

mcastellanos , 1/7/2022 9:30:20 AM

APN # 02-680-04 18798 McCOURTNEY ROAD, GRASS VALLEY

Before making decisions using the information provided, contact the appropriate county department to confirm the validity of the data.

<input type="checkbox"/>	Record #	Status	Usage	Parcel #	House #	Street	Owner Name	Description	App Type
<input type="checkbox"/>	XXXXXX	Closed	Miscellaneous	0268004	18798	MCCOURTNEY RD	AVERY CARL R & ANNE N T...	ORIG BP #79-22204 ELEC UPGRA...	Full Review
<input type="checkbox"/>	PM 06-020	OPEN	Tentative Parcel Map	0268004	18798	MCCOURTNEY ROAD	AVERY CARL R & ANNE N T...	TENTATIVE PARCEL MAP TO DIVI...	Tentative Parcel Map
<input type="checkbox"/>	EIS06-024	OPEN	Environmental Initi...	0268004	18798	MCCOURTNEY ROAD	AVERY CARL R & ANNE N T...	ENVIRONMENTAL REVIEW FOR TEN...	Environmental Initial Study
<input type="checkbox"/>	00071642	Closed	Grading	0268004	18798	MCCOURTNEY RD	AVERY CARL R & ANNE N ...	GRADING	Full Review
<input type="checkbox"/>	PM 99-008	CLOSE	Tentative Parcel Map	0268004	18798	MCCOURTNEY ROAD	AVERY CARL R & ANNE N T...	TENTATIVE PARCEL MAP APPLICA...	Tentative Parcel Map
<input type="checkbox"/>	EIS99-017	CLOSE	Environmental Initi...	0268004	18798	MCCOURTNEY ROAD	AVERY CARL R & ANNE N T...	TENTATIVE PARCEL MAP APPLICA...	Environmental Initial Study

Per the Assessor's Office, the structures on this property pre-date the establishment of the Building Department.

220 11/11/79

INSPECTIONS	Approved	Date	INSPECTIONS	Approved	Date
Set Back			Rough Plbg.		
Trench & Forms			Rough Elect.		
Reinforcing Steel			Rough Frame		
Conc. Block			Heat & Air Cond.		
Foundation			Gas Piping		
Retaining Wall			Roof Sheathing		
Temp Elec		11-2-79	Fireplace		
PGE called		11-2-79	Exterior Lath		
			Septic		
O.K. to Pour Footings			O.K. to Cover		

DO NOT POUR FOOTING UNTIL
ABOVE IS APPROVED

DO NOT COVER
UNTIL ABOVE IS APPROVED

Ground Plbg.			Dry Wall-Lath		
Ground Elect.			Shower		
Heat & Air Cond.			Gas Pressure		
First Floor Joist			Final Plbg.		
			Final Elect.		
Insulation			Heat		
Ice Guards			Final Cooling		
			Planning		
			Dept. Pub.Wks.		
O.K. to Cover Floor Joist			Fire Dept.		Call R.R.H. 1-11-82
O.K. to Pour Slab Floor			Final Inspection		Shovel 1-5-82

79-22204EN

PERMIT NO.

02-680-04

02-160-88

ASSESSORS PARCEL NO.

18798

PROJECT LOCATION

McCOURTNEY Rd

CONTRACTOR

OWNER

TOWNSHIP

EVERY CARL

DO NOT POUR CONCRETE FLOOR SLAB

OR COVER FLOOR JOIST UNTIL

ABOVE IS APPROVED

MAP ON BACK

COUNTY OF NEVADA

ENCROACHMENT

SEPTIC

UPGRADE EXISTING

ELEC. 100 TO

Building Inspection

Record

200
HMS

8 Miles from Town

1st house on right past Beyers
Lane. Has White picket fence in
front of house. Red Barn on road
side. Sign says C and A Branch

Bob W.

BUILDING PERMIT APPLICATION

587-4601

- TRUCKEE

NEVADA COUNTY

265 - 2461 - NEVADA CITY

BUILDING DEPARTMENT


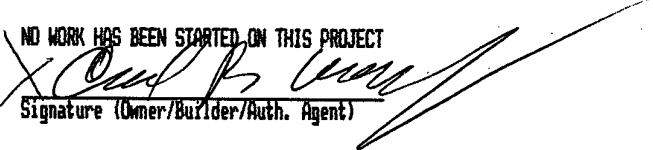
OWNER HUEY CARL				PLUMBING		FEES	
MAIL ADDRESS 18798 MC COURTNEY RD. G.V. 1A				FIXTURE AND OR TRAPS			
PROJECT LOCATION MC COURTNEY RD. 95743				BUILDING SEWER			
CONTRACTOR DUNIER				WATER SYSTEM AND OR TREATMT EQUIP.			
LICENSE NO.				RAINWATER DRAIN SYSTEM			
ARCHITECT-DESIGNER-ENGINEER-DRAFTSMAN-OWNER				WATER HEATER AND OR VENT			
LENDER				GAS SERVICE AND OUTLETS			
BRANCH				WASTE PRE-TREATMENT INCEPTOR			
ADDRESS				DRAIN OR VENT REPAIR			
USE OF STRUCTURE UNGRADE EXISTING ELEC. 100 TO 200 AMPS				LAWN SPRINKLER SYSTEM			
<input type="checkbox"/> ERECT <input type="checkbox"/> ADDITION <input type="checkbox"/> RELOCATE <input type="checkbox"/> OCCUPANCY CHG.				BACKFLOW PREVENTERS			
<input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> OTHER				ISSUANCE FEE			
SOURCE OF WATER <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC				TOTAL PLUMBING PERMIT			
SEWAGE DISPOSAL <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC				MECHANICAL		FEES	
UTILITY OWNERSHIP <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC				GAS OR OIL FURNACES			
DESCRIBE WORK 100 TO 200 AMPS				REPLACEMENT VENTS			
I hereby certify that I have read this application and that the information is correct. I agree to comply with all County Ordinances and State Laws relating to building construction.				REPAIR OF HEATING OR COOLING APPL.			
1. LICENSED CONTRACTORS DECLARATION - I certify that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Div. 3 of the Business & Professions Code, and my license is in full force and effect.				BOILERS			
Date _____ Contractor _____				SEPARATE AIR-HANDLING UNITS			
License Class & No. _____				FIXED AIR COOLING UNITS			
2. OWNER-BUILDER DECLARATION - I hereby affirm that I am exempt from the Contractors' License Law, Business and Professions Code (Sec. 7031.5) by one of the following:				VENT HOODS			
(a) I, as owner of the property, will do the work myself without hiring any employees, and the building or structure is not intended or offered for sale. (Proof of sale or offering for sale of the structure by the owner-builder within one year is undertaken for the purpose of sale). Complete Sec. 44 below (Sec. 7031.5).				INCINERATORS			
(b) I, as owner, am contracting with local contractors to construct the project (Sec. 7044).				ISSUANCE FEE			
(c) I, as owner of the property, will employ workers with wages as their sole compensation. Complete Sec. 43 below.				TOTAL MECHANICAL PERMIT			
(d) I am exempt under Section _____ Reason _____				ELECTRICAL		FEES	
Date _____ Owner _____				OUTLETS AND LAMPHOLDERS			
3. WORKMEN'S COMPENSATION INSURANCE - I hereby affirm that I have a certificate of Workmen's Compensation Insurance, and or a certified copy thereof.				MAIN SERVICE 200 AMPS		7.50	
Policy No _____ Company _____				MOTORS H.P. SIZE			
Expiration Date _____				MOTORS H.P. SIZE			
Certified copy is hereby furnished.				SIGNS			
Certified copy is on file with the Bldg Dept.				GENERATORS			
Date _____ Applicant _____				ROOM HEATERS			
If you do not intend to employ any person so as to become subject to the Workmen's Compensation Law, complete the following:				ELECTRIC APPLIANCES			
4. CERTIFICATE OF EXEMPTION FROM WORKMEN'S COMPENSATION INSURANCE - I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of Calif.				COMFORT COOLING			
Date _____ Applicant _____				DRYERS AND RANGES			
NOTE: If, after making this Certificate, you should become subject to Workmen's Comp. provisions of the Labor Code, you must forthwith comply or the permit shall be deemed revoked.				ISSUANCE FEE		5	
X James N. Owens 11/1/79				TOTAL ELECTRICAL PERMIT		162.50	
SIGNATURE OF APPLICANT				OTHER		FEES	
I AM THE <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> CONTRACTOR				SIESMIC @ 7% / M			
SPECIAL APPROVALS				TOTAL OTHER PERMIT			
REQ'D NOT REQ'D APPROVED BY DATE				BUILDING		FEES	
PLANNING DEPT.				BUILDING PERMIT			
HEALTH DEPT.				PLAN CHECK			
PUBLIC WORKS				TANK SETS			
FIRE DEPT.				FIREPLACE			
SOIL REPORT				EXCAVATION AND OR FILL			
PROJECT DESCRIPTION				SIGN STRUCTURE			
TYPE OF CONST. _____ OCCUPANCY _____ NO OF STORIES _____				TOTAL BUILDING PERMIT			
FIRE ZONE _____ USE ZONE _____ OCCUP. LOAD _____				TOTAL OF FEES 111.179		12.50	
NO OF UNITS _____ NO OF PARKING _____ SPRINKLERS REQ'D _____				PLAN CHECK APPROVAL BY			
EXISTING, NEW SQ. FT. _____ AT \$ _____				PERMIT ISSUED BY STH			
EXISTING, NEW SQ. FT. _____ AT \$ _____				WHEN PROPERLY VALIDATED WITH RECEIPT NO. THIS IS YOUR PERMIT 35485			
EXISTING, NEW SQ. FT. _____ AT \$ _____				TOTAL VALUATION \$ 1216088		79	22204
				ASSESSOR'S PARCEL NO.		PERMIT NO.	

NEVADA COUNTY RESIDENTIAL BUILDING INSPECTION RECORD

PROJECT ADDRESS <u>18798 McCourtney</u>		APN# <u>02-680-04</u>	PERMIT# <u>71642</u>
OWNER <u>Avery Carl</u>		PHONE# <u>273-4040</u>	CONTRACTOR PHONE# <u>9/1/00</u>
DESCRIPTION: <u>Grading for Driveway</u>		REFERENCES:	
LIVING SPACE:	#BDRMS:	GARAGE:	DECK:
STORAGE:		UBC: <u>97</u>	ISSUE DATE

TYPE	APPD	DATE	TYPE	APPD	DATE	TYPE	APPD	DATE
SETBACK / ADDRESS			FRAME			MISC INSPECTIONS		
SERVICE GROUND			ROUGH ELECTRIC			FIREPLACE THROAT		
FOOTINGS/FORMS/STEEL			ROUGH PLUMBING			ICE GUARD/ABV 5000 FT		
GROUND PLUMBING			ROUGH MECHANICAL			DRIVEWAY / ENCROACH		
OK TO POUR			LATH NAIL			SPECIAL INSPECTIONS		
SLAB			OK TO INSULATE			<u>Grading</u>	<u>BW/9000</u>	
VAPOR BARRIER			INSULATION CERT					
WM FIBER STEEL			CEILING R			APPROVALS		DATE
OK TO POUR			WALL R					
UNDERFLOOR FRAME			OK TO SHEETROCK			FIRE PLANNER INSPECT		
PLUMBING MECHANICAL						ELECTRIC SERVICE		CALLED
INSULATION R			SHEETROCK NAIL			TEMP POWER POLE		
OK TO COVER			BLDG GAS			GAS SERVICE (METER)		
ROOF SHEATHING			UNDER GROUND GAS			ENVIRO. HEALTH		
OK TO ROOF			BLDG SEWER			PARK & REC FEE	\$	
EXTERIOR SHEAR			UNDER GROUND CONDUIT			ROAD FEES	\$	
HOLD DOWNS			WATER SERVICE			TEMP OCCUPANCY:		DATE
OK TO COVER			OK TO COVER			# DAYS		
INSPECTOR CERTIFYING FINAL COMPLIANCE WITH ALL <u>*over</u>						DATE: <u>11-17-00</u>		
APPLICABLE CODES AND APPROVED PLANS FOR FINAL OCCUPANCY:								

NEVADA COUNTY BUILDING PERMIT - RECEIPT

OWNER AVERY CARL R & ANNE N 18798 MCCOURTNEY RD GRASS VALLEY, CA 95949 65301473-4040 <hr/> LICENSE EXP. DATE <hr/> W.C. # EXP. DATE				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">APN</th> <th style="width: 25%;">RECEIPT</th> <th style="width: 10%;">ST</th> <th style="width: 40%;">PERMIT</th> </tr> <tr> <td>02-680-04-000</td> <td>68071</td> <td>0</td> <td>00071642</td> </tr> </table> SITUS ADDRESS 18798 MCCOURTNEY RD <hr/> APPLICANT PENNY AVERY (ANNE) <hr/> DESIGN PROFESSIONAL <hr/> <hr/> LENDER				APN	RECEIPT	ST	PERMIT	02-680-04-000	68071	0	00071642														
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APPROVALS PLNG/SITE																													
DATE BY																													
VALUATION <table style="width: 100%;"> <tr> <td style="width: 30%;">GRADING</td> <td style="width: 20%;">0 SQ. FT. AT</td> <td style="width: 20%;">\$0.00 =</td> <td style="width: 30%;">\$0.00</td> </tr> <tr> <td>Total Sqft =</td> <td>0</td> <td>Total Valuation =</td> <td>\$0.00</td> </tr> </table>						GRADING	0 SQ. FT. AT	\$0.00 =	\$0.00	Total Sqft =	0	Total Valuation =	\$0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">APPLIED</td> <td>07/11/00</td> </tr> <tr> <td>ISSUED</td> <td>09/01/00</td> </tr> <tr> <td>LAST RENEWED</td> <td></td> </tr> </table>		APPLIED	07/11/00	ISSUED	09/01/00	LAST RENEWED									
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DECLARATIONS 1. OWNER BUILDER DECLARATION-I hereby affirm that I am exempt from the contractors license law, Business and Professions Code (Sec. 7031.5) by one of the following: a) I, as the owner of the property, will do the work myself without hiring any employees, and the building or structure is not intended for sale. (Sale or offering for sale within one year after completion is presumptive evidence that the structure was undertaken for purposes of sale.) b) I, as owner, am contracting with licensed contractors to construct the project. (Sec. 7044). c) I, as owner, will employ workers with wages as their sole compensation. (Sec 7044) d) I am exempt under Sec. Reason 2. CERTIFICATE OF EXEMPTION FROM WORKMEN'S COMPENSATION INSURANCE - I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to Workmen's Compensation Laws of California. NOTE: If, after making this certificate you should become subject to Workmen's Comp provisions of the Labor Code, you must forthwith comply or the permits shall be deemed revoked. I hereby certify that I have read this application and that the information is correct. I agree to comply with all applicable County Ordinance and State Laws pertaining to construction and related activities. <div style="text-align: center;"> NO WORK HAS BEEN STARTED ON THIS PROJECT  Signature (Owner/Builder/Auth. Agent) </div>						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 40%;">FEES/PAYMENT</th> </tr> <tr> <td>601 INSP GRADING</td> <td style="text-align: right;">90.00</td> </tr> <tr> <td>150A DOCUMENT ARCHIVING</td> <td style="text-align: right;">1.35</td> </tr> <tr> <td>150E DOCUMENT ARCHIVING</td> <td style="text-align: right;">6.90</td> </tr> <tr> <td>155 PERMIT ADMIN FEE</td> <td style="text-align: right;">29.47</td> </tr> <tr> <td>Total Fees.....</td> <td style="text-align: right;">127.72</td> </tr> <tr> <td colspan="2" style="text-align: center;">PAYMENT</td> </tr> <tr> <td>AVERY, MICHAEL DENNIS</td> <td style="text-align: right;">09/01/00</td> </tr> <tr> <td>Cash.....</td> <td style="text-align: right;">10.72</td> </tr> <tr> <td>Check Number 4235</td> <td style="text-align: right;">117.00</td> </tr> <tr> <td>Total Amount Paid....</td> <td style="text-align: right;">127.72</td> </tr> </table>		DESCRIPTION	FEES/PAYMENT	601 INSP GRADING	90.00	150A DOCUMENT ARCHIVING	1.35	150E DOCUMENT ARCHIVING	6.90	155 PERMIT ADMIN FEE	29.47	Total Fees.....	127.72	PAYMENT		AVERY, MICHAEL DENNIS	09/01/00	Cash.....	10.72	Check Number 4235	117.00	Total Amount Paid....	127.72
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PLAN CHECKED BY: _____ ISSUED BY: _____																													

NEVADA COUNTY BUILDING PERMIT - RECEIPT

OWNER
 AVERY CARL R & ANNE N
 18798 MCCOURTNEY RD
 GRASS VALLEY, CA 95949
 (530)273-4040



APN	RECEIPT	ST	PERMIT
02-680-04-000	67110	A	00071642

SITUS ADDRESS 18798 MCCOURTNEY RD

APPLICANT PENNY AVERY (ANNE)

DESIGN PROFESSIONAL

CONTRACTOR
 LICENSE EXP. DATE
 W.C. # EXP. DATE

PROJECT DESCRIPTION
 GRADING FOR DRIVEWAY

LENDER

APPROVALS	PLNG/SITE					
DATE BY	<i>[Signature]</i>					

VALUATION GRADING	0 SQ. FT. AT \$0.00 = \$0.00	APPLIED 07/11/00
Total Sqft = 0	Total Valuation = \$0.00	
ISSUED		
LAST RENEWED		

OK
 Provide second set of Plans
 + Engineer to stamp both sets

DESCRIPTION	FEE
602 PLAN REV GRAD TO 1000CUYDS	118.66
155 PERMIT ADMIN FEE	35.59
Total Fees.....	154.25

PAYMENT	
ANNE N AVERY	07/11/00
Check Number 752	154.25
Total Amount Paid....	154.25

2 inspections

DATE: _____ SIGNATURE: _____ OWNER CONTRACTOR AGENT

PLAN CHECKED BY: *[Signature]*
 ISSUED BY:

OWNER-BUILDER VERIFICATION

Attention Property Owner:

An 'owner-builder' building permit has been applied for in your name.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received, or inspections may be delayed until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) Yes

2. I (have/have not) Yes signed an application for a building permit for the proposed work.

3. I have authorized Carl Ramsey to act in my behalf to obtain permits for the following work _____

(You must provide the building department with an original copy of a notarized Power of Attorney designating your agent by name, the parcel number, address, and type of the permits they are allowed to obtain in your behalf. A contractor must present a mutually signed construction contract giving them permission to obtain permits in your behalf on property specified by parcel number and street address.)

4. I have contracted with the following person (firm) to provide the proposed construction:

Name _____

address _____ City _____

Phone _____ Contractors License No. _____

5. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

Name _____

Address _____ City _____

Phone _____ Contractors License No. _____

6. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If there are additional subcontractors, please list them on a separate sheet.

I ACKNOWLEDGE RECEIPT OF THE OWNER BUILDER NOTICE AND UNDERSTAND THE INFORMATION CONTAINED IN THE NOTICE. SIGNED:

Property owner Carl Ramsey Date: _____

NEVADA COUNTY BUILDING DEPARTMENT, 950 MAIDU AVE., NEVADA CITY, CA. 95959
PHONE 916-265-1444 FAX 916-265-1272





02-680-04

00-71642

REC'D NOV 16 2000

Field Report

Page 1 of 1

Project #: 1305-01		Project Name: Avery Road		Date: 11/9/00	DFR # 1
Unit # N/A	Lot # N/A	Owner's Or Client's Representative: Carl Avery (Owner)		Day of Week: Thursday	Weather: Clear 65
Client: Carl Avery		Grading Contractor: Carl Avery		Proj. Engineer: N/A	H&K Rep: RMS
Project Location: 18798 McCourtney RD G.V. CA.		Grading Contractor Superintendent Or Foreman: Carl Avery		General Contractor: None	
Source And Description Of Fill Material: Import: Gray Sandy Gravel with Silt (baserock)				Key Person Contacted: Penny Avery	
Project Briefing: yes <input type="checkbox"/> no: <input checked="" type="checkbox"/>		Date:		By:	
Previously Reported: yes <input type="checkbox"/> no: <input checked="" type="checkbox"/>		Date:		By:	
Plans / Specifications: none received		Date:		By:	
What in particular should be observed, checked, or tested during the next visit? no future visits planned					
Describe equipment used for hauling, spreading, watering, conditioning and compacting: None					

NOTES (Describe work completed during the day, any problems and their solutions):

Day: Thursday	Date: 11/9/00	Weather: see above
Equipment: no equipment active at time of visit		
10:00 RMS onsite at the request of Carl Avery to perform field moisture/density on base rock that has been placed on a drive way. This is to be a testing only project for Holdrege & Kull, H&K did not receive or review plans for this project. H&K is also unaware of any geotechnical reports for the project, the current edition of the UBC will be used as a reference for the minimum % compaction required. Results of the field moisture/density tests will be reported verbally to the owner Carl or Penny Avery in the field and recorded in the field test summary sheet. Distances is from McCourtney Road and are approximate. Six moisture/density tests were taken, along with a sample of the base rock to the H&K lab for a compaction test. The Owner will be notified of the pending results.		
Day: Friday	Date: 11/10/00	Weather: N/A
Equipment: N/A		

12:45 RMS contacted Penny Avery via phone with the results, all tests have passed.

This report presents opinions formed as a result of our observation of activities relating to geotechnical engineering. It is the contractor's responsibility to comply with the plans and specifications throughout the duration of the project irrespective of the presence of our representative. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. Horizontal and vertical lines and grades were determined by others. Our firm will not be responsible for job or site safety on this project.

Table 1
Summary of Field Relative Compaction Test Results

Project No.: 1305-01

Project Name: Avery Road

Location: Grass Valley CA.

Test Information		Relative Test Location Data						Lab Compaction Data			Spec.	Field Compaction Test Results							
No.	Date	Construction Unit Description	Relative Coordinates			Depth Below Finish Subgrade	Elev. or A.B. (ft)	Curve No.	Max. Dry Unit Wt. (pcf)	Opt. Moist. Content (%)	Min. Relative Comp. (%)	Test Meth. N S T	Lab. K Factor	Gauge Moist. Cont. (%)	corrected moisture	Wet Unit Wt (pcf)	Dry Unit Wt. (pcf)	Rel. Comp. (%)	Retest No. #Failing Test
			Northing	Easting	Station														
	(m/d/y)		(ft)	(ft)	(ft)	(ft)	(ft)												
1	11/9/00	Avery Road Test #1		LCL	50		FSG	CB-1	127.7	11.5	90.0	N		10.2	10.2	135.5	123.0	96	
2	11/9/00	Avery Road Test #2	RCL		50		FSG	CB-1	127.7	11.5	90.0	N		10.6	10.6	136.1	123.1	96	
3	11/9/00	Avery Road Test #3			1,000		FSG	CB-1	127.7	11.5	90.0	N		9.2	9.2	136.9	125.4	98	
4	11/9/00	Avery Road Test #4			750		FSG	CB-1	127.7	11.5	90.0	N		13.1	13.1	134.7	119.1	93	
5	11/9/00	Avery Road Test #5			500		FSG	CB-1	127.7	11.5	90.0	N		10.2	10.2	138.9	126.0	99	
6	11/9/00	Avery Road Test #6			250		FSG	CB-1	127.7	11.5	90.0	N		10.1	10.1	130.1	118.2	93	
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**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY**
950 MAIDU AVENUE NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9854 www.mynevadacounty.com/cda

Planning Department
Fax (530) 265-9851

Environmental Health
Fax (530) 265-9853

Building Department
Fax (530) 265-9854

Code Compliance
Fax (530) 265-9851

Housing Division
Phone (530) 265-1388
Fax (530) 265-9845

Agricultural Commissioner
255 S. Auburn Street
Grass Valley, CA
Phone (530) 273-2648
Fax (530) 273-1713

October 20, 2006

**NOTICE OF CONDITIONAL APPROVAL
TENTATIVE MAP**

Carl R. & Anne N. Avery.
18798 McCourtney Rd.
Grass Valley, CA 95949

PM06-020; EIS06-024
AP# 02-680-04

Dear Mr. & Mrs. Avery:

At the regular meeting of October 18, 2006, the Nevada County Zoning Administrator approved the above referenced Tentative Parcel Map, proposing to divide 27.07 acres into three parcels of 5.08, 5.55 and 6.33 acres with a designated remainder parcel of 10.11 acres, on property located at 18798 McCourtney Road, Grass Valley, subject to the following mitigation measures and conditions which are required to be completed **prior to map recordation**.

MITIGATION MEASURES:

3. **GEOLOGY AND SOILS:** The following mitigation measures would reduce impacts to geology and soils to a less than significant level:

Mitigation Measure 3A: The applicant's engineer shall submit improvement plans for the road and drainage improvements to the Nevada County Department of Transportation and Sanitation for review and approval.

4. **HYDROLOGY / WATER QUALITY:** The following mitigation measures would reduce impacts to hydrology and water quality to a less than significant level:

Mitigation Measure 3A: The applicant's engineer shall submit improvement plans for the road and drainage improvements to the Nevada County Department of Transportation and Sanitation for review and approval.

6. **TRANSPORTATION/CIRCULATION:** The following mitigation measures would reduce impacts to transportation and circulation to a less than significant level:

Mitigation Measure 6A: Construct Tomahawk Lane in conformance with Fire Safe Road standards to terminate in either a Hammerhead or a bulb-shaped turnaround facility at, or beyond, the access point for Parcel 1.

Mitigation Measure 6B: An Encroachment Permit, issued by the Nevada County Department of Transportation and Sanitation, is required prior to any work in the McCourtney Road right-of-way.

Mitigation Measure 6C: Dedicate to Nevada County one-half of a Major Collector right-of way width (30-feet) on McCourtney Road.

Mitigation Measure 6D: Offer for dedication to Nevada County 25-foot half right of way on Beyers Lane for Public Utilities, Emergency Access and Public Road Purposes.

7. **BIOLOGICAL RESOURCES:** The following mitigation measures would reduce impacts to biological resources to a less than significant level:

Mitigation Measure 7A: The Supplemental Map shall delineate environmentally sensitive habitats and provide disturbance setbacks from designated Landmark Oak trees and groves. The developer shall avoid encroachment of structures, grading, or trenching within the dripline or twenty-five (25) feet (whichever is greater) of the trunk of any Landmark Oak tree or grove as designated on the proposed tentative map. If encroachment within the dripline is unavoidable, no more than one-third of the root area shall be disturbed, graded or covered with impervious materials. The root area is considered to extend beyond the dripline a distance equal to one-half the radius.

15. **CULTURAL RESOURCES:** The following mitigation measures would reduce impacts to cultural resources to a less than significant level:

Mitigation Measure 15A: The following Note shall be placed on the Supplemental Map and incorporated into any future Grading Plans:

"All construction plans shall advise contractors and construction personnel involved in any form of ground disturbance, i.e. utility placement or maintenance, grading, etc., of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Planning Department contacted. A professional archaeologist shall be consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If human bone is encountered, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."

Mitigation Monitoring Program

<u>MEASURE</u>	<u>MONITORING AUTHORITY</u>	<u>WHEN IMPLEMENTED</u>
3A	County Department of Transportation and Sanitation, County Building Department	Prior to map recordation
6A	County Department of Transportation and Sanitation, County Building Department	Prior to map recordation
6B	County Department of Transportation and Sanitation, County Building Department	Prior to map recordation
6C	County Department of Transportation and Sanitation	Prior to map recordation
6D	County Department of Transportation and Sanitation	Prior to map recordation
7A	County Planning Department and Building Department	Prior to Map recordation and Grading permit
15A	County Planning Department and Building Department	Prior to Map recordation and Grading permit

CONDITIONS OF APPROVAL

All conditions must be satisfied prior to map recordation.

A. PLANNING DEPARTMENT

1. All existing and proposed easements shall be shown on the Parcel Map, including, but not limited to any access, utility and NID easements.
2. One Supplemental Map containing non-title information, shall be attached to the Parcel Map at the time of recordation and shall include the following:
 - a. A Note advising that, "The following Note shall be incorporated into any future Grading, Improvement or Construction Plans:

"Contractors and construction personnel involved in any form of ground disturbance (i.e. utility placement or maintenance, grading, etc.) shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the Planning Department and a professional archaeologist shall be consulted who shall access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are found and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."
 - b. A Note advising that, "To protect the agricultural and domestic use of this property while still facilitating the free movement of wildlife, no solid fence shall be placed on any lot except around the single-family dwelling, cultivated areas and animal enclosures. Perimeter fencing shall be limited to three or four strand, barbed-wire type open material.
 - c. A Note stating that, "All slopes greater than 30% shall be mapped and designated as permanent open space and shown as NO BUILDING/NON-DISTURBANCE AREA. Any additional slopes discovered during site development shall be maintained as permanent open space/no building area. Nothing shall prohibit future owners from submitting a topographic map prepared by an individual licensed to practice land surveying, to demonstrate that intended improvements will not encroach into slopes greater than 30%"
 - d. A Note stating that, "All residences and associated structures must be placed within the building envelopes as shown on the Tentative Parcel Map."
3. While conducting fuel modification measures, all ESAs shown on the recorded map within the fuel modification zone shall be avoided to the greatest extent possible.
4. Pay the recreation mitigation fee most current at the time of recordation. Fees shall be paid to the Planning Department to be deposited for the Bear River Recreation District.
5. Submit to the Planning Department for approval one copy of the Parcel Map, the Supplemental Map and a map check fee pursuant to the most current Fee Resolution of the Board of Supervisors.
6. Prior to any subsequent sale or lease of the Designated Remainder parcel a Certificate of Compliance is required. The Supplemental map shall note: The Designated Remainder

parcel is not a parcel for the purposes of division" and a Deed Restriction noting same shall be required.

7. The applicant shall sign and file with the Nevada County Planning Department an indemnity agreement, approved by the County Counsel, which shall be substantially in the following form:

"The applicant shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval or any prior or subsequent project-related approvals or any prior or subsequent project related approvals or conditions imposed by the County or any of its agencies, departments, commissions, agents, officers, or employees, concerning this project, or to impose personal liability against such agents, officers, or employees resulting from their involvement in the project, which claim, action, or proceeding is brought within the time provided by law, including any claim for private attorney general fees claimed by or awarded to any party from County. The County shall not be required to but may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding in good faith at its own expense. The applicant shall not be required to pay or perform any settlement of such claim, action, or proceeding unless the settlement is approved by the applicant. The applicant's obligations under these conditions shall apply regardless of whether any permits of entitlements are or have been issued under this project."

Project approval does not become effective unless and until the applicant has complied with this condition.

B. DEPARTMENT OF TRANSPORTATION & SANITATION

1. Road Improvements:
 - a) Construct Tomahawk Lane in conformance with Fire Safe Road standards to terminate in either a Hammerhead or a bulb-shaped turnaround facility at, or beyond, the access point for Parcel 1.
 - b) An Encroachment Permit, issued by the Nevada County Department of Transportation and Sanitation, is required prior to any work in the McCourtney Road right-of-way.
 - c) The subdivider's engineer shall certify that the required road improvements have been completed in conformance with the applicable road standards.
2. Right-of-Way:
 - a) Provide a 50-foot wide road and utility easement for Tomahawk Lane, appurtenant to Parcels 1, 2 and 3.
 - b) Provide a "No Access Easement" along the entire project frontage on Beyers Lane.
 - c) Offer for dedication to the County of Nevada, one-half of a Local Class Road right-of-way width (25-feet) on Beyers Lane for Public Utilities, Emergency Access and Public Road purposes.
 - d) Dedicate to the County of Nevada one-half of a Major Collector right-of-way width (30-feet) on McCourtney Road.

3. Tax Certificate: A tax certificate issued by the Nevada County Tax Collector shall be received by the Nevada County Department of Transportation and Sanitation prior to map submittal for recordation.
4. Road Maintenance: Create a road maintenance agreement in accordance with Article 3, Section L-IV, 3.10, Street Standards, and Section L-XVII, 3.11 of the Nevada County Subdivision Ordinance, to provide ongoing maintenance for Tomahawk Lane.
5. The following notes shall be included on the Supplemental Data Sheet for the Parcel Map:

"A Road Improvement Fee in accordance with Nevada County Ordinance No.1829, creating and establishing the authority for imposing and charging a Road Improvement Fee with the unincorporated territory of Nevada County, will be levied at the issuance of building permits for each parcel created by the map, and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors."

"A Road Maintenance Agreement for Tomahawk Lane is on file, recorded as Document No _____."

C. DEPARTMENT OF ENVIRONMENTAL HEALTH

1. Delineate the Minimum Useable Sewage Disposal Area (MUSDA.) for proposed parcels on a supplemental map to be recorded concurrently with the Parcel Map, as required by Chapter X of the Land Use and Development Code. This map shall be a scaled map or drawing in compliance with Sections 66434 (f), 66434.2, and 66445 (g) of the Subdivision Map Act. The map shall identify easements and other development encumbrances specified in the title report. All soil test pits and percolation holes shall be accurately located and numbered according to the sewage disposal soil testing. Lots failing to demonstrate an adequate MUSDA must be combined with adjacent lots. Said MUSDA(s) must be referenced from the closest survey monuments. A field review to verify the adequacy of the proposed MUSDA(s) may be required by this department.
2. The Supplemental Map, to be recorded concurrently with the Parcel Map, shall bear the statement that there is no guarantee that sewage can be disposed of on any lot or parcel of the recorded map.

D. NEVADA COUNTY CONSOLIDATED FIRE DISTRICT - COUNTY FIRE MARSHAL:

Prior to recordation of the Parcel Map, the applicant shall meet the following requirements:

1. The proposed access to individual parcels was not described in the application. If on-site access roadways are to serve more than two parcels, the roadways shall not exceed 16% slope, shall be capable of supporting two-way traffic flow with an overall width of 20 feet, and a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle.
2. Driveways may be used to serve up to two parcels. Driveways shall be constructed to comply with the minimum requirements of Article 3 of Nevada County Ordinance 1734. General requirements for driveways include an overall width of 12 feet, a minimum 10-foot wide driving surface capable of supporting a 40,000 pound legally loaded vehicle, a maximum slope of 16% for compacted driving surfaces and 20% for hard-surfaced driving surfaces, and a minimum vertical clearance of 15 feet.

3. Improve Beyers Lane, from the northwest corner of Parcel into a point approximately 100 feet east of the northwest corner, to provide an overall width of 20 feet with a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle.
4. Pursuant to Chapter XVI of County Ordinance 1734, a minimum water supply of 6,000 gallons shall be provided for fire protection purposes. This water supply shall be available for fire department use at a minimum of 500 gallons per minute.
5. The existing pond on Parcel 3 is adequate to serve this application, provided the pond is maintained year-round in its present condition (seasonal runoff from adjacent parcels may not be acceptable) and one of the following requirements is satisfied:
 - (a) Construct an approved access roadway to within 10 feet of the edge of the lowest water level of the pond or;
 - (b) Install a drafting hydrant and associated piping so that the water in the pond is available for use by the fire department from an approved remote location.
6. Plans for the on-site storage system or the access roadway serving the on-site pond and/or the drafting hydrant system shall be submitted to and approved by the District prior to construction.
7. Roadside vegetation contributing to a significant risk of fire shall be removed for a distance of not less than 10 feet on either side of all on-site access roadways including driveways.
8. This includes the removal of lower tree branches 1/3 to 1/2 the overall height of the tree, or 8 to 10 feet above the ground, whichever is lower, and the removal of all other ladder fuels under these trees, including brush and under story trees.
9. This requirement does not apply to individual isolated trees, ornamental shrubbery, or similar plants which are used for ground cover. These requirements do apply if such vegetation forms a means of rapidly transmitting fire from ground vegetation to tree canopies.
10. Vegetation clearance around all structures shall meet the minimum requirements of the Public Resources Code Section 4291. A fire break shall be maintained around structures by removing and clearing away all brush, flammable vegetation, or combustible growth from an area up to 100' from the structure, or to the property line, whichever is nearer.
11. The Fire District has adopted development fees for new construction and fees for services provided by the Fire Prevention Bureau. The current development fee for a structure of this size and type of occupancy is \$0.72 per square foot. When fire sprinklers are installed throughout the structure, the fee is reduced to \$0.36 per square foot. Fees for services provided by the Fire Prevention Bureau are based on a rate of \$50.00 per hour.
12. Development fees shall be paid prior to the issuance of a building permit and fees for services provided by the Fire Prevention Bureau shall be paid at the time services are rendered.
13. All flammable vegetation and fuels removed during site development, including road construction, shall be disposed of in an approved manner prior to requesting approval of the Certificate of Occupancy.

CALIFORNIA DEPARTMENT OF FISH AND GAME:

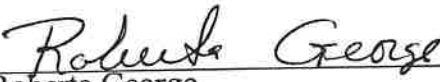
Pursuant to Section 21089 of the California Public Resource Code and Section 711.4 et. seq. of the California Fish & Game Code, a fee in the amount of \$1,250.00 must be paid as a condition of filing the Notice of Determination for this project. This fee must be submitted to the Planning Department within 10 days of the permit approval with the check made payable to the County Clerk, County of Nevada. Without payment of this fee, the 30-day Statute of Limitations on court challenges to this project's approved environmental document will remain open, which could affect the permit validity. This fee is required to be collected on behalf of the State Department of Fish & Game; it is not for County purposes.

Pursuant to the provisions of the Subdivision Map Act of the State of California, Government Code, you are hereby notified that the action of the Zoning Administrator is final; however, if you are dissatisfied with any action of the Commission, you may appeal to the Board of Supervisors within a ten day period from the date of the Zoning Administrator decision (**deadline Monday at 5:00 pm October 30, 2006**).

The final map of subject subdivision must be recorded within 24 months from the date of tentative map approval, which would be **October 31, 2008** unless an extension is filed pursuant to Section 66452.6 of the Government Code (Subdivision Map Act), and granted by the Zoning Administrator.

NEVADA COUNTY ZONING ADMINISTRATOR
Randy Wilson

By:


Roberta George
Clerk to the Zoning Administrator

RW: rg

cc: Department of Transportation – Tom Martin
Department of Environmental Health – Peggy Zarriello
Nevada County Consolidated Fire District – Vern Canon
Fire Protection Planner – Tom Hostetter
Michael Martin, P.L.S. Land Surveying

PROOF OF SERVICE BY MAIL

(Code of Civil Procedure Sections 1013a and 2015.5)

I am a resident of the United States and of the State of California, County of Nevada; I am over the age of eighteen years and not a party to the within action; my business address is:

ERIC ROOD ADMINISTRATIVE CENTER
950 Maidu Avenue Nevada City, California 95959-8617

I am readily familiar with the Nevada County Planning Department's business practice for the collection and processing of correspondence for mailing with the United States Postal Service. The within documents will be deposited with the United States Mail on October 20, 2006, in the ordinary course of business.

The name(s) and address(s) of the person(s) served as shown on the envelope(s) are as follows:

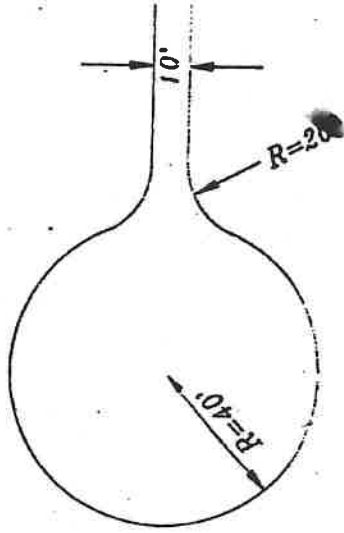
Carl R. & Anne N. Avery
18798 McCourtney Rd.
Grass Valley, CA 95949

Michael S. Martin PLS
Land Surveying
P.O. Box 206
Forresthill, CA 95631

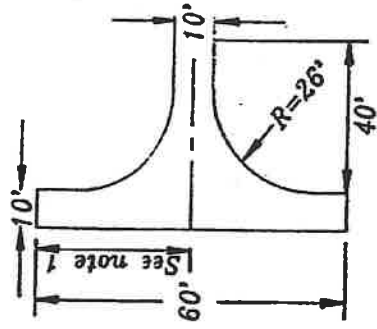
The foregoing person(s) were served with approval letter, **PM06-020; EIS06-024**, by placing same for collection and mailing on October 20, 2006 at Nevada City, California, following ordinary business practices.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on October 20, 2006, at Nevada City, California.

Robert George
Signature



CUL-DE-SAC



HAMMERHEAD

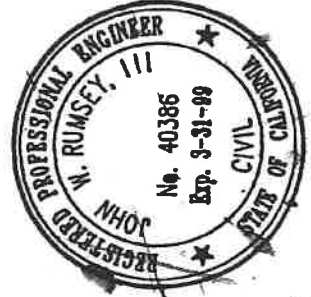
NOTES:

1. The point where the driveway enters the hammerhead may be adjusted to suit site conditions.

COUNTY OF NEVADA
DEPARTMENT OF TRANSPORTATION
LOCAL RURAL ROAD SYSTEM

**FIRE STANDARD
TURNAROUNDS**

Approved by:	STANDARD DRAWING
John W. Ramsey, 5-04-95	C-3
Senior Civil Engineer	Date





COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

Building
Planning
Environmental Health
Agricultural Commissioner

DATE: October 17, 2006

TO: Zoning Administrator

FROM: Suzanne Smith, Senior Planner

SUBJECT: Tentative Parcel Map for Avery (PM06-020, EIS06-024)

This project was first heard at Zoning Administrator's hearing on September 20, 2006, and again on October 4, 2006. Due to vacation scheduling, the issues regarding the requirements from the Department of Transportation the project was continued twice.

On October 17, 2006, a revised Recommended Conditions of Approval from the Department was forwarded to Planning staff and are attached for your review.

The applicants, Mr. and Mrs. Avery were able to locate documents regarding the construction of Tomahawk Lane, the issue in question. The revised Recommended Conditions of Approval and revised CEQA Mitigation Measures and Findings are recommended for approval.

The remaining item was a revision to Condition A.6 of the Planning Department. The recommended wording should read:

A.6. Prior to any subsequent sale or lease of the Designated Remainder parcel a Certificate of Compliance is required. The Supplemental map shall note: "The Designated Remainder parcel is not a parcel for the purposes of division" and a Deed Restriction noting the same shall be required.

AMENDED MITIGATED NEGATIVE DECLARATION FINDINGS
Avery – PM06-020, EIS06-024

Adopted by the Nevada County Zoning Administrator on October 20, 2006

This Mitigated Negative Declaration contains the following items:

- A description of the project, as found in the Initial Study
- The location of the project, as found in the Initial Study
- A finding that the project will not have a significant effect on the environment
- The Initial Study
- Mitigation Measures

The following is a list of the *revised Mitigation Measures* adopted by the Nevada County Zoning Administrator:

~~**Mitigation Measure 6A:** Construct Tomahawk lane in conformance with Fire Safe Road standards to terminate in a bulb-shaped cul-de-sac at, or beyond the access point for Parcel 1.~~

Construct Tomahawk Lane in conformance with Fire Safe Road standards to terminate in either a Hammerhead or a bulb-shaped turnaround facility at, or beyond, the access point for Parcel 1.

~~**Mitigation Measure 6B:** The encroachment of Tomahawk Lane onto McCourtney Lane shall be constructed in conformance with Private Road Approach Standards.~~
An Encroachment Permit, issued by the Nevada County Department of Transportation and Sanitation, is required prior to any work in the McCourtney Road right-of-way.

- I. After reviewing and considering the proposed Mitigated Negative Declaration, adopt the proposed Mitigated Negative Declaration, as modified, pursuant to Section 15074 of the California Environmental Quality Act Guidelines, and making the following findings:
 - A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment;
 - B. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Zoning Administrator; and that the mitigation measures, as amended and agreed to by the applicant, will reduce potentially significant impacts to less than significant levels; and
 - C. That the location and custodian of the documents which constitute the record of these proceedings is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City, California; and,

D. The changes made to Mitigated Declaration EIS06-024, specifically mitigation measures 6A and 6B, will not result in any new impacts not previously identified and will provide equal or more effective mitigation to impacts originally identified in the mitigated Negative Declaration. No changes to impacts will occur and not new impacts to sensitive resources will occur as a result of the revised mitigation measures..

II. Approve Tentative Parcel Map PM06-020 subject to the conditions shown in Attachment "1," or as may be modified at the public hearing, and making the following findings, pursuant to Section L-IV 2.24 of the Nevada County Land Use and Development Code, and California Government Code Sec. 66474:

A. That the proposed division, together with the provisions for its design and improvements, is consistent with the Nevada County General Plan and with any specific plan in effect within the project area, including the site development standards contained within the Nevada County Land Use and Development Code, including Resource Standards;

B. That adequate public services exist within the project area and are available to serve the project, including public roads, fire service and public utilities, as evidenced by correspondence from the California Department of Forestry and Fire Protection/Nevada County Fire Protection Planner and the County Department of Transportation, and County Department of Environmental Health;

C. That the site is physically suitable for the type of development and the proposed density of development, evidenced by its consistency with the General Plan and the ability to comply with site development standards of the "RA" zoning district and the resources standards of the County Zoning Regulations;

D. That the design of the proposed subdivision and its improvements, including the incorporation of the Biological Inventory and Oak Management Plan recommendations as Mitigation Measures, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as supported by the adopted Mitigated Negative Declaration;

E. That the design of the subdivision or the type of improvements required is not likely to cause serious public health problems as evidenced by correspondence by the County Department of Environmental Health;

F. That the design of the subdivision or the type of improvements required will not conflict with any easement acquired by the public at large for access through or use of property within the proposed subdivision.

RECOMMENDED MITIGATION MEASURES
& CONDITIONS OF APPROVAL
PM 06-020, EIS 06-024
MITIGATION MEASURES

3. **GEOLOGY AND SOILS:** The following mitigation measures would reduce impacts to geology and soils to a less than significant level:

Mitigation Measure 3A: The applicant's engineer shall submit improvement plans for the road and drainage improvements to the Nevada County Department of Transportation and Sanitation for review and approval.

4. **HYDROLOGY / WATER QUALITY:** The following mitigation measures would reduce impacts to hydrology and water quality to a less than significant level:

Mitigation Measure 3A: The applicant's engineer shall submit improvement plans for the road and drainage improvements to the Nevada County Department of Transportation and Sanitation for review and approval.

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the root area shall be disturbed, graded or covered with impervious materials. The root area is considered to extend beyond the dripline a distance equal to one-half the radius.

15. **CULTURAL RESOURCES:** The following mitigation measures would reduce impacts to cultural resources to a less than significant level:

Mitigation Measure 15A: The following Note shall be placed on the Supplemental Map and incorporated into any future Grading Plans:

"All construction plans shall advise contractors and construction personnel involved in any form of ground disturbance, i.e. utility placement or maintenance, grading, etc., of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Planning Department contacted. A professional archaeologist shall be consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If human bone is encountered, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."

Mitigation Monitoring Program

<i>MEASURE</i>	<i>MONITORING AUTHORITY</i>	<i>WHEN IMPLEMENTED</i>
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7A	County Planning Department and Building Department	Prior to Map recordation and Grading permit
15A	County Planning Department and Building Department	Prior to Map recordation and Grading permit

CONDITIONS OF APPROVAL: All conditions must be satisfied prior to map recordation.

A. PLANNING DEPARTMENT

1. All existing and proposed easements shall be shown on the Parcel Map, including, but not limited to any access, utility and NID easements.
2. One Supplemental Map containing non-title information, shall be attached to the Parcel Map at the time of recordation and shall include the following:

- a. A Note advising that, "The following Note shall be incorporated into any future Grading, Improvement or Construction Plans:

"Contractors and construction personnel involved in any form of ground disturbance (i.e. utility placement or maintenance, grading, etc.) shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the Planning Department and a professional archaeologist shall be consulted who shall access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are found and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."
 - b. A Note advising that, "To protect the agricultural and domestic use of this property while still facilitating the free movement of wildlife, no solid fence shall be placed on any lot except around the single-family dwelling, cultivated areas and animal enclosures. Perimeter fencing shall be limited to three or four strand, barbed-wire type open material.
 - c. A Note stating that, "All slopes greater than 30% shall be mapped and designated as permanent open space and shown as NO BUILDING/NON-DISTURBANCE AREA. Any additional slopes discovered during site development shall be maintained as permanent open space/no building area. Nothing shall prohibit future owners from submitting a topographic map prepared by an individual licensed to practice land surveying, to demonstrate that intended improvements will not encroach into slopes greater than 30%"
 - d. A Note stating that, "All residences and associated structures must be placed within the building envelopes as shown on the Tentative Parcel Map."
3. While conducting fuel modification measures, all ESAs shown on the recorded map within the fuel modification zone shall be avoided to the greatest extent possible.
 4. Pay the recreation mitigation fee most current at the time of recordation. Fees shall be paid to the Planning Department to be deposited for the Bear River Recreation District.

5. Submit to the Planning Department for approval one copy of the Parcel Map, the Supplemental Map and a map check fee pursuant to the most current Fee Resolution of the Board of Supervisors.
6. Prior to any subsequent sale or lease of the Designated Remainder parcel a ~~Conditional~~ Certificate of Compliance is required. The Supplemental map shall note: The Designated Remainder parcel is not a parcel for the purposes of division" and a Deed Restriction noting same shall be required.
7. The applicant shall sign and file with the Nevada County Planning Department an indemnity agreement, approved by the County Counsel, which shall be substantially in the following form:

"The applicant shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval or any prior or subsequent project-related approvals or any prior or subsequent project related approvals or conditions imposed by the County or any of its agencies, departments, commissions, agents, officers, or employees, concerning this project, or to impose personal liability against such agents, officers, or employees resulting from their involvement in the project, which claim, action, or proceeding is brought within the time provided by law, including any claim for private attorney general fees claimed by or awarded to any party from County. The County shall not be required to but may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding in good faith at its own expense. The applicant shall not be required to pay or perform any settlement of such claim, action, or proceeding unless the settlement is approved by the applicant. The applicant's obligations under these conditions shall apply regardless of whether any permits of entitlements are or have been issued under this project."

Project approval does not become effective unless and until the applicant has complied with this condition.

B. DEPARTMENT OF TRANSPORTATION & SANITATION
Revised Recommended Conditions of Approval:

The following are this Department's recommended Conditions of Approval to be required prior to map recordation:

1. Road Improvements:

- a) Construct Tomahawk Lane in conformance with Fire Safe Road standards to terminate in either a Hammerhead or a bulb-shaped turnaround facility at, or beyond, the access point for Parcel 1.
- b) An Encroachment Permit, issued by the Nevada County Department of Transportation and Sanitation, is required prior to any work in the McCourtney Road right-of-way.
- c) The subdivider's engineer shall certify that the required road improvements have been completed in conformance with the applicable road standards.

2. Right-of-Way:

- a) Provide a 50-foot wide road and utility easement for Tomahawk Lane, appurtenant to Parcels 1, 2 and 3.
- b) Provide a "No Access Easement" along the entire project frontage on Beyers Lane.
- c) Offer for dedication to the County of Nevada, one-half of a Local Class Road right-of-way width (25-feet) on Beyers Lane for Public Utilities, Emergency Access and Public Road purposes.
- d) Dedicate to the County of Nevada one-half of a Major Collector right-of-way width (30-feet) on McCourtney Road.

3. Tax Certificate: A tax certificate issued by the Nevada County Tax Collector shall be received by the Nevada County Department of Transportation and Sanitation prior to map submittal for recordation.

4. Road Maintenance: Create a road maintenance agreement in accordance with Article 3, Section L-IV, 3.10, Street Standards, and Section L-XVII, 3.11 of the Nevada County Subdivision Ordinance, to provide ongoing maintenance for Tomahawk Lane.

5. The following notes shall be included on the Supplemental Data Sheet for the Parcel Map:

"A Road Improvement Fee in accordance with Nevada County Ordinance No.1829, creating and establishing the authority for imposing and charging a Road Improvement Fee with the unincorporated territory of Nevada County, will be levied at the issuance of building permits for each parcel created by the map, and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors."

**"A Road Maintenance Agreement for Tomahawk Lane is on file,
recorded as Document No _____."**

C. DEPARTMENT OF ENVIRONMENTAL HEALTH

1. Delineate the Minimum Useable Sewage Disposal Area (MUSDA.) for proposed parcels on a supplemental map to be recorded concurrently with the Parcel Map, as required by Chapter X of the Land Use and Development Code. This map shall be a scaled map or drawing in compliance with Sections 66434 (f), 66434.2, and 66445 (g) of the Subdivision Map Act. The map shall identify easements and other development encumbrances specified in the title report. All soil test pits and percolation holes shall be accurately located and numbered according to the sewage disposal soil testing. Lots failing to demonstrate an adequate MUSDA must be combined with adjacent lots. Said MUSDA(s) must be referenced from the closest survey monuments. A field review to verify the adequacy of the proposed MUSDA(s) may be required by this department.
2. The Supplemental Map, to be recorded concurrently with the Parcel Map, shall bear the statement that there is no guarantee that sewage can be disposed of on any lot or parcel of the recorded map.

The Supplemental Map, to be recorded concurrently with the Parcel Map, shall bear the statement that there is no guarantee that water is available on any lot or parcel on the recorded map.

**D. NEVADA COUNTY CONSOLIDATED FIRE DISTRICT - COUNTY
FIRE MARSHAL:**

Prior to recordation of the Parcel Map, the applicant shall meet the following requirements:

1. The proposed access to individual parcels was not described in the application. If on-site access roadways are to serve more than two parcels, the roadways shall not exceed 16% slope, shall be capable of supporting two-way traffic flow with an overall width of 20 feet, and a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle.

Driveways may be used to serve up to two parcels. Driveways shall be constructed to comply with the minimum requirements of Article 3 of Nevada County Ordinance 1734. General requirements for driveways include an overall width of 12 feet, a minimum 10-foot wide driving surface capable of supporting a 40,000 pound legally loaded vehicle, a maximum slope of 16% for compacted driving surfaces and 20% for hard-surfaced driving surfaces, and a minimum vertical clearance of 15 feet.

2. Improve Beyers Lane, from the northwest corner of Parcel into a point approximately 100 feet east of the northwest corner, to provide an overall

width of 20 feet with a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle.

3. Pursuant to Chapter XVI of County Ordinance 1734, a minimum water supply of 6,000 gallons shall be provided for fire protection purposes. This water supply shall be available for fire department use at a minimum of 500 gallons per minute.

The existing pond on Parcel 3 is adequate to serve this application, provided the pond is maintained year-round in its present condition (seasonal runoff from adjacent parcels may not be acceptable) and one of the following requirements is satisfied:

- (a) Construct an approved access roadway to within 10 feet of the edge of the lowest water level of the pond or;
- (b) Install a drafting hydrant and associated piping so that the water in the pond is available for use by the fire department from an approved remote location.

Plans for the on-site storage system or the access roadway serving the on-site pond and/or the drafting hydrant system shall be submitted to and approved by the District prior to construction.

4. Roadside vegetation contributing to a significant risk of fire shall be removed for a distance of not less than 10 feet on either side of all on-site access roadways including driveways.

This includes the removal of lower tree branches 1/3 to 1/2 the overall height of the tree, or 8 to 10 feet above the ground, whichever is lower, and the removal of all other ladder fuels under these trees, including brush and understory trees.

This requirement does not apply to individual isolated trees, ornamental shrubbery, or similar plants which are used for ground cover. These requirements do apply if such vegetation forms a means of rapidly transmitting fire from ground vegetation to tree canopies.

5. Vegetation clearance around all structures shall meet the minimum requirements of the Public Resources Code Section 4291. A fire break shall be maintained around structures by removing and clearing away all brush, flammable vegetation, or combustible growth from an area up to 100' from the structure, or to the property line, whichever is nearer.
6. The Fire District has adopted development fees for new construction and fees for services provided by the Fire Prevention Bureau. The current development fee for a structure of this size and type of occupancy is \$0.72 per square foot. When fire sprinklers are installed throughout the structure, the fee is reduced to \$0.36 per square foot. Fees for services provided by the Fire Prevention

Bureau are based on a rate of \$50.00 per hour.

Development fees shall be paid prior to the issuance of a building permit and fees for services provided by the Fire Prevention Bureau shall be paid at the time services are rendered.

7. All flammable vegetation and fuels removed during site development, including road construction, shall be disposed of in an approved manner prior to requesting approval of the Certificate of Occupancy.

COUNTY OF NEVADA
DEPARTMENT OF TRANSPORTATION
AND SANITATION

MEMORANDUM

DATE: October 17, 2006
TO: Suzanne Smith, Planner
FROM: Tom Martin, Special Districts Coordinator
SUBJECT: Tentative Parcel Map for Avery (PM 06-20)

FILE: PM 06-20

BACKGROUND:

This project is proposing to subdivide approximately 27 acres into four parcels that are all larger than five acres in size. All of the proposed parcels would be accessed from McCourtney Road via Tomahawk Lane, a privately maintained road. This project also has frontage on Beyers Lane, however the tentative map shows that access will not be taken from Beyers Lane. A "No Access Easement" will be required to insure that access is not taken from Beyers Lane. These recommendations have been modified from previous recommendations dated July 11, 2006.

Revised Recommended Conditions of Approval:

The following are this Department's recommended Conditions of Approval to be required prior to map recordation:

1. Road Improvements:

- a) Construct Tomahawk Lane in conformance with Fire Safe Road standards to terminate in either a Hammerhead or a bulb-shaped turnaround facility at, or beyond, the access point for Parcel 1.
- b) An Encroachment Permit, issued by the Nevada County Department of Transportation and Sanitation, is required prior to any work in the McCourtney Road right-of-way.
- c) The subdivider's engineer shall certify that the required road improvements have been completed in conformance with the applicable road standards.

2. Right-of-Way:

- a) Provide a 50-foot wide road and utility easement for Tomahawk Lane, appurtenant to Parcels 1, 2 and 3.
- b) Provide a "No Access Easement" along the entire project frontage on Beyers Lane.
- c) Offer for dedication to the County of Nevada, one-half of a Local Class Road right-of-way width (25-feet) on Beyers Lane for Public Utilities, Emergency Access and Public Road purposes.
- d) Dedicate to the County of Nevada one-half of a Major Collector right-of-way width (30-feet) on McCourtney Road.

- 3. Tax Certificate: A tax certificate issued by the Nevada County Tax Collector shall be received by the Nevada County Department of Transportation and Sanitation prior to map submittal for recordation.

4. Road Maintenance: Create a road maintenance agreement in accordance with Article 3, Section L-IV, 3.10, Street Standards, and Section L-XVII, 3.11 of the Nevada County Subdivision Ordinance, to provide ongoing maintenance for Tomahawk Lane.

5. The following notes shall be included on the Supplemental Data Sheet for the Parcel Map:

“A Road Improvement Fee in accordance with Nevada County Ordinance No.1829, creating and establishing the authority for imposing and charging a Road Improvement Fee with the unincorporated territory of Nevada County, will be levied at the issuance of building permits for each parcel created by the map, and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors.”

“A Road Maintenance Agreement for Tomahawk Lane is on file, recorded as Document No _____.”

If you have any questions, please contact me at extension 7022.

TM:kw

*Planning
S. Green*

COUNTY OF NEVADA
STATE OF CALIFORNIA

950 Maidu Avenue • Nevada City, California 95959-8617
Telephone: (530) 265-1480 • FAX: (530) 265-1234
E-Mail: www.co.nevada.ca.us/ncbos/clerk

BOARD OF SUPERVISORS



Peter Van Zant, 1st District
Karen Knecht, 2nd District
Bruce Conklin, 3rd District
Elizabeth Martin, 4th District
Sam Dardick, 5th District

Cathy R. Thompson
Clerk of the Board

February 28, 2000

RECEIVED

CERTIFIED #Z213 874 709

MAR 2 2000

Mr. & Mrs. Carl Avery
18798 McCourtney Road
Grass Valley CA 95949

NEVADA COUNTY
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Re: Appeal to the Zoning Administrator's denial of a Tentative Parcel Map Application proposing to divide 27.07 acres at 18798 McCourtney Road and Beyers Lane into 3 parcels of 5.08 acres, 5.55 acres, and 6.33 acres with a designated remainder parcel of 10.11 acres in size.

Dear Mr. & Mrs. Avery:

You are hereby notified that the Nevada County Board of Supervisors at a regular meeting held on February 22, 2000, after public hearing, did duly consider your appeal of the Zoning Administration's decision to deny a Tentative Parcel Map Application proposing to divide 27.07 acres at 18798 McCourtney Road and Beyers Lane into 3 parcels of 5.08 acres, 5.55 acres, and 6.33 acres with a designated remainder parcel of 10.11 acres in size.

After said hearing and upon evidence thereat submitted, the said Board of Supervisors does hereby notify you that your appeal was upheld as modified.

The actions of the Zoning Administrator were modified as follows:

- I. After review and consideration of the submitted Initial Study and environmental document recommendation, the proposed Mitigated Negative Declaration for this project was adopted, finding that this decision reflects the independent judgement of the Board of Supervisors, and specifying that the location and custodian of the documents which constitute the record of these proceedings is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City and further find:
 - A. That the mitigation measures as provided and agreed to by the applicant will reduce potentially significant impacts to "*less than significant levels.*"

- II. After review and consideration of the adopted Mitigated Negative Declaration for this project, the proposed tentative parcel map was approved, subject to the revised mitigation measures and conditions of approval hereinafter set forth. In taking this action, the Board made the following findings pursuant to Section L-IV 2.24 of the Nevada County Land Use and Development Code and Government Code Section 66474 of the Nevada County Land Use and Development Code and Government Code 66474:
- A. That the proposed division (Clustered Option, as modified by the mitigation measures, together with the provisions for its design and improvements, is consistent with the Nevada County General Plan, including Policies 1.18, 6.2, 11.7, 13.9, and 18.3 and with the site development standards contained within the Nevada County Land Use and Development Code.
 - B. That adequate public services exist within the project area and are available to serve the project, including state-maintained roads and County fire protection services.
 - C. That the site is physically suitable for the type and proposed density of development in that all adopted site development standards can be satisfied with the proposed design and its ability to provide adequate area for development three separate parcels.
 - D. That the design of the proposed subdivision and its improvements, as modified by the mitigation measures, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat, because sensitive biological resources will be avoided or damage will be minimized.
 - E. That the design of the subdivision or the type of improvements required are not likely to cause serious public health problems, which is supported by the absence of known hazardous materials or conditions from the site.
 - F. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

MITIGATION MEASURES

1. **LAND USE:** The following mitigation measure would reduce impacts to land use to a less than significant level:

Mitigation Measure 1A: Record Clustering Option Tentative Parcel Map. The applicant shall record the revised clustering option tentative parcel map, instead of the originally proposed tentative parcel map
6. **TRANSPORTATION/CIRCULATION:** The following mitigation measures would reduce impacts to transportation and circulation to a less than significant level:

Mitigation Measure 6A: Access Design and Improvement Plans to Minimize Project Effects on McCourtney Road. The proposed access shall be designed and constructed in compliance with the following:

A. Access Construction (choose one of the two options):

Option 1

- a) Retain the current proposed access and lot configuration, obtain an encroachment permit, and reconstruct the Beyers Lane/McCourtney Road intersection to minimum private road approach standards;
- b) Construct a driveway to minimum fire safe standards through the remainder parcel to provide access to proposed Parcel No. 3; and
- c) Provide evidence of legal access to Beyers Lane and annex to the Beyers Lane CSD.

OR

Option 2

- a) Redesign the proposed lot access and lot configuration to take access for all parcels from McCourtney Road at the currently proposed access, for proposed Parcel 3 without utilizing Beyers Lane;
- b) Construct the access road to minimum fire safe road standards for that portion of the road utilized by all three parcels;
- c) Provide a minimum fire safe turn-around where the access road transitions to a driveway standard;
- d) Provide a mechanism to provide for ongoing maintenance of the road and encroachment; and
- e) Provide a "no access easement" along the northern property line of proposed Parcels 1 and 2.

Mitigation Measure 6B: Obtain a mutual use easement to allow this subdivision to utilize the existing encroachment that serves the adjacent parcel to the south. Obtain an encroachment permit and construct to minimum County standards.

Mitigation Measure 6C: Dedicate right-of-way sufficient to contain the existing McCourtney Road, including cuts and/or fills, 30-foot half right-of-way minimum.

Mitigation Measure 6D: Offer for dedication sufficient right-of-way to contain the existing Beyers Lane, including cuts and/or fills, 25-foot half right of way minimum.

7. **BIOLOGICAL RESOURCES:** The following mitigation measures would reduce impacts to biological resources to a less than significant level:

Mitigation Measure 7A: Record Revised Clustering Option Tentative Parcel Map. This mitigation measure is the same as Mitigation Measure 1A above.

Mitigation Measure 7B: Provide disturbance setbacks from designated Landmark Oak trees and groves. The developer shall avoid encroachment of structures, grading, or trenching within the dripline or twenty-five (25) feet (whichever is greater) of the trunk of any Landmark Oak tree or grove as designated on the proposed tentative map. If encroachment within the dripline is unavoidable, no more than one-third of the root area shall be disturbed, graded or covered with impervious materials. The root area is considered to extend beyond the dripline a distance equal to one-half the radius.

Mitigation Monitoring Program

<u>MEASURE</u>	<u>MONITORING AUTHORITY</u>	<u>WHEN IMPLEMENTED</u>
1A	County Planning Department	Map recordation
6A	County Planning Department	Map recordation
6B	County Dept. of Transportation/ Sanitation, County Building Dept.	Prior to map recordation
6C	County Dept. of Transportation/ Sanitation, County Building Dept.	Prior to map recordation
6D	County Dept. of Transportation/ Sanitation	Prior to map recordation
7A	County Planning Department	Map recordation
7B	County Planning Department; County Building Department	Grading Permit

CONDITIONS OF APPROVAL

A. PLANNING DEPARTMENT:

1. One Supplemental Map containing non-title information, shall be attached to the Parcel Map at time of recordation and shall include the following:
 - a) A Note advising that "The following Note shall be incorporated into any future Grading, Improvement or Construction Plans:

"All construction plans shall advise contractors and construction personnel involved in any form of ground disturbance, i.e. utility placement or maintenance, grading, etc., of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Planning Department contacted. A professional archaeologist shall be consulted to access any discoveries and develop appropriate

management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment."

- b) A Note advising that, "To protect the agricultural and domestic use of this property while still facilitating the free movement of wildlife, no solid fence shall be placed on any lot except around the single-family dwelling, cultivated areas and animal enclosures. Perimeter fencing shall be limited to three or four strand, barbed-wire type, open material."
 - c) A Note stating that "All slopes greater than 30% shall be mapped and designated as permanent open space and shown as "NO BUILDING/NON-DISTURBANCE AREA." Any additional slopes discovered during site development shall be maintained as permanent open space/no building area. Nothing shall prohibit future owners from submitting a topographic map prepared by an individual licensed to practice land surveying, to demonstrate that intended improvements will not encroach into slopes greater than 30%."
- 2. The subdivider shall pay the recreation mitigation fee most current at the time of recordation, for each parcel shown on the recorded map. Fees shall be paid to the Planning Department to be deposited for the Western Gateway Recreation District.
 - 3. At the time of parcel map recordation request the applicant shall submit to the Planning Department one copy of the Parcel Map, the Supplemental Map and a map check fee pursuant to the most current Fee Resolution of the Board of Supervisors.
 - 4. Post any new on-site access road(s) to County standards (Chapter VII of the Land Use and Development Code). The road name shall be approved by the Planning Department, shown on the parcel map and posted in the field prior to recordation.
 - 5. Prior to initiating any land disturbance or final map recordation, which occurs first, the applicant shall sign and file with the Nevada County Planning Department an indemnity agreement, approved by the County Council, which shall be substantially in the following form:

"The applicant shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval or any prior or subsequent project-related approvals or any prior or subsequent project related approvals or conditions

imposed by the County or any of its agencies, departments, commissions, agents, officers, or employees, concerning this project, or to impose personal liability against such agents, officers, or employees resulting from their involvement in the project, which claim, action, or proceeding is brought within the time provided by law, including any claim for private attorney general fees claimed by or awarded to any party from County. The County shall not be required to but may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding in good faith at its own expense. The applicant shall not be required to pay or perform any settlement of such claim, action, or proceeding unless the settlement is approved by the applicant. The applicant's obligations under this conditions shall apply regardless of whether any permits of entitlements are or have been issued under this project."

Project approval does not become effective unless and until the applicant has complied with this condition.

B. DEPARTMENT OF TRANSPORTATION & SANITATION:

The following Conditions of Approval are required of the applicant prior to map recordation:

1. Tax Statement:

- a) The Tax Statement shall be signed by the Nevada County Treasurer/Tax Collector prior to submittal of the map for recordation.

2. Supplemental Data Notes:

The following notes shall be included on the Supplemental Data Sheet of the Recorded Map:

- a) "A Traffic Impact Mitigation Fee, in accordance with the latest adopted Traffic Impact Mitigation Program, will be levied at the time of building permit application for development of parcels created by this project. The fee will be collected to mitigate the cumulative traffic impacts of this development upon the major Nevada County road system and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors."

C. DEPARTMENT OF ENVIRONMENTAL HEALTH:

The following conditions shall be required prior to map recordation:

1. Delineate the Minimum Useable Sewage Disposal Area (MUSDA) on a Supplemental Map to be recorded concurrently with the Parcel Map for all lots or parcels as required by Section A-036 of the Land Use and Development Code. This map shall be a scaled map or drawing in

compliance with Sections 66434 (f), 66434.2, and 66445(g) of the Subdivision Map Act. The map shall identify easements and other development encumbrances specified in the title report. The MUSDA shall not include any area identified as environmentally sensitive, or otherwise restricted from disturbance. Lots failing to have the MUSDA must be combined with adjacent lots. Said areas must be referenced from the closest survey monument(s). A field review of the adequacy of the proposed MUSDA(s) may be required by this department.

2. A Supplemental Map to be recorded concurrently with the Parcel Map shall bear the statement that there is no guarantee that sewage can be disposed of or that water is available on any lot or parcel of the recorded map.

D. NEVADA COUNTY CONSOLIDATED FIRE DISTRICT - COUNTY FIRE MARSHAL:

Prior to recordation of the Parcel Map, the applicant shall meet the following requirements:

1. The proposed access to individual parcels was not described in the application. If on-site access roadways are to serve more than two parcels, the roadways shall not exceed 16% slope, shall be capable of supporting two-way traffic flow with an overall width of 20 feet, and a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle.

Driveways may be used to serve up to two parcels. Driveways shall be constructed to comply with the minimum requirements of Article 3 of Nevada County Ordinance 1734.

General requirements for driveways include an overall width of 12 feet, a minimum 10-foot wide driving surface capable of supporting a 40,000 pound legally loaded vehicle, a maximum slope of 16% for compacted driving surfaces and 20% for hard-surfaced driving surfaces, and a minimum vertical clearance of 15 feet.

2. If access design Option 1 as provided within Mitigation Measure 6A is utilized the applicant shall be required to improve Beyers Lane, from the northwest corner of Parcel 1 to a point approximately 100 feet east of the northwest corner, to provide an overall width of 20 feet with a minimum 18-foot wide driving surface capable of supporting a 40,000 vehicle. This condition shall not be required if access design Option 2 as provided within Mitigation Measure 6A is utilized.
3. Pursuant to Chapter XVI of County Ordinance 1734, a minimum water supply of 6,000 gallons shall be provided for fire protection purposes. This water supply shall be available for fire department use at a minimum of 500 gallons per minute. The existing pond on Parcel 3 is adequate to serve this application, provided the pond is maintained year-round in its present condition (seasonal runoff from adjacent parcels may not be acceptable) and one of the following requirements is satisfied:

- a) construct an approved access roadway to within 10 feet of the edge of the lowest water level of the pond or;
 - b) install a drafting hydrant and associated piping so that the water in the pond is available for use by the fire department from an approved remote location. Plans for the on-site storage system or the access roadway serving the on-site pond and/or the drafting hydrant system shall be submitted to and approved by the District prior to construction.
4. Roadside vegetation contributing to a significant risk of fire shall be removed for a distance of not less than 10 feet on either side of all on-site access roadways including driveways.

This includes the removal of lower tree branches $\frac{1}{3}$ to $\frac{1}{2}$ the overall height of the tree, or 8 to 10 feet above the ground, whichever is lower, and the removal of all other ladder fuels under these trees, including brush and understory trees.

This requirement does not apply to individual isolated trees, ornamental shrubbery, or similar plants that are used for ground cover. These requirements do apply if such vegetation forms a means of rapidly transmitting fire from ground vegetation to tree canopies.
5. Vegetation clearance around all structures shall meet the minimum requirements of the Public Resources Code Section 4291. A fire break shall be maintained around structures by removing and clearing away all brush, flammable vegetation, or combustible growth from an area up to 100' from the structure, or to the property line, whichever is nearer.
6. The Fire District has adopted development fees for new construction and fees for services provided by the Fire Prevention Bureau. The current development fee for a structure of this size and type of occupancy is \$0.72 per square foot. When fire sprinklers are installed throughout the structure, the fee is reduced to \$0.36 per square foot. Fees for services provided by the Fire Prevention Bureau are based on a rate of \$50.00 per hour.

Development fees shall be paid prior to the issuance of a building permit and fees for services provided by the Fire Prevention Bureau shall be paid at the time services are rendered.
7. All flammable vegetation and fuels removed during site development, including road construction, shall be disposed of in an approved manner prior to requesting approval of the Certificate of Occupancy.

Mr. & Mrs. Carl Avery
February 28, 2000
Page 9

For your convenience, a copy of the minutes for the February 22, 2000 Board meeting is attached.

Sincerely,

A handwritten signature in cursive script that reads "Cathy R. Thompson".

CATHY R. THOMPSON
Clerk of the Board

cf

Attachment: Minutes

cc: ✓ Planning
DOTS
Building
Environmental Health
NID
CDF
Nevada County Consolidated Fire District

DRAFT

***CLOSED SESSION:**

Pursuant to Government Code Section 54957.6, a conference with labor negotiators, Ms. Judy LaPorte, Mr. Ted A. Gaebler, Mr. Lee Clark, and Mr. Roger Carey, regarding negotiation issues with the Union of Operating Engineers Stationary Local 39 representing Miscellaneous and Professional Bargaining Units, Sheriff's Management Association, Deputy District Attorneys/Deputy Public Defenders Association; Management Bargaining Unit, and Unrepresented Employee Groups of Department Heads and Confidential Employees.

ACTION TAKEN: Chairman Conklin introduced the closed session item and recessed the meeting into closed session.

At the end of the closed session, Chairman Conklin announced that the closed session was held and continued to the lunch hour.

SCHEDULED ITEM: 10:30 A.M.

27. Public hearing to consider an appeal by Carl R. and Anne N. Avery from the decision of the Zoning Administrator's denial of a tentative parcel map application (PM99-008; EIS99-017) proposing to divide 27.07 acres at 18798 McCourtney Road and Beyers Lane into 3 parcels of 5.08 acres, 5.55 acres, and 6.33 acres with a designated remainder parcel of 10.11 acres in size. A legal description of the property is on file in the Planning Department, 950 Maidu Avenue, Nevada City, California. (Planning) (Dist. IV)

ACTION TAKEN: Chairman Conklin introduced the agenda item and reported that the staff and the appellants (Averys) had come to a "stipulated" agreement, which was what the Board had before them; i.e., an amended staff report.

Mr. Hal DeGraw, Interim County Counsel, clarified that the procedure dictated that the appeal be left on the agenda. He reported that based upon the Avery's representation, they wished to accept the mitigation measures they previously had not approved, they would be changing the basis for their appeal and the basis for the appeal would be, "They want the project approved because they were now accepting the mitigation measures." As long as there was no action taken on the environmental document by the Zoning Administrator, it will necessitate that the Board go through and adopt the Mitigated Negative Declaration, review and consider that, and then, if they concurred with the new "agreement", they would then sustain the appeal as modified and approve the project with the new Mitigation Measures imposed. He reiterated that the Board should have the staff's presentation, have the applicant come down and asked them if they were in agreement, open the public hearing, close the public hearing, and proceed with the action for consideration, as follows:

ACTIONS FOR CONSIDERATION: Staff recommends the Board of Supervisors take the following actions:

- I. After review and consideration of the attached Initial Study and environmental document recommendation, adopt a Mitigated Negative Declaration for this project, finding that this decision reflects the independent judgement of the Board of Supervisors, and specifying that the location and custodian of the documents which constitute the record of these proceeding is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City.
 - A. Find that the mitigation measures as provided and agreed to by the applicant will reduce potentially significant impacts to *"less than significant levels."*

County of Nevada
Board of Supervisors Minutes

- II. Approve the tentative parcel map, subject to the mitigation measures and conditions of approval found in Attachment "1".
- III. In taking such action, make the following findings pursuant to Section L-IV 2.24 of the Nevada County Land Use and Development Code and Government Code Section 66474:
 - A. That the proposed division (Clustered Option, as modified by the mitigation measures found in Attachment "1"), together with the provisions for its design and improvements, is consistent with the Nevada County General Plan, including Policies 1.18, 6.2, 11.7, 13.9, and 18.3 and with the site development standards contained within the Nevada County Land Use and Development Code.
 - B. That adequate public services exist within the project area and are available to serve the project, including state-maintained roads and County fire protection services.
 - C. That the site is physically suitable for the type and proposed density of development in that all adopted site development standards can be satisfied with the proposed design and its ability to provide adequate area for development three separate parcels.
 - D. That the design of the proposed subdivision and its improvements, as modified by the mitigation measures found in Attachment "1", are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat, because sensitive biological resources will be avoided or damage will be minimized.
 - E. That the design of the subdivision or the type of improvements required are not likely to cause serious public health problems, which is supported by the absence of known hazardous materials or conditions from the site.
 - F. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Mr. Steve Enos, Planner, reviewed the staff report, which included the two changes, as follows: 1) that an additional finding be placed that stated, "the Mitigation Measures, as provided and agreed to by the applicants, will reduce potential impacts to a less than significant level", and added to Actions to Consideration, Findings #4; 2) one additional Condition of Approval, which would state that an indemnification agreement be provided prior to recordation of the final map. He noted that copies of that had been provided to the applicants.

Mr. DeGraw suggested that item 1) be item 1.a. instead of Findings #4, because it was really part of the environmental action, as opposed to action on the project.

Mr. Enos agreed with Mr. DeGraw. He noted that there was one minor change, which was an agriculture building envelop that they added through the negotiations, and helped to meet the needs of the Averys in their agricultural use of the property in the future.

Mr. Michael Martin, land surveyor and representing the Averys', stated that the Averys' accepted the Mitigation Measures and Conditions of Approval as outlined in the discussion, including the addition of the indemnity agreement.

Chairman Conklin opened the public hearing. There being no testimony, the public hearing was closed.

Motion made by Supervisor Martin, seconded by Supervisor Van Zant, to state that after review and consideration of the attached Initial Study and environmental document recommendation, adopt a Mitigated Negative Declaration for this project, finding that this decision reflects the independent judgement of the Board of Supervisors, and specifying that the location and custodian of the documents which constitute the record of these proceeding is the Nevada County Planning Department, 950 Maidu Avenue, Nevada City; and also find that the mitigation measures as provided and agreed to by the applicant will reduce potentially significant impacts to *"less than significant levels."* On a roll call vote, the motion passed unanimously.

Motion made by Supervisor Martin, seconded by Supervisor Dardick, to approve the tentative parcel map, subject to the mitigation measures and conditions of approval found in Attachment "1" in the Board's packet, modified to include one additional Condition of Approval which would be the requirement of the indemnification agreement to the County prior to recordation of the map and listed as item A.5. under Planning Department in the Conditions of Approval, and in taking such action, make the following findings pursuant to Section L-IV 2.24 of the Nevada County Land Use and Development Code and Government Code Section 66474. On a roll call vote, the motion passed unanimously.

Mr. DeGraw stated that they would indicate in the notice going out that the appeal was upheld as modified and that the Conditions of Approval and Mitigation Measures were as attached in the letter.

***INDIVIDUAL BOARD MEMBER ITEMS:**

32. (First Reading) An Ordinance amending Subsection H of Section A-II 38.4 of Chapter II, Article 38 of the Administrative Code of the County of Nevada pertaining to the Children and Families First Commission. (H. Adopt a budget ... removing "subject to the approval of the Board of Supervisors.") (Chairman Conklin)

ACTION TAKEN: Chairman Conklin introduced the title of the ordinance into the record as a first reading.

Supervisor Knecht questioned the language and stated that she wanted to see Proposition 10 prior to agreeing to make the change.

Supervisor Dardick suggested that since this was a first reading, staff could provide a copy of Proposition 10 when the item came back for the second reading. Supervisor Knecht agreed.

33. Appointment of representative and alternate to the Board of Directors of the Nevada County Economic Resource Council (ERC) for 2000. (Chairman Conklin)

ACTION TAKEN: Chairman Conklin introduced the agenda item and recommended that Mr. Jim Carney, Director of Housing & Community Services, be made the regular representative.

Supervisor Knecht believed that the County Administrator, Ted Gaebler, should be appointed as the representative, and Mr. Carney be appointed as the alternate. Chairman Conklin presented his justification for having Mr. Carney serve as the representative.

Supervisor Dardick wondered why there was only one representative, and suggested two representatives would be beneficial.

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, February 22, 2000, at 10:30 a.m., or as soon thereafter as the matter may be heard, at the offices of the Board of Supervisors, 950 Maidu Ave., Nevada City, the Nevada County Board of Supervisors will hold a public hearing to consider the appeal of Carl R. and Anne N. Avery to the Zoning Administrator's denial of a Tentative Parcel Map Application (PM99-008; EIS99-017) to divide 27.097 acres into three parcels of 5.08 acres, 5.55 acres, and 6.33 acres with a designated remainder parcel of 10.11 acres in size. The property is located at 18798 McCourtney Road, at Beyers Lane. A legal description of the property is on file in the Planning Department, 950 Maidu Avenue, Nevada City, California. (DISTRICT: V).

If you challenge the appeal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

Any person wishing to offer testimony on any matter to come before the Board of Supervisors should appear at the public hearing or may submit written comments (7 copies) to the Clerk of the Board in advance of the meeting. Any person speaking on behalf of an organization or group must have a written statement signed by an officer of that organization stating that he/she is authorized to speak on behalf of that body, and that he/she is relaying the majority thinking thereof.

NEVADA COUNTY BOARD OF SUPERVISORS

By:

Cathy Thompson
Clerk of the Board

PUBLISH: FEBRUARY 11, 2000
SIERRA SUN

MAILING: FEBRUARY 11, 2000
ON OR BEFORE



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-1272 www.co.nevada.ca.us/cda

PLANNING DEPARTMENT
PHONE (530) 265-1440
FAX (530) 265-1798

ENVIRONMENTAL HEALTH
PHONE (530) 265-1452
FAX (530) 265-7056

BUILDING DEPARTMENT
PHONE (530) 265-1444
FAX (530) 265-1272

CODE COMPLIANCE
PHONE (530) 265-1362
FAX (530) 265-1625

January 19, 2000

NOTICE OF DENIAL OF TENTATIVE PARCEL MAP

Carl & Anne Avery
18798 McCourtney Road
Grass Valley, CA 95949

FILE NO: PM99-008; EIS99-017
AP#: 02-680-04

You are hereby notified that the Nevada County Zoning Administrator, at a regular meeting held on January 19, 2000, after a public hearing, did duly consider your application filed on May 2, 1999, for a Tentative Parcel Map proposing to divide 27.07 acres into three parcels of 5.08, 5.55, and 6.33 acres with a designated remainder parcel of 10.11 acres. A Clustering Option tentative parcel map that identifies building envelopes on each newly created parcel has been submitted, located at 18798 McCourtney Road, at Beyers Lane. A legal description of the property is on file in the Planning Department, 950 Maidu Avenue, Nevada City, California.

After said hearing, and the evidence submitted, the Nevada County Zoning Administrator does hereby notify you that your application for tentative parcel map is denied, based on the following findings:

1. That pursuant to California Environmental Quality Act (CEQA), Sec. 15063, an Initial Study was conducted to determine if the project may have a significant effect on the environment.
2. That the Initial Study identified potentially significant impacts related to transportation and circulation including; sharp curves, dangerous intersections, inadequate sight distance and inadequate ingress and egress, and that mitigation measures were required to reduce these impacts to less than significant levels.
3. That the Initial Study identified potentially significant impacts related land use including; creation of an inconsistency or conflict between existing environmental plans, policies or other applicable land use controls adopted by agencies with jurisdiction over the project. and that mitigation measures were required to reduce these impacts to less than significant levels.
4. That pursuant to CEQA, Sec. 15064(f)(2), and Sec. 15070(1) the lead agency shall prepare a Mitigated Negative Declaration if revisions in the project plans or proposals made by, or agreed to by, the applicant avoids, or mitigate the effects to a less than significant level.
5. That an Initial Study and Mitigated Negative Declaration was prepared, which included mitigation measures which would reduce the identified environmental effects to a less than significant level.
6. That the applicant did not agree to accept the mitigation measures which would reduce the identified impacts to a less than significant levels or to prepare an Environmental Impact Report as required by CEQA, Sec. 15064(f)(2) and Sec. 15070(1).

7. That the Zoning Administrator determined that non-compliance by the applicant with the mitigation measures necessary to reduce all identified impacts to a less than significant level, warranted denial of the project as proposed.

8. After review and consideration of the Initial Study and Mitigated Negative Declaration for this project, finding that this decision reflects the independent judgement of the Zoning Administrator, and specifying that the location and custodian of the documents which constitute the record of these proceedings is Nevada County Planning Department, 950 Maidu Avenue, Nevada City.

Please be advised that if you are dissatisfied with this decision, you may file an appeal within 10 days from the date of the Nevada County Zoning Administrator's action (deadline for appeal: February 1, 2000, by 5:00 p.m.). Any appeal must be submitted on the proper form which is available from the Clerk to the Board of Supervisors, Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, California 95959.

NEVADA COUNTY ZONING ADMINISTRATOR
MARK TOMICH

By: 

Vicky Wilbourn
Clerk to the Zoning Administrator

MT:vw

cc: M. S. Martin P.L.S.

**NEVADA COUNTY
INITIAL STUDY**

Date of Initial Study Preparation: November 2, 1999

Prepared By: Steve Enos, Planner II

File No: PM99-008; EIS99-017

Assessors Parcel No(s): 02-680-04

Property Owner/Applicant: Carl and Anne Avery
18798 McCourtney Road
Grass Valley, CA 95945

Applicant's Representative: Michael Martin
P.O. Box 206
Forest Hill, CA 95631

PROJECT DESCRIPTION: Tentative Parcel Map Application proposing to divide 27.07 acres into three parcels of 5.08, 5.55 and 6.33 acres with a designated remainder parcel of 10.11 acres. A Clustering Option tentative parcel map that identifies building envelopes on each newly created parcel has been submitted.

Permits Which May Be Necessary:

Based on initial comments received, the following permits may be required from the designated agencies:

1. County Road Encroachment Permit - Nevada County Department of Transportation - (265-1411)
2. Sewage Disposal - Nevada County Department of Environmental Health (265-1452)
3. Grading Permit - Nevada County Building Department (265-1444)
4. Driveway Permit - Nevada County Building Department (265-1444)
5. Building Permit - Nevada County Building Department (265-1444)

INITIAL STUDY AND CHECKLIST

INTRODUCTION

This checklist is to be completed for all projects, which are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration (ND) is to be prepared. Additionally, the checklist shall be used to focus an EIR on the effects determined to be potentially significant.

The following abbreviations indicate the potential level of impact:

Known Poten. Sig.: Known significant environmental impacts.

Unknown Poten. Sig.: Unknown, potentially significant impacts which need further review to determine significance level.

Poten. Sig. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Sig.: Impacts which are not considered significant or no impact.

Project Environmental Setting: The 27.07-acre parcel is located on McCourtney Road, 2.5 miles south of the Indian Springs/McCourtney Road intersection. The site is at an elevation of approximately 1500 feet, and the topography is characterized as gently sloping to rolling. Slopes of 30%+ have not been identified within the project site. Environmental resources on the project site include a narrow drainage with riparian habitat, stock pond with wetland habitat, scattered oak groves, and heritage oaks trees. Dominant biological communities include annual grassland and oak woodland. One residence with accessory structures currently exists on the proposed 10.11 ac. Remainder Parcel. The general area is rural residential in nature, with surrounding parcels ranging from 2.5 to 60+ acres in size. Most of the area parcels are in the 5 to 6 ac. range and developed with similar uses.

Relationship to Other Projects: This project has no relationship to other current projects.

SUMMARY OF PROPOSED MITIGATION MEASURES

1. **LAND USE**: The following mitigation measure would reduce impacts to land use to a less than significant level:

Mitigation Measure 1A: Record Clustering Option Tentative Parcel Map. The applicant shall record the clustering option tentative parcel map, instead of the originally proposed tentative parcel map.

2. **HOUSING**: No significant impacts are expected to occur. No mitigation measures are required.
3. **GEOLOGIC PROCESSES**: No significant impacts are expected to occur. No mitigation measures are required.
4. **WATER RESOURCES/FLOODING**: No significant impacts are expected to occur. No mitigation measures are required.
5. **AIR QUALITY**: No significant impacts are expected to occur. No mitigation measures are required.
6. **TRANSPORTATION/CIRCULATION**: The following mitigation measures would reduce impacts to transportation and circulation to a less than significant level:

Mitigation Measure 6A: Access Design and Improvement Plans to Minimize Project Effects on McCourtney Road. The proposed access shall be designed and constructed to in compliance with the following:

A. Access Construction (choose one of the two options):

Option 1

- a. Retain the current proposed access and lot configuration, obtain an encroachment permit, and reconstruct the Beyers Lane/McCourtney Road intersection to minimum private road approach standards.
- b. Construct a driveway to minimum fire safe standards through the remainder parcel to provide access to proposed Parcel No. 3.
- c. Provide evidence of legal access to Beyers Lane and annex to the Beyers Lane CSD.

OR

Option 2

- a. Redesign the proposed lot access and lot configuration to take access for all parcels from McCourtney Road at the currently proposed access, for proposed Parcel 3 without utilizing Beyers Lane.
- b. Construct the access road to minimum fire safe road standards for that portion of the road utilized by all three parcels.
- c. Provide a minimum fire safe turn-around where the access road transitions to a driveway standard.
- d. Provide a mechanism to provide for ongoing maintenance of the road and encroachment.
- e. Provide a "no access easement" along the northern property line of proposed Parcels 1 and 2.

Mitigation Measure 6B: Obtain a mutual use easement to allow this subdivision to utilize the existing encroachment that serves the adjacent parcel to the south. Obtain an encroachment permit and construct to minimum County standards.

Mitigation Measure 6C: Dedicate right-of-way sufficient to contain the existing McCourtney Road, including cuts and/or fills, 30-feet half right-of-way minimum.

Mitigation Measure 6D: Offer for dedication sufficient right-of-way to contain the existing Beyers Lane, including cuts and/or fills, 25-feet half right of way minimum.

7. **BIOLOGICAL RESOURCES:** The following mitigation measures would reduce impacts to biological resources to a less than significant level:

Mitigation Measure 7A: Record Clustering Option Tentative Parcel Map. This mitigation measure is the same as Mitigation Measure 1A above.

Mitigation Measure 7B: Provide disturbance setbacks from designated Landmark Oak trees and groves.. The developer shall avoid encroachment of structures, grading, or trenching within the dripline or twenty-five (25) feet (whichever is greater) of the trunk of any Landmark Oak tree or grove as designated on the proposed tentative map. If encroachment within the dripline is unavoidable, no more than one-third of the root area shall be disturbed, graded or covered with impervious materials. The root area is considered to extend beyond the dripline a distance equal to one-half the radius.

8. **ENERGY:** No significant impacts are expected to occur. No mitigation measures are required.
9. **HEALTH HAZARDS/RISK OF UPSET:** No significant impacts are expected to occur. No mitigation measures are required.
10. **NOISE:** No significant impacts are expected to occur. No mitigation measures are required.
11. **PUBLIC SERVICES:** No significant impacts are expected to occur. No mitigation measures are required.
12. **SERVICE SYSTEMS:** No significant impacts are expected to occur. No mitigation measures are required.
13. **VISUAL:** No significant impacts are expected to occur. No mitigation measures are required.
14. **CULTURAL RESOURCES:** No significant impacts are expected to occur. No mitigation measures are required.
15. **RECREATION:** No significant impacts are expected to occur. No mitigation measures are required.

Mitigation Monitoring Program

<i>MEASURE</i>	<i>MONITORING AUTHORITY</i>	<i>WHEN IMPLEMENTED</i>
1A	County Planning Department	Map recordation
6A	County Planning Department	Map recordation
6B	County Dept. of Transportation/Sanitation, County Building Department	Prior to map recordation
6C	County Dept. of Transportation/Sanitation; County Building Department	Prior to map recordation
6D	County Dept. of Transportation/Sanitation	Prior to map recordation
7A	County Planning Department	Map recordation
7B	County Planning Department; County Building Department	Grading Permit

1. **LAND USE:**

Environmental Setting: The project site is designated Rural-5 by the Nevada County General Plan, and is zoned "AG-5" General Agricultural. The allocated density is one dwelling unit per 5 acres. The primary purpose of this zoning is to provide for limited general farming, low intensity uses and open spaces. Single-family dwellings are permitted in this zoning district.

The general area is rural residential in nature, with surrounding parcels ranging from 2.5 to 60+ acres in size. Most of the area parcels are in the 5 to 6 ac. range and zoned AG-5. The allowable density in the area is one dwelling unit per 5 acres. Northwest of the project site, the allowable density decreases to one dwelling unit per 10 acres. One residence with accessory structures currently exists on the proposed 10.11 ac. Remainder Parcel.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App. A)</u>	<u>Agency Input (App B)</u>
a. Structures and/or land-use incompatible with existing land-use?	_____	_____	_____	✓	<u>Q,R</u>	<u>1</u>
b. The induction of growth or concentration of population? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	<u>1</u>
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	<u>2, 3</u>
d. The loss of open space?	_____	_____	_____	✓	_____	_____
e. Establishment of a use which would diminish or impair long term productivity of the environment?	_____	_____	_____	✓	_____	_____
f. A substantial alteration of the present or planned land use of an area?	_____	_____	_____	✓	<u>Q,R</u>	_____
g. Creation of an inconsistency or conflict between existing zoning, plans or other applicable land use controls?	_____	_____	✓	_____	<u>Q,R</u>	<u>1</u>
h. Conflict with general plan designation or zoning?	_____	_____	_____	✓	<u>Q,R</u>	<u>1</u>
i. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	_____	_____	✓	_____	<u>Q</u>	_____
j. Effects on agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	_____	_____	_____	✓	_____	<u>1</u>
k. Disrupting or dividing the physical arrangement of an established community, including a low-income or minority community?	_____	_____	_____	✓	_____	<u>1</u>

Impact Discussion: This project is consistent with the current General Plan and zoning designations. The project is consistent and compatible with established surrounding land use and development patterns.

General Plan Policy 1.17 calls for the protection environmentally of sensitive resources. Sensitive resources on the project site include a narrow drainage with riparian habitat, stock pond with wetland habitat, scattered oak groves, and heritage oaks trees.

General Plan Policy 1.18 promotes the clustering of development in rural areas to protect open space and sensitive environmental resources. General Plan Policy 1.12 encourages clustering in rural General Plan designations and agricultural uses to support grazing coexistent with residential uses. General Plan Policy 6.2 allows the County to utilize clustering of development to preserve open space and to encourage creation of open space which will enhance visual, environmental and other open space values. Policies 13.8 and 13.9 call for the protection of landmark oak trees and groves.

A clustering option was submitted that largely avoids sensitive environmental resources through the use of designated building envelopes. To ensure General Plan consistency, recordation of the clustering option is recommended. The following mitigation measure will reduce impacts to land use to a less than significant level.

Mitigation Measure 1A: Record Clustering Option Tentative Parcel Map. The applicant shall record the clustering option tentative parcel map, instead of the originally proposed tentative parcel map.

Mitigation Monitoring Program

<i>MEASURE</i>	<i>MONITORING AUTHORITY</i>	<i>WHEN IMPLEMENTED</i>
1A	County Planning Department	Map recordation

2. HOUSING:

Environmental Setting: The project site consists of one existing residence with accessory structures. The project will result in the creation of three additional parcels. The project has the potential to allow the development of four primary residences.

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. Loss of existing affordable dwellings through demolition, conversion, or removal?	_____	_____	_____	✓	_____	_____
b. Displacement of a large number of current residents? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
c. An effect on existing housing or create an additional demand for additional housing?	_____	_____	_____	✓	_____	_____

Impact Discussion: The proposed project will not result in the displacement of any residences, and will create the opportunity for additional housing. The project does not lend itself to affordable housing opportunities because of the project site's distance from a commercial center, lack of public transportation opportunities, and lack of water/sewer facilities to reduce project cost. No significant impacts to housing will occur, and no mitigation measures are recommended.

3. GEOLOGIC PROCESSES:

Environmental Setting: Topography on the project site is characterized as gentle to rolling. Slopes of 30%+ have not been identified within the project site. The General Plan Erosion Hazard Map indicates a moderate erosion potential in this area. Nevada County is not a hazardous seismic area and there are no known historic faults in the project area.

The Soil Survey of Nevada County, prepared by the Soil Conservation Service, maps the soil type on the project site as Ahwahnee sandy loam (AdC), 9-15% slopes. The Ahwahnee series are characterized as sandy loam well drained with moderately rapid permeability. Runoff is medium on this soil. The hazard to erosion is moderate to high.

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. Unstable earth conditions or changes to geologic substructure?	_____	_____	_____	✓	F, K	_____
b. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	F, S	_____
c. Disruptions, displacements, compaction or overcovering of the soil by cuts, fills, or extensive grading?	_____	_____	_____	✓	_____	_____
d. Changes in topography or ground relief features?	_____	_____	_____	✓	_____	_____
e. The destruction, covering or modification of any unique geologic, paleontologic, or physical features?	_____	_____	_____	✓	_____	_____
f. Any increase in wind or water erosion of soils, on or off the site?	_____	_____	_____	✓	_____	_____
g. Changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?	_____	_____	_____	✓	_____	_____
h. Grading on slopes of over 30 percent?	_____	_____	_____	✓	_____	_____
i. Vibrations from short-term construction or long-term operation, which may affect adjoining areas?	_____	_____	_____	✓	_____	_____
j. Exposure of persons to potential impacts involving volcanic hazard, erosion, change in topography, unstable soil conditions from excavations, grading or fill, or other unique geologic or physical features?	_____	_____	_____	✓	_____	_____

Impact Discussion: Minor road improvements and grading can be expected to occur with this project. These improvements will not likely result in any significant impacts to geologic resources. No mitigation measures are recommended.

4. WATER RESOURCES/FLOODING:

Environmental Setting: The project site is located in the Dry Creek Drainage Basin. A man-made stock pond and narrow drainage that support riparian vegetation occur on the project site. Domestic water for the existing residence is supplied by well. Any future residences would be serviced by individual wells. Seasonal irrigation water service is currently provided by the Nevada County Irrigation District via the Clear Creek Canal.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. Changes in currents, or the course or direction of water movement?	_____	_____	_____	✓	Y	_____
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?	_____	_____	_____	✓	K	_____
c. Change in the amount of surface water in any water body?	_____	_____	_____	✓	I	_____
d. Substantial increase in storm water runoff?	_____	_____	_____	✓	_____	_____
e. Aggravation of an identified drainage problem or creation of a new one?	_____	_____	_____	✓	_____	_____
f. Discharge into surface waters or alteration of surface water quality, including but not limited to temperature dissolved oxygen, turbidity, or thermal water pollution, i.e. eutrophication?	_____	_____	_____	✓	_____	_____
g. Alterations to the course of flow of flood waters, or need for private or public flood control projects?	_____	_____	_____	✓	_____	_____
h. Exposure of people or property to water related hazards such as flooding, placement of a project in a 100-year floodplain, or accelerated runoff? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
i. Alteration of the direction or rate of flow of groundwater?	_____	_____	_____	✓	_____	_____
j. A change in the quantity of groundwater, either through direct additions or withdrawals? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
j. A change in the quantity of groundwater, either through direct additions or withdrawals? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App. A)	Agency Input (App B)
k. Substantial interference with or loss of ground water recharge capability?	_____	_____	_____	✓	_____	_____
l. Overdraft or overcommitment of any groundwater basin? Or, a substantial increase in the existing overdraft or overcommitment of any groundwater basin? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
m. The use of substantial quantities of water?	_____	_____	_____	✓	_____	_____
n. A substantial reduction in aquifer recharge? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
o. Substantial water quality degradation? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
p. A substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____	✓	_____	_____
q. Significant changes in temperature, flow or chemical content of surface thermal springs?	_____	_____	_____	✓	_____	_____

Impact Discussion: The potential addition of three residences is not expected to increase aggregate runoff substantially. The Environmental Health Department does not expect any adverse impacts to ground or surface water from the future use of on-site sewage disposal systems. Two water wells were drilled on the project site in 1998, which yield 40 and 100 gpm. The wells meet the County requirement of demonstrating available water and minimum yield for the purposes of dividing land. NID irrigation water is available to the project site. No significant impacts to water resources are expected to occur, and therefore no mitigation measures are recommended.

5. AIR QUALITY:

Environmental Setting: The overall air quality in Nevada County is good but two known air quality problems exist, the Ozone and Suspended Particulate Matter (PM-10). Nevada County is considered to be "non-attainment" for both pollutants. PM-10 in Grass Valley (and Truckee) meets federal ambient ozone standards but exceeds more stringent State standards in the winter, primarily due to wood smoke from the use of woodstoves and fireplaces. Violations in the summer months have been noted during forest fires or periods of open burning.

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	_____	✓	_____	_____
b. A violation of any air quality standard or contribute to an existing or projected air quality violation?	_____	_____	_____	✓	_____	_____
c. Exposure of sensitive receptors to pollutants?	_____	_____	_____	✓	_____	_____
d. The creation of objectionable smoke, ash or odors?	_____	_____	_____	✓	_____	_____

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App. A)	Agency Input (App B)
e. Dust generation?	_____	_____	_____	✓	_____	_____
f. Exceeding any potentially significant thresholds adopted in County Plans and Goals? (<i>Poten. sig. threshold</i>)	_____	_____	_____	✓	_____	_____
g. The alteration of air movement, moisture, temperature or any change in climate, either locally or regionally?	_____	_____	_____	✓	_____	_____

Impact Discussion: Limited vegetation removal and grading are expected to occur during road construction activities and, depending on the timing of construction and weather conditions, limited dust may be generated by this activity. If vegetation burning does occur, such activity must be conducted on specified "burn days". Impacts to air quality from these activities are expected to be minor, and no significant impacts would likely occur. Thus, no mitigation measures are recommended.

6. TRANSPORTATION/CIRCULATION:

Environmental Setting: Access to the project site is via McCourtney Road, a county-maintained roadway. McCourtney Road is a two-lane Major Collector (i.e., carrying some regional traffic and connecting the major population centers within the County). McCourtney Road, in the vicinity of the project site operates at LOS A.

Proposed access to Parcels 1 and 2 from McCourtney Road is via Beyers Lane, a private road. Proposed access to Parcel 3 from McCourtney Road is via a private drive, south of the Beyers Lane/McCourtney Road intersection. The Dept. of Transportation and Sanitation has reviewed the proposed access design(s) and has provided two design options.

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. Generation of additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system? Substantial capacity impacts is defined as exceeding the designated level of service for the local roadway network. Substantial change relative to existing traffic load is defined as resulting in increasing the existing traffic levels for the local roadway network by more than 25%? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	2
b. A need for private or public road maintenance, or need for new roads?	_____	_____	_____	✓	_____	2
c. Effects on existing parking facilities, or demand for new parking?	_____	_____	_____	✓	_____	_____
d. Hazards to safety from design features, e.g. sharp curves or dangerous intersections, or incompatible uses, e.g. farm equipment?	_____	_____	✓	_____	_____	2

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
e. A substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?	_____	_____	_____	✓	_____	_____
f. An alteration to waterborne, rail or air traffic?	_____	_____	_____	✓	_____	_____
g. An increase in traffic hazards to motor vehicles, bicyclists or pedestrians, including short-term construction and long-term operational?	_____	_____	_____	✓	_____	2
h. Inadequate: Sight distance?	_____	_____	✓	_____	_____	2
Ingress/egress?	_____	_____	✓	_____	_____	2
General road capacity?	_____	_____	_____	✓	_____	2
Emergency access (4290 Standard)?	_____	_____	_____	✓	_____	2,11
i. Hazards or barriers for pedestrians or bicyclists?	_____	_____	_____	✓	_____	2
j. Conflicts with adopted policies supporting alternative transportation, e.g. bus turnouts, bicycle racks?	_____	_____	_____	✓	_____	_____

Impact Discussion: The Dept. of Transportation and Sanitation (DOTS) has reviewed the proposed project and has reviewed possible impacts to the Beyers Lane/McCourtney Road intersection. The intersection has a less than standard vertical curve sight distance condition. DOTS recommends the intersection be upgraded to minimum private road approach standards, if utilized for access.

DOTS has provide two access design options. DOTS recommends improvements to provide for safe access at the Beyers Lane/McCourtney Road intersection.. An alternative to the Beyers Lane/McCourtney Road intersection is to utilize an existing driveway to access the three proposed parcels. The DOTS access design options are intended to reduce the effect of the project to a less than significant level.

Traffic generated by the potential addition of three single-family dwellings will not affect the Level of Service (LOS) on McCourtney Road. A Traffic Impact Mitigation Fee, in accordance with the latest adopted Traffic Impact Mitigation Program, will be levied at the time of building permit application for development of parcels created by this project. The fee will be collected to mitigate the cumulative traffic impacts of this development upon the major Nevada County road system and will be based on the latest fee schedule adopted by the Nevada County Board of Supervisors.

The Mitigation Measures will ensure that current County ordinance road and fire safety standards are met as a result of project approval. The following mitigation measures are recommended to reduce impacts to traffic and circulation to a less than significant level.

Mitigation Measure 6A: Access Design and Improvement Plans to Minimize Project Effects on McCourtney Road. The proposed access shall be designed and constructed to in compliance with the following:

A. Access Construction (choose one of the two options):

Option 1

- a. Retain the current proposed access and lot configuration, obtain an encroachment permit, and reconstruct the Beyers Lane/McCourtney Road intersection to minimum private road approach standards.

- b. Construct a driveway to minimum fire safe standards through the remainder parcel to provide access to proposed Parcel No. 3.
- c. Provide evidence of legal access to Beyers Lane and annex to the Beyers Lane CSD.

OR

Option 2

- a. Redesign the proposed lot access and lot configuration to take access for all parcels from McCourtney Road at the currently proposed access, for proposed Parcel 3 without utilizing Beyers Lane.
- b. Construct the access road to minimum fire safe road standards for that portion of the road utilized by all three parcels.
- c. Provide a minimum fire safe turn-around where the access road transitions to a driveway standard.
- d. Provide a mechanism to provide for ongoing maintenance of the road and encroachment.
- e. Provide a "no access easement" along the northern property line of proposed Parcels 1 and 2.

Mitigation Measure 6B: Obtain a mutual use easement to allow this subdivision to utilize the existing encroachment that serves the adjacent parcel to the south. Obtain an encroachment permit and construct to minimum County standards.

Mitigation Measure 6C: Dedicate right-of-way sufficient to contain the existing McCourtney Road, including cuts and/or fills, 30-foot half right-of-way minimum.

Mitigation Measure 6D: Offer for dedication sufficient right-of-way to contain the existing Beyers Lane, including cuts and/or fills, 25-foot half right of way minimum.

Mitigation Monitoring Program

<i>MEASURE</i>	<i>MONITORING AUTHORITY</i>	<i>WHEN IMPLEMENTED</i>
6A	County Department of Transportation and Sanitation, County Building Department	Prior to map recordation
6B	County Department of Transportation and Sanitation, County Building Department	Prior to map recordation
6C	County Department of Transportation and Sanitation	Prior to map recordation
6D	County Department of Transportation and Sanitation	Prior to map recordation

7. BIOLOGICAL RESOURCES:

Environmental setting:

Dominate biological communities on the project site include oak woodland and annual grassland. The project site includes a narrow drainage with riparian habitat, man-made stock pond with wetland habitat, scattered oak groves, and heritage oaks trees. Ten landmark oak trees, exceeding 36" diameter at breast height (dbh) have been identified in the revised Biological Inventory Report. Scattered Oak groves characterized by greater than 33% canopy closure have been identified in the revised Biological Inventory Report.

A man-made pond, approximately .2 acres in size is located along the southern property line. The pond serves the cattle ranching operations of the site. The pond is largely maintained by NID water, provided by an underground water main. The pond contains a small amount of man-induced wetland habitat. A narrow drainage with riparian habitat traverses the southern portion of the property. The drainage provides water inflow and outflow to the pond. Water is supplied to the drainage from a stock pond located on an adjoining parcel to the west.

Although deer frequent the project site, no major deer migration corridors, critical range, or critical fawning areas were identified by the biological inventory report. No sensitive, endangered, or threatened wildlife or plant species were identified within the Biological Inventory Report or site evaluation.

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. A loss or disturbance to a unique, rare or threatened, or endangered species of plant or animal, or habitat of species within the community? (<i>pot. significant threshold</i>)	_____	_____	✓	_____	Y	_____
b. A reduction in the numbers or restrictions in the range of any unique, rare or endangered, or threatened species of plants or animals? (<i>pot. sig. threshold</i>)	_____	_____	✓	_____	Y	_____
c. A reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements? (<i>pot sig. threshold</i>)	_____	_____	_____	✓	Y	_____
d. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals or plants? (<i>pot sig. threshold</i>)	_____	_____	_____	✓	Y	_____
e. A reduction in the diversity or numbers of animals on-site, including mammals, birds, reptiles, amphibians, fish or invertebrates?	_____	_____	_____	✓	Y	_____
f. A substantially diminished habitat or a deterioration of existing fish, wildlife or plant habitat (for foraging, breeding, roosting, nesting, etc.)?	_____	_____	_____	✓	Y	_____
g. The introduction of a barrier to movement of any resident or migratory fish or wildlife species? (<i>pot. sig. threshold</i>)	_____	_____	_____	✓	Y	_____
h. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?	_____	_____	_____	✓	Y	_____
i. The introduction of a new species of plant, wildlife or fish into an area, or, a barrier to the migration and movement of animals?	_____	_____	_____	✓	_____	1
j. The reduction in acreage of any agricultural crop?	_____	_____	_____	✓	Y	1

Impact Discussion: Sensitive biological resources with potential to be affected by future development resulting from the proposed project include riparian habitat, wetlands, drainage, and oak woodlands. A clustering option was submitted that to a large extent avoids these sensitive biological resources by designating building envelopes.

General Plan Policy 11.7 promotes the enforcement of minimum building setbacks to adequately protect wetland resource values. Policy 11.8 promotes the use of clustering to preserve riparian and wetland habitats. A 50' setback has been delineated on the proposed parcel map. The proposed setback will protect the sensitive biological resources associated with the pond and drainage/riparian area. A clustering option was submitted that protects these identified resources. Policies 13.8 and 13.9 calls for the protection of oak groves and landmark oak trees. A clustering option was submitted that provides building envelopes that exclude the oak groves and landmark oak trees from disturbance.

To ensure General Plan consistency with policies that provide for the protection of sensitive biological resources and reduce impacts to these resources, recordation of the clustering option, with modifications to avoid sensitive environmental resources, is recommended.

Mitigation Measure 7A: Record Clustering Option Tentative Parcel Map. This mitigation measure is the same as Mitigation Measure 1A above.

Mitigation Measure 7B: Provide disturbance setbacks from designated Landmark Oak trees and groves.. The developer shall avoid encroachment of structures, grading, or trenching within the dripline or twenty-five (25) feet (whichever is greater) of the trunk of any Landmark Oak tree or grove as designated on the proposed tentative map. If encroachment within the dripline is unavoidable, no more than one-third of the root area shall be disturbed, graded or covered with impervious materials. The root area is considered to extend beyond the dripline a distance equal to one-half the radius.

Mitigation Monitoring Program

<i>MEASURE</i>	<i>MONITORING AUTHORITY</i>	<i>WHEN IMPLEMENTED</i>
7A	County Planning Department	Map recordation
7B	County Planning Department and Building Department	Grading permit

8. ENERGY:

Environmental Setting: Energy needs in western Nevada County are required primarily for heating, cooling and lighting purposes. The General Plan Housing Element encourages development to maximize solar access for residential development and the incorporation of adequate tree cover on the west side of buildings and along streets to help reduce the cooling demand during summer months.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. A substantial increase in demand, especially during peak periods, upon existing sources of energy?	_____	_____	_____	✓	_____	_____
b. A requirement for the development of new sources of energy or expansion of existing facilities?	_____	_____	_____	✓	_____	_____
c. The use of fuel or energy in a wasteful or inefficient manner? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	_____
d. The necessity to extend power lines requiring new easements?	_____	_____	_____	✓	_____	_____

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
e. A conflict with an adopted energy conservation plan?	_____	_____	_____	✓	_____	_____

Impact discussion: Energy use will be limited to electricity needed for a limited number of additional single family residences, and therefore no substantial impacts are expected. No mitigation measures are recommended.

9. HEALTH HAZARDS/RISK OF UPSET:

Environmental Setting: The Nevada County Environmental Health Department has no record of any hazardous materials or wastes uses, generated, or disposed on this site. The project is not within or adjacent to any abandoned or active solid waste disposal sites that are known to the Department.

- a. In the known history of this property, have there been any past uses, storage, or discharge of hazardous materials? (Examples include, but are not limited to, fuel or oil stored in underground tanks, pesticides, solvents, or other chemicals.) Yes _____ Maybe _____ No ✓
- b. Will the proposed project involve the use, production or disposal of materials which pose a hazard to people or animal, or plant populations in the area effected? Yes _____ Maybe _____ No ✓

Will the proposal result in:

	Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____	✓	_____	3
b. Exposure of people to potential health hazards?	_____	_____	_____	✓	_____	3
c. A risk of an explosion or the release of hazardous substances (including, but not limited to oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____	✓	_____	_____
d. Possible interference with an emergency response plan or an emergency evacuation plan? (pot. significant threshold)	_____	_____	_____	✓	_____	_____

Impact Discussion: The proposed project is not anticipated to generate hazardous materials or solid waste other than those normally associated with single family dwellings. Therefore, no significant environmental impact is anticipated with regard to solid or hazardous wastes. No mitigation measures are recommended.

10. NOISE:

Environmental Setting: The General Plan establishes maximum allowable noise levels for land use projects and encourages future sensitive land uses, including the creation of new residential parcels, be located in areas where noise generation is limited.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. Long-term exposure of people to noise levels exceeding County thresholds? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	Q	_____
b. Short-term exposure of people to noise levels exceeding County thresholds?	_____	_____	_____	✓	Q	_____
c. A project-generated substantial increase in the ambient noise levels for adjoining areas, either day or night?	_____	_____	_____	✓	_____	_____

Impact Discussion: The proposed project is not anticipated to generate or be subject to noise levels other than those normally associated with single family dwellings. Therefore, no significant environmental impact is anticipated with regard to noise generation or exposure. No mitigation measures are recommended.

11. PUBLIC SERVICES:

Environmental Setting: The following public services are provided to this site:

Fire: The Nevada County Consolidated Fire District provides fire protection services to this area. The CDF Fire Severity Hazard Maps identify the area of proposed development as an area of high fire hazard, which is characteristic of the majority of Nevada County because of the vegetative resources present.

Police: Law enforcement services are provided by the Nevada County Sheriff.

Schools: The Clear Creek Elementary and Nevada Union High School Districts serve this site. Both Districts are currently operating below capacity.

Other: Library services are provided by the County of Nevada. Solid waste generated either during the development of the site or after occupancy are disposed of at the McCourtney Road Transfer Site, which is maintained by the County of Nevada, who contracts with a solid waste disposal company to haul material to a permitted sanitary landfill. Recreation services are discussed in Section 15, Recreation.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. <u>FIRE PROTECTION</u>						
1) An increased fire hazard in areas with flammable brush, grass or trees?	_____	_____	_____	✓	_____	11, 15
2) A substantial increase of expenditures for fire protection?	_____	_____	_____	✓	_____	11, 15
3) Exposure of people to hazardous wastes/materials? (<i>pot. significant threshold</i>)	_____	_____	_____	✓	_____	3
b. <u>POLICE PROTECTION</u>						
A substantial increase in expenditures for police protection?	_____	_____	_____	✓	_____	_____
c. <u>SCHOOLS</u>						
1) A substantial increase in the number of school children in the attendance area?	_____	_____	_____	✓	_____	_____
2) Aggravation of an existing facilities overcrowding?	_____	_____	_____	✓	_____	_____
3) A negative impact on student access routes to or from school property during normal working hours?	_____	_____	_____	✓	_____	_____

Will the proposal result in:

Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
-------------------------	---------------------------	----------------------------	-------------	---------------------------	----------------------------

d. **PUBLIC WATER**

A substantial impact on or alteration to:

- 1) Local or required water distribution facilities?
- 2) Local or regional water supplies or distribution facilities?

_____	_____	_____	✓	_____	_____
_____	_____	_____	✓	_____	_____

e. **PUBLIC SEWER**

An impact on or substantial expansion to any existing systems?

_____	_____	_____	✓	_____	_____
-------	-------	-------	---	-------	-------

d. **OTHER**

An effect upon or a need for any other new or altered public facilities, utility or government service?

_____	_____	_____	✓	_____	_____
-------	-------	-------	---	-------	-------

Impact Discussion:

Fire: State and County Codes require that development comply with minimum fire safety requirements, including water storage for fireflow, adequate access for fire equipment, and clearance of native brush from around structures. Conditions to satisfy these requirements will be included as a part of project approvals, and therefore no mitigation measures are recommended.

Schools: Mitigation of school impacts are addressed by the State of California by the imposition of school impact fees, collected at the time of building occupancy.

12. **SERVICE SYSTEMS:**

Environmental Setting: Soil testing has been conducted on the proposed parcels. Suitable soil have been identified on each parcel which meet the minimum requirements for on-site sewage disposal systems.

Will the proposal result in:

Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
-------------------------	---------------------------	----------------------------	-------------	---------------------------	----------------------------

A need for new systems or supplies, or substantial alterations to:

- a. Septic systems?

_____	_____	_____	✓	_____	3
-------	-------	-------	---	-------	---

- b. Any other service system?

_____	_____	_____	✓	_____	_____
-------	-------	-------	---	-------	-------

Impact Discussion: Sewage disposal systems must be constructed within the areas approved for sewage disposal, and under permits from the Nevada County Department of Environmental Health. No adverse environmental impact to water quality from sewage disposal is anticipated as a result of this land division.

13. **VISUAL:**

Environmental Setting: Nevada County's natural resources provide an extraordinary scenic quality and the General Plan calls for preserving scenic viewsheds and ridgelines to protect existing character.

Will the proposal result in:

Known Poten. Sig.	Unknown Poten. Sig.	Poten. Sig. & Mitig.	Not Sig.	Data Source (App A)	Agency Input (App B)
-------------------------	---------------------------	----------------------------	-------------	---------------------------	----------------------------

- a. Demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?

_____	_____	_____	✓	_____	_____
-------	-------	-------	---	-------	-------

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
b. The creations of an aesthetically offensive site open to public view? (pot. significant threshold)	_____	_____	_____	✓	_____	_____
c. A change to the visual character of the area?	_____	_____	_____	✓	_____	_____
d. Glare or night lighting which may affect adjoining areas?	_____	_____	_____	✓	_____	_____
e. A visually incompatible structure within a designated historic district? (pot. significant threshold)	_____	_____	_____	✓	_____	_____

Impact Discussion: The project could result in additional residential construction on the three proposed parcels, none of which should be visible from McCourtney Road. Open space areas proposed as part of the clustering option will help protect the open, rural visual character of the general area. No significant visual impacts will be created by this project and no mitigation measures are recommended.

14. CULTURAL RESOURCES:

Environmental Setting: No sensitive cultural resources were identified on the project site. Jensen & Associates conducted a complete coverage archaeological inventory survey of the projects site, including a pre-survey literature review. The literature review did not reveal the occurrence of any resources on the project site. No evidence of prehistoric or historic-era activity or occupation was observed during the field survey.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. The disruption, alteration, destruction, or adverse effect on a recorded pre-historic or historic archaeological site (note site number below)? (pot. significant threshold)	_____	_____	_____	✓	X	_____
b. The distribution or removal of human remains? (pot. sig. threshold)	_____	_____	_____	✓	X	_____
c. Increased potential for trespassing, vandalizing, or sabotaging of archaeological resources?	_____	_____	_____	✓	X	_____
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?	_____	_____	_____	✓	X	_____
e. The potential to cause a physical change which would affect unique ethic cultural values?	_____	_____	_____	✓	X	_____
f. Restricting existing religious or sacred uses within the potential impact area?	_____	_____	_____	✓	X	_____
g. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	_____	✓	X	_____

Impact Discussion: No sensitive archeological resources were identified in the Archaeological Inventory Survey, and therefore the project is not expected to adversely affect cultural resources. There is, however, a remote possibility of uncovering unanticipated subsurface features or artifacts, and if such resources are encountered or suspected, work should be halted immediately and a professional archaeologist consulted. Because the likelihood of such an occurrence is low, an advisory condition will be included on the Supplemental Map, and no mitigation measures are recommended.

15. **RECREATION:**

Environmental Setting: The project is located within the Western Gateway Recreation Area. The General Plan establishes the level of service for recreational needs as 3 acres per each 1,000 persons, countywide.

<u>Will the proposal result in:</u>	<u>Known Poten. Sig.</u>	<u>Unknown Poten. Sig.</u>	<u>Poten. Sig. & Mitig.</u>	<u>Not Sig.</u>	<u>Data Source (App A)</u>	<u>Agency Input (App B)</u>
a. An increased demand for neighborhood or regional parks or other recreational facilities?	_____	_____	_____	✓	_____	_____
b. An affect on existing recreational facilities?	_____	_____	_____	✓	_____	_____
c. A conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?	_____	_____	_____	✓	_____	_____

Impact Discussion: While the creation of three building sites may generate an impact on recreational services within the Recreation District, those impacts will be offset by the payment of Quimby fees required prior to recordation of this map. Because those fees are established by County ordinance and will be included in conditions of approval. No mitigation is recommended.

XVI. MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Data Source</u> <u>(App A)</u>	<u>Agency Input</u> <u>(App B)</u>
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California's history or prehistory?	_____	_____	_____✓_____	_____	_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	_____	_____	_____✓_____	_____	_____
c. Does the project have environmental effects which are individually limited but cumulatively considerable (cumulatively considerable means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects)?	_____	_____✓_____	_____	_____	_____
d. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____✓_____	_____	_____
<u>Alternatives to the Proposed Action:</u> Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?	_____	_____	_____✓_____	_____	_____

RECOMMENDATION OF THE PROJECT PLANNER: On the basis of this initial evaluation:

_____ I find the proposed project will NOT have a significant adverse environmental effect, and a NEGATIVE DECLARATION is recommended.

✓_____ I find that although the proposed project could have a significant adverse environmental effect, there would not be a significant effect in this case if mitigation measures described herein are included in the project. A MITIGATED NEGATIVE DECLARATION is recommended.

_____ I find that the proposed project MAY have a significant adverse environmental effect and an ENVIRONMENTAL IMPACT REPORT should be prepared.


Steve Enos, Planner II

November 2, 1999
Date

APPENDIX "A"
ENVIRONMENTAL REVIEW DATA SOURCES

- A. State Division of Mines and Geology, *Mineral Classification Map*, 1990
- B. State Department of Fish and Game, *Migratory Deer Ranges*, 1988
- C. State Department of Fish and Game, *Natural Diversity Data Base Maps*, as updated
- D. State Department of Forestry and Fire Protection, *Fire Hazard Severity Zone Maps*, 1990
- E. State Division of Mines and Geology, *Geologic Map of the Chico Quadrangle, Calif.* 1992
- F. State Division of Mines and Geology, *Fault Map of California*, 1990.
- G. State Dept. of Conservation, *Important Farmland Map*, as updated
- H. State Dept. of Forestry & Fire Protection, *Nevada County Hardwood Rangelands*, 1993
- I. U.S.G.S., *7.5 Quadrangle Topographic Maps*, as updated
- J. U.S. Fish and Wildlife Service, *National Wetlands Inventory*, (GV Quad) 12/95
- K. U. S. Soil Conservation Service, *Soil Survey of Nevada County*, 1975
- L. U.S. Department of Agriculture, *Soil Survey of the Tahoe National Forest*, 1974
- M. U.S. Bureau of Reclamation, *Seismotectronic Study of the Truckee/Lake Tahoe Area*, 1986 (Generalized Geology and Major Faults in the Northeastern Sierra Nevada Map)
- N. U.S. Geological Service, *Nevada County Landslide Activity Map*, 1970, as found in the Draft Nevada County General Plan, Master Environmental Inventory, December 1991, Figure 8-3
- O. Federal Emergency Management Agency, *Flood Insurance Rate Maps*, 1987
- P. Wilson, Norman, *Avalanche Hazard Study - Nevada County*, 1982
- Q. County of Nevada, Nevada County General Plan, 1995
- R. County of Nevada, Land Use and Development Code Zoning Ordinance
- S. *Draft Nevada County General Plan, Master Environmental Inventory*, December 1991
- T. All Final Environmental Impact Reports, certified by the County of Nevada
- U. Foothill Airport Land Use Commission, *Nevada County Air Park Comprehensive Land Use Plan Safety Zones*, as updated
- V. Foothill Airport Land Use Commission, *Truckee-Tahoe Airport Comprehensive Land Use Plan Safety Zones*, as updated
- W. California Native Plant Society (James Smith and Ken Berg), *Inventory of Rare and Endangered Vascular Plants of California*, 1994
- X. Archaeological Survey prepared by Jensen & Associates, dated May 6, 1998.
- Y. Marcus Bole & Associates, Biological Inventory, dated July, 1997.

APPENDIX "B"
INDEX OF AGENCIES

NOTE: An * indicates those agencies who provided input.

1. Planning Department *
2. Department of Transportation and Sanitation *
3. Environmental Health Department *
4. Building Inspection Department
5. California Transportation Commission
6. PG&E
7. Nevada Irrigation District *
8. Resource Conservation District
9. Northern Sierra Air Quality Management District
10. CalTrans
11. California Department of Forestry *
12. California Department of Fish & Game
13. Regional Water Quality Control Board (Lahontan/Central Valley Region)
14. North Central Information Service, Anthropology Department, California State University, Sacramento
15. Nevada County Consolidated Fire District *

SUPPORT>MAPS>AVERY>INITSTUD.DOC

Tentative Parcel Map

A.P.N. 02-680-04

PARCEL A OF BOOK 5 OF PARCEL MAPS, PAGE 177
BEING A PORTION OF THE N.E. 1/4 OF SECTION 25,
T15 N., R7 E., M10.
COUNTY OF NEVADA, STATE OF CALIFORNIA
MARCH, 1997
SCALE 1" = 100'

SCALE 1" = 100'

HIDDEN MEADOW RANCH
02-680-15

OWNER:
CARL AND ANNE AVERY
18708 MCCOURTNEY RD.
GRASS VALLEY, CA 95946
916-273-4040

ZONING:
AG 5 (5 AC. MIN)

FIRE PROTECTION:
WATT PARK FIRE DEPT.

SCHOOL:
NEVADA UNION HIGH SCHOOL
CLEAR CREEK ELEMENTARY

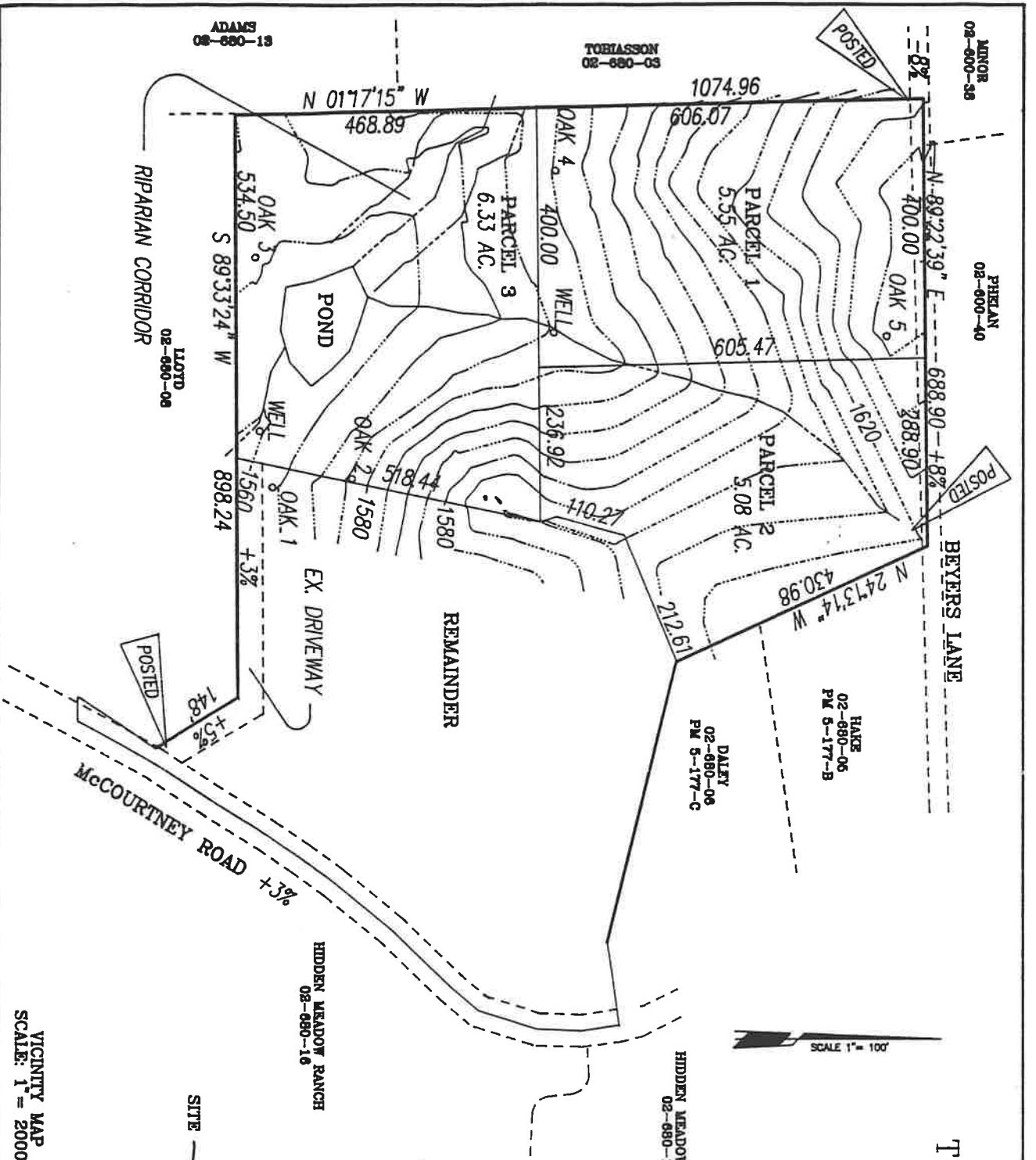
SEWER:
PRIVATE SEPTIC SYSTEM

PHONE:
PACIFIC BELL

PREPARED BY:
MICHAEL S. MARTIN, PLS
P.O. BOX 206
FORESTHILL, CA 95631
650-367-2131

POWER:
P.C. & E.

VICINITY MAP
SCALE: 1" = 2000'



NOTE: DUE TO THE CONSTRAINTS IMPOSED BY EXISTING BELTS, LIMITED AREAS FOR SEWAGE DISPOSAL, ROCK OILDRIERS, SEASONAL DRAINAGE, LAND MADE AVAILABLE AND AGRICULTURAL CROPPING, THIS PROPERTY PRESENTS VERY LIMITED OPTIONS FOR CLUSTERING BEYOND SPECIFICALLY RELATING BUNGALOWS. THIS CONFIGURATION WILL IN FACT ACCOMMODATE THE CUSTOMER'S GOALS OF UNIFORMITY, THE RURAL QUALITY OF LIFE, PROTECTING ENVIRONMENTAL RESOURCES AND ENCOURAGE RESIDENT MANAGEMENT ON THIS PROPERTY IN A MANNER COMBINATION WITH THESE GOALS AS WELL AS DOWNTOWN AND SUBURBAN USES.

**Nevada County Department
of
Environmental Health**

950 Maidu Avenue
Nevada City, CA 95959-8617
(530) 265-1452/Fax: 265-7056

10075 Levone Avenue, Suite 105
Truckee, CA 96161
(530) 582-7884/Fax: 582-0712

<http://www.co.nevada.ca.us/ehealth>

MEMORANDUM

29 June, 1999

TO: Kerry Przepiorski, Planner II
Nevada County Planning Department

FROM: Peggy Zarriello, Registered Environmental Health Specialist *Bz*

RE: **PM99-008**; EIS99-017; APN 02-680-04; AVERY

BACKGROUND

The subject property is currently developed with a residence on 27.07 acres. Applicant proposes to divide the parcel into four parcels with the existing residence shown on a "remainder" parcel. Soils testing has been conducted on each of the other three proposed parcels.

DISCUSSION

Ground Water

The existing residence will be on a "remainder" parcel and thus does not fall under environmental review. The other three proposed parcels have been tested for a sewage disposal system site and suitable soils have been identified. Based upon soil data and the percolation rates, the Minimum Useable Sewage Disposal Area required for proposed Parcel 1 will be a minimum of 15,000 sq. ft. for an intermittent sand filter system. For proposed Parcel 2, a minimum of 12,000-sq. ft. for a standard system is required and for parcel 3, a minimum of 15,000-sq. ft. for a standard system is required. The soils meet minimum requirements; this department prior to the construction of a sewage disposal system will require a permit, and consequently it is anticipated that the sewage disposal systems will not have any adverse impact to ground water quality.

Two wells have been drilled on the parcel in 1998 and have well yields of 40 and 100 gpm. The well yield information submitted for these wells indicates sufficient yield for the project. These two wells show adequate water information to process the final map. It can reasonably be anticipated that eventually, each of the parcels will have a well drilled on it. A permit from this office is required prior to the construction of any water well. The department is not aware of ground water quality or quantity problems in this area of the County. Thus, it is anticipated that the construction of wells coincident with the development of three additional parcels created by this map will not result in an adverse environmental impact to either ground water quality or quantity.

Health Hazard/Risk of Upset

The department has no record of any hazardous materials or wastes used, generated or disposed of on this site. This type of development does not typically result in the use, storage or disposal of hazardous materials other than those normally associated with single family dwellings. As a result, this project would not be expected to result in a significant risk of hazardous material contamination of the property or surrounding properties, or a hazard to health.

The project is not within or adjacent to any abandoned solid waste disposal sites that are known to the department.

CONCLUSIONS

The department has no objection to approval of the map, subject to the following conditions:

Prior to Map Recordation:

1. Delineate the Minimum Useable Sewage Disposal Area (MUSDA) on a supplemental map to be recorded concurrently with the Parcel Map for all lots or parcels as required by Section L-VI 1.12 of the Land Use and Development Code. This map shall be a scaled map or drawing in compliance with Sections 66434 (f), 66434.2, and 66445 (g) of the Subdivision Map Act. The map shall identify easements and other development encumbrances specified in the title report. The MUSDA shall not include any area identified as environmentally sensitive, or otherwise restricted from disturbance. Lots failing to have the MUSDA must be combined with adjacent lots. Said areas must be referenced from the closest survey monument(s). A field review to verify the adequacy of the proposed MUSDA(s) may be required by this department
2. A supplemental map to be recorded concurrently with the Parcel Map shall bear the statement that there is no guarantee that water is available or that sewage can be disposed of on any lot or parcel of the recorded map.

APN: 02-680-04

Re: 3-way split & MUSDH locations.

12-3-98

~~Concern~~ Concerning lots 2 & 3.

10' Property line setback at the adjoining lots.

Parcel 3 has a well but parcel #2 does not.

With the MUSDH on Parcel #2 being 10' off the P/L.
it makes sense that the MUSDH for Parcel #3 to
be next to it in the good soil. Parcel #2
MUSDH would prohibit a well to be drilled w/in
100' of the area.

Spoke w/ Larry Sage concerning the setback.
OK to allow 10' p/l setback at the adjoining line.
(Ry) + (LS).

DATE Sept 3, 1998
 SUBJECT Setback for Sewage area on Parcel 3 of Proposed parcel split
 on APR 02-680-04

Randall Burr, REHS
 Nevada Co. Environmental Health

Randall - This memo is just to remind you that I have shown the sewage area for Parcel 3 with a 10 foot setback on the

interior lot line (adjacent to Parcel 2). I realize the code states that a 50 foot setback is

required, however, in this case the sewage area for parcel 2 is 10 feet across the property line and therefore, the 10 foot setback on Parcel 3 has

no effect on Parcel 2 and its possible well site. Is there a way around the 50 foot required setback?

SIGNED Mary Stewart #1160

☒ PLEASE REPLY ☐ NO REPLY NECESSARY



SIERRA

ENGINEERING SERVICES

ENGINEERING ❁ PLANNING

August 31, 1998

Mr. Randall Yun
Nevada County Department of Environmental Health
950 Maidu Avenue
Nevada City, CA 95959

Re: APN 02-680-04

Dear Randall:

Enclosed is a copy of this firm's Sewage Disposal Report for the septic system on the above referenced parcel.

Should you have any questions regarding this report, please do not hesitate to call me at 823-8420.

Very truly yours,

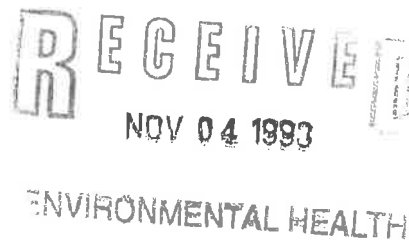

Mary Blanchette Wall, P. E.
Principal

MBW/sb

Enclosures: Sewage Disposal Report & Plot Plan (2 copies)

cc: Carl & Penny Avery

\\sb\word\98-52\ncdoeh.ltr



Sierra Engineering Services
1161 High Street
Auburn, CA. 95603
(916)-823-8420

RECEIVED

MAR 18 2005

NEVADA COUNTY
COMMUNITY DEVELOPMENT AGENCY

SEWAGE DISPOSAL REPORT

FOR A.P.N. 02-68-04

August 31, 1998

GENERAL INFORMATION

OWNER

Carl & Penny Avery
18798 McCourtney Road
Grass Valley, CA 95949

PARCEL SIZE

Approx. 3 - 5 acre parcels

PARCEL LOCATION

18798 McCourtney Road, Nevada County

WATER SUPPLY

Individual wells

PROPOSED USE

Soil testing for 3-way split

TESTING PROCEDURE

SOIL MANTELS

Soil mantel testing was conducted on June 15, 1998. This testing was witnessed by Randall Yun of the Nevada County Environmental Health Department. The following are the logs of the soil mantel profiles.

SM #1

SM #1

- 0-15" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.
- 15-22" 10 YR 4/6 dark yellowish brown sandy clay to clay, friable with an angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.
- 22-36" 5 YR 5/8 yellowish red and 10 YR 4/6 dark yellowish brown sandy clay with decomposed granite, damp and friable to firm with a weak subangular blocky structure, slightly plastic and slightly sticky with few very fine to fine roots with a clear, smooth boundary.
- 36-90" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy loam and decomposed granite with a massive structure, damp and friable with few fine roots to 48", nonplastic and nonsticky.

SM #2

- 0-5" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.
- 5-28" 10 YR 4/6 dark yellowish brown sandy clay to clay, friable with an angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.

28-58" YR 5/8 yellowish red and 10 YR 4/6 dark yellowish brown sandy clay with decomposed granite, damp and friable to firm with a weak subangular blocky structure, slightly plastic and slightly sticky with few very fine to fine roots with a clear, smooth boundary.

58-96" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy loam and decomposed granite with a massive structure, damp and friable with few fine roots to 48", nonplastic and nonsticky.

SM #3

0-6" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.

6-28" 10 YR 4/6 dark yellowish brown sandy clay to clay, friable with an angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.

28-93" 10 YR 5/6 yellowish brown, 10 YR 5/8 yellowish brown, and black decomposed granite crushing into a sandy loam with a massive structure, friable with few fine roots to 48", nonplastic and nonsticky.

SM #4

0-12" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.

12-25" 10 YR 4/6 dark yellowish brown sandy clay to clay, friable angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.

25-58" 7.5 YR 4/6 strong brown sandy clay with distinct mottles and decomposed granite, damp and friable to firm with a weak subangular blocky structure with a few very fine to fine roots and a clear, smooth boundary.

58-90" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy clay loam and decomposed granite with a massive structure, damp and friable with few fine to 48" roots, nonplastic and nonsticky.

SM #5

0-15" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.

15-30" 10 YR 4/6 dark yellowish brown sandy clay to clay with distinct mottles, friable with an angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.

30-57" 5 YR 5/8 yellowish red and 10 YR 4/6 strong brown sandy clay with decomposed granite, damp and friable to firm with a weak subangular blocky structure, a few very fine to fine roots and a clear, smooth boundary.

57-96" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy loam and decomposed granite with a massive structure, damp and friable with few fine roots, nonplastic and nonsticky.

SM #6

0-14" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and course roots and a gradual, smooth boundary.

- 14-24" 10 YR 4/6 dark yellowish brown sandy clay to clay, friable with an angular blocky structure, plastic and sticky with few very fine to fine roots and a gradual, smooth boundary.
- 24-57" 7.5 YR 4/6 strong brown sandy clay with distinct mottles and decomposed granite, damp and friable to firm with a weak subangular blocky structure with a few very fine to fine roots and a clear, smooth boundary. A large section of fractured rock was in this horizon.
- 57-90" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy clay loam and decomposed granite with a massive structure, damp and friable with few fine roots, nonplastic and nonsticky.

SM #7

- 0-24" 7.5 YR 3/4 dark brown sandy loam, damp and friable with a moderate, medium subangular blocky structure, nonplastic and slightly sticky with common fine, medium, and coarse roots and a gradual, smooth boundary.
- 24-46" Massive clay.
- 46-84" 7.5 YR 7/8 reddish yellow, 7.5 YR 6/8 reddish yellow, 7.5 YR 2/0 black, and 7.5 YR 8/2 white sandy clay loam and decomposed granite with a massive structure, damp and friable with few fine roots, nonplastic and nonsticky.

SOIL PERCOLATION TEST RESULTS

Soil percolation testing was conducted on August 17, 1998 after presoaking the holes overnight. The location of the test holes are shown on the site plan included with this report.

TIME	HOLE #	P-1	P-2	P-3
	DEPTH	36"	36"	36"
30 MIN.		1	1	6/8
60 MIN.		6/8	6/8	1
90 MIN.		4/8	6/8	6/8
120 MIN.		4/8	1	6/8
150 MIN.		4/8	6/8	6/8
180 MIN.		4/8	6/8	1
210 MIN.		4/8	4/8	6/8
PERC RATE (mpi)		60 ✓	60 ✓	40 ✓

TIME	HOLE #	P-4	P-5	P-6
	DEPTH	36"	36"	36"
30 MIN.		1 4/8	6/8	6/8
60 MIN.		1 4/8	1	1
90 MIN.		1 4/8	6/8	6/8
120 MIN.		1	1	1
150 MIN.		1 2/8	6/8	1 2/8
180 MIN.		1 1/8	6/8	1
210 MIN.		1 2/8	6/8	1
PERC RATE (mpi)		24 ✓	40 ✓	30 ✓

TIME	HOLE #	P-7	P-8	P-9
	DEPTH	36"	36"	36"
30 MIN.		2/8	4/8	2/8
60 MIN.		2/8	2/8	2/8
90 MIN.		2/8	2/8	1/8
120 MIN.		3/8	2/8	2/8
150 MIN.		2/8	2/8	2/8
180 MIN.		2/8	2/8	2/8
210 MIN.		2/8	2/8	2/8
PERC RATE (mpi)		120	120	120 ✓

RESULTS & RECOMMENDATIONS

PARCEL #1

TEST RESULTS

Based upon the results of the soil mantle logs there is adequate soil depth for a sand filter sewage disposal system. The soil mantles on Parcel #1 had more fractured rock and increased clay content than the soil mantles for the other two parcels and will require that a sand filter pretreatment system be used for the method of sewage disposal on this parcel.

The soil percolation testing conducted on this parcel resulted in an average percolation rate of 120 mpi at the 30 to 36 inch depth. This average percolation rates shall be used to design the pressure dosed leachfield for the sand filter system to be placed at the 24 inch depth.

Based upon the percolation rate 15,000 square feet of sewage disposal area is required for creation of a new parcel. This area is available and is shown on the attached site plan.

SYSTEM DESIGN

The sewage disposal system for any future house built on the property consist of a 1500 gallon septic tank/ pump tank combination (adequate for up to 4 bedrooms), a sand filter (sized for the appropriate number of bedrooms) and 110 lineal feet of 3 foot wide by 24 inch deep pressure dosed leachline per proposed bedroom. The leachline shall be placed on contour in the area shown on the attached site plan.

A complete system design shall be required for this sewage disposal system prior to obtaining the septic permit for this parcel.

PARCEL #2

TEST RESULTS

512 + 344
Based upon the results of the soil mantel logs there is adequate soil depth for a standard, gravity feed sewage disposal system in the area designated as sewage diposal area on the site plan.

The soil percolation testing conducted on this parcel resulted in an average percolation rate of 31 mpi at the 30 to 36 inch depth. This average percolation rates shall be used to design the gravity fed leachfield for the system to be placed at the 30 inch depth.

Based upon the percolation rate 12,000 square feet of sewage disposal area is required for creation of a new parcel. This area is available and is shown on the attached site plan.

SYSTEM DESIGN

The sewage disposal system for any future house built on this parcel shall consist of a septic tank sized for the appropriate number of bedrooms and 82 lineal feet of 3 foot wide by 30 inch deep gravity fed leachline. The leachline shall be placed on contour in the area shown on the attached site plan.

If the infiltrator system is to be used the amount of leachline required can be reduced to 66 lineal feet of leachline per bedroom (a 20% reduction in leachline length).

PARCEL #3

TEST RESULTS

Based upon the results of the soil mantel logs there is adequate soil depth for a standard, gravity feed sewage disposal system in the area designated as sewage disposal area on the site plan.

The soil percolation testing conducted on this parcel resulted in an average percolation rate of 53 mpi at the 30 to 36 inch depth. This average percolation rates shall be used to design the gravity fed leachfield for the system to be placed at the 30 inch depth.

Based upon the percolation rate 15,000 square feet of sewage disposal area is required for creation of a new parcel. This area is available and is shown on the attached site plan.

STP# 162

SYSTEM DESIGN

The sewage disposal system for any future house built on this parcel shall consist of a septic tank sized for the appropriate number of bedrooms and 107 lineal feet of 3 foot wide by 30 inch deep gravity fed leachline. The leachline shall be placed on contour in the area shown on the attached site plan.

If the infiltrator system is to be used the amount of leachline required can be reduced to 86 lineal feet of leachline per bedroom (a 20% reduction in leachline length).

Now the test may begin. A board should be laid across the hole to give a fixed reference point. Add 6" of water and record the time in Column A and the distance from this reference board to the water in Column B of the chart. In 30 minutes again read the distance from the reference board to the water and record in Column C. After the time in Column A of the next time period. Repeat this process for 8 half hour intervals. When it is necessary to bring the water level back to the starting point, (this should be 6" from the bottom) record the distance in Column B of the appropriate time slot.

If the hole consistently drains in less than 30 minutes, make the readings at 15 minute intervals for 8 readings.

In addition to the percolation tests an eight foot deep soil mantle is to be dug in the area of the leachfield to expose the soil profile. A backhoe excavation is best. This requirement may be waived as allowed by County Ordinance.

Proposed Parcel 1

Perc Hole #1 P-7 36"			Perc Hole #2 P-8 36"			Perc Hole #3 P-9 36"		
Total Depth			Total Depth			Total Depth		
A	B	C	A	B	C	A	B	C
Time	Depth to Water		Time	Depth to Water		Time	Depth to Water	
	6" Fill	Ending		6" Fill	Ending		6" Fill	Ending
2:42	29			30			30.5	
3:15		29 3/8			30 4/8			30 4/8
3:45		29 4/8			30 4/8			31
4:15		29 4/8			31			31 1/8
4:45		30 1/8			31 3/8			31 3/8
5:15		30 3/8			31 4/8			31 3/8
5:45		30 5/8			31 4/8			31 7/8
6:15		30 7/8			32			32 1/8

HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE STATEMENTS MADE ABOVE ARE TRUE AND CORRECT THAT THE ABOVE PERCOLATION TESTS WERE DONE IN ACCORDANCE WITH THE INSTRUCTIONS AND THE RESULTS RECORDED ARE TRUE AND CORRECT.

August 17, 1998

Date of Test

Mike Martin

Name of Person Conducting Test

Mary Blanchette Wall

Signature of Registered Person

Civil Engineer C039417

Registration or SCL Type and Number

Carl + Penny Avery

Owner (Please Print)

02-680-04

Assessor Parcel Number

18798 McCourtney Rd

Job Address

Individual Well

Domestic Water Source

Now the test may begin. A board should be laid across the hole to give a fixed reference point. Add 6" of water and record the time in Column A and the distance from this reference board to the water in Column B of the chart. In 30 minutes again read the distance from the reference board to the water and record in Column C. Enter the time in Column A of the next time period. Repeat this process for 8 half hour intervals. When it is necessary to bring the water level back to the starting point, (this should be 6" from the bottom) record the distance in Column B of the appropriate time slot.

If the hole consistently drains in less than 30 minutes, make the readings at 10 minute intervals for 8 readings.

In addition to the percolation tests an eight foot deep soil mantle is to be dug in the area of the leachfield to expose the soil profile. A backhoe excavation is best. This requirement may be waived as allowed by County Ordinance.

Proposed Parcel 2

Perc Hole # <u>P-4</u> <u>36"</u> Total Depth			Perc Hole # <u>P-5</u> <u>36"</u> Total Depth			Perc Hole # <u>P-6</u> <u>36"</u> Total Depth		
A	B	C	A	B	C	A	B	C
Time	Depth to Water		Time	Depth to Water		Time	Depth to Water	
	6" Fill	Ending		6" Fill	Ending		6" Fill	Ending
2:30	30			30			30	
3:00		31 ⁴ / ₈			30 ⁶ / ₈			30 ⁴ / ₈
3:30		33			31 ⁶ / ₈			31 ⁶ / ₈
4:00		34 ⁴ / ₈			32 ⁴ / ₈			32 ⁴ / ₈
4:30		35 ⁴ / ₈			33 ⁴ / ₈			33 ⁴ / ₈
5:00	30	31 ² / ₈		30	30 ⁶ / ₈			34 ⁶ / ₈
5:30		32 ³ / ₈			31 ⁴ / ₈		30	31
6:00		33 ⁵ / ₈			32 ² / ₈			32
X			X			X		

HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE STATEMENTS MADE ABOVE ARE TRUE AND CORRECT
) THAT THE ABOVE PERCOLATION TESTS WERE DONE IN ACCORDANCE WITH THE INSTRUCTIONS AND THE
) RESULTS RECORDED ARE TRUE AND CORRECT.

8/17/98
Date of Test

Mike Martin
Name of Person Conducting Test

Mary Blanchette Wall
Signature of Registered Person

Civil Engineer C039417
Registration or SCL Type and Number

Carl & Penny Avery
Owner (Please Print)

02-680-04
Assessor Parcel Number

18798 M^c Courtney Rd
Job Address

Individual Wells
Domestic Water Source

Now the test may begin. A board should be laid across the hole to give a fixed reference point. Add 6" of water and record the time in Column A and the distance from this reference board to the water in Column B of the chart. In 30 minutes again read the distance from the reference board to the water and record in Column C. After the time in Column A of the next time period. Repeat this process for 8 half hour intervals. When it is necessary to bring the water level back to the starting point, (this should be 6" from the bottom) record the distance in Column B of the appropriate time slot.

If the hole consistently drains in less than 30 minutes, make the readings at 15 minute intervals for 8 readings.

In addition to the percolation tests an eight foot deep soil mantle is to be dug in the area of the leachfield to expose the soil profile. A backhoe excavation is best. This requirement may be waived as allowed by County Ordinance.

Proposed Parcel 3

Perc Hole #1 Total Depth <u>36"</u>			Perc Hole #2 Total Depth <u>36"</u>			Perc Hole #3 Total Depth <u>36"</u>		
A	B	C	A	B	C	A	B	C
Time	Depth to Water		Time	Depth to Water		Time	Depth to Water	
	6" Fill	Ending		6" Fill	Ending		6" Fill	Ending
2:15								
2:55	29	30		29	30		30	30 1/8
3:22		30 1/8			30 1/8			31 1/8
3:52		31 1/8			31 1/8			32 1/8
4:22		31 1/8			32 1/8			33 1/8
4:52		32 1/8			33 1/8			34
5:22		32 1/8			34		30	31
5:50		33 1/8			34 1/8			31 1/8

HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE STATEMENTS MADE ABOVE ARE TRUE AND CORRECT THAT THE ABOVE PERCOLATION TESTS WERE DONE IN ACCORDANCE WITH THE INSTRUCTIONS AND THE RESULTS RECORDED ARE TRUE AND CORRECT.

8/17/98
Date of Test

Mike Martin
Name of Person Conducting Test

Mary Blackett Wall
Signature of Registered Person

Civil Engineer CO39417
Registration or SCL Type and Number

Carl + Penny Avery
Owner (Please Print)

02-680-04
Assessor Parcel Number

18798 Mc Courtney Rd
Job Address

Individual Wells
Domestic Water Source

OSSE/PRE-ISSUE SITE INSPECTION REPORT

Lot # 3

Job No. 41- 8859 APN 02-680-04 Date 6-15-98 Page 1 of 6
 Physical Location 18798 Mc Country
 Consultant Mary Wall Excavator Carl Avery Inspected by R. Yim
 Others Present Diana Carl Mike
 Type of Inspection: ☒ OSSE ☐ Pre-Issue ☐ Single Family ☐ Commercial ☒ Subdivision ☐ Other

Water Supply: Existing? Y ☒ 3-way ☐ Well ☐ Public ☐ Other No. of Acres 27+

1. Recent Weather History: Wet Weather Test Season? Y ☒ Just out of Wet Weather
81" of precip in June & 89" year to date. Dry for 4 days -

2. Vegetation Cover (trees, brush, ground-cover, riparian vegetation, maturity of growth, amount of cover):
Mature White & Blue Oaks, tall natural Grasses.

3. Site Topography: Percent Slope 20 % Convex Concave Sun Exposure Western
 Contours: ☒ Smooth ☐ Irregular lot 1 & 2 are similar -
lot 1 Southern exposure, smooth contour w/ 13% slope

4. Specific Topographical Concerns: ☒ Rock Outcroppings ☒ Pond ☒ Wells ☒ Cut Bank ☒ Fill ☒ Perennial Stream
☒ Seasonal Drainage ☒ Roadside Drainage ☒ Structures ☒ Powerline ☒ Easements
lot 3) Pond below test area & seasonal drainage - Few Rock outcrops -
lot 2) seasonal drainage below.

lot 1) Rock outcrops NW of test area. Seasonal drainage below.

5. Other Comments:

(OSSE/Pre-Issue Site Inspection Report)

Job No. 41- 8859

APN 02-680-04

Date 6-15-98

Page 2 of 6

6. Findings: Satisfactory mantle #'s and why: Mantles 1-6 are basically very similar, varying depths of DS like parent material under a clay + sandy clay horizon = Appears to drain but clay horizon is slow, noted by mottles in roots

Unsatisfactory mantle #'s and why: m-7, massive clay at 24"

7. Recommendations: Standard system at 30" lot #3
Standard system lot #2, stay at P/L close to lot #3
lot #1, use m-5 + 6. Standard system -

Curtain Drain Needed? Y N Depth: None designed.

8. Above Discussed With: Mary Wall

9. Other Comments: Can lots 3 + 2 due back to back @ MUSD w/ 10' lot line setback w/o variance?

* 6-15-98 Spoke w/ Larry Sager, can do 10' P/L setback as long as all lots effected have an approved water supply. (PW) Called Mary Wall + informed (PW)

Job No. 41- 8859

APN 02-680-04

Date 6-15-98

Page 3 of 6

SITE SKETCH MAP

See Attached Site plan
for mantle location + lot lines -

SOIL MANTLE LOG

APN: 02/680/04 Job #: 41-8859 Date: 6/15/98 Consultant: Mary Wall EHS R. L. Kim page 4 of 4

Profile #: 1 Slope: 20%
 Depth: 0 to 15"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: Brown
 Mottles: no faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Depth: 15 to 22"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: Brown
 Mottles: no faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: mic

Depth: 22 to 36"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: R/B/O
 Mottles: no faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Depth: 36 to 90"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: Swelt + Pepper
 Mottles: no faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c 48"
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Total Depth: 90" Effective Depth: 90"
 Ground Water Depth: _____

Profile #: 2 Slope: 15%
 Depth: 0 to 5"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Depth: 5 to 28"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Depth: 28 to 58"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: yes faint distinct prominent roots
 Structure: gr abk sbk mass other Blue-Gray
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Depth: _____ to 96"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments:

Total Depth: 96" Effective Depth: _____
 Ground Water Depth: _____

Profile #: 3 Slope: 15 ± %
 Depth: 0 to 64
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: m-1/H-1

Depth: 6 to 28"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: m-2/H-2

Depth: 28 to 93"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: mw Fc faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: m-1/H-4

Depth: _____ to _____
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Total Depth: 93" Effective Depth: _____
 Ground Water Depth: _____

Profile #: 4 Slope: _____
 Depth: 0 to 12
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: m-1/H-1

Depth: 12 to 25"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: m-1/H-2

Depth: 25 to 58"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: lt Brown
 Mottles: yes faint distinct prominent roots
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 58 to 90"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: mw Fc faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Total Depth: 90" Effective Depth: 90"
 Ground Water Depth: _____

Profile #: 45 Slope: _____
 Depth: 0 to 15"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 15 to 30"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: yes faint distinct prominent roots gray
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 30 to 57"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 57 to 96"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Total Depth: 96" Effective Depth: _____
 Ground Water Depth: _____

Profile #: 6 Slope: _____
 Depth: 0 to 14"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 14 to 20"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 24 to 57"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Depth: 57 to 90"
 Texture: s sl sc scl l c cl sic sicl sil si
 gravelly stoney DRX IWRX MWRX DG
 Color: _____
 Mottles: _____ faint distinct prominent
 Structure: gr abk sbk mass other _____
 Consistence: L VFr Fr F VF EF S
 Plasticity: NP SP P VP
 Stickiness: NS SS S VS
 Roots: none few common many vf f m c
 Boundary: Topography: s w i b
 Distinctness: a c g d
 Moisture: Dr D M S Se
 Comments: _____

Total Depth: 90" Effective Depth: _____
 Ground Water Depth: _____

NEVADA COUNTY DEPARTMENT

OF

ENVIRONMENTAL HEALTH CLASS I

950 Maidu Ave
Nevada City, CA 95959
(916) 265-1452
FAX (916) 265-7056

10075 Levone Ave., Suite 105
Truckee, CA 96161
(916) 582-7884
FAX (916) 582-0712

JOB NUMBER: 454233

APN: 02 - 680 - 04

PERMIT NUMBER

No 6413

Both Assessor's Parcel Number
and Permit Number must
show on Well Driller's Report.

APPLICATION/PERMIT TO CONSTRUCT, REPAIR OR DESTROY A WELL

Property Owner: Carl & Anne Avery Owner's Mailing Address: 18798 McCourtney Road Grass Valley, Ca. 95949

Job Site Address: 18798 McCourtney Road City: Grass Valley Zip: 95949

Nearest Cross Street: Elster Place Parcel Acreage: 27.07

PROPOSED WORK: ☒ New Well ☐ Deepening ☐ Destruction

☐ Repair or Modification: (proposed work)

TYPE OF WELL: ☒ Class I ☐ Class II ☐ Monitoring PROPOSED USE: Domestic

CASING TYPE: ☒ Plastic ☐ Steel Diameter 6 5/8 F480 Wall Thickness or Gauge 1/4"

SEALING MATERIAL: ☐ Bentonite ☒ Concrete ☐ Other (please specify)

PROPOSED SEAL DATE AND TIME: Date Time

WELL CONTRACTOR: Allen Drilling Company C-57 License No. 645820

Business Address: P.O. Box 185 Grass Valley, Ca. 95945 Phone: 273-7349

I hereby certify that the work described in this application will be done in accordance with the provisions of the Nevada County Land Use and Development Code, Chapter X, pertaining to well construction, repair, modification, deepening, and destruction. Within 90 days of completion of work, I will furnish the Nevada County Department of Environmental Health a complete and accurate copy of the water well "Driller's Report"; DWR form No. 188.

WELL CONTRACTOR X Fred Wahl DATE 7-25-98

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

DEPARTMENT USE ONLY—Do Not Write Below This Line

PERMIT REQUIREMENTS: Maintain All County Set-Back Requirements Including 25 Feet Minimum From Well to Waste Plumbing Within A Structure.

Permit Issued By Paul J. Wahl Date 7-30-98

SEAL: Date 7/30/98 Depth 25 Inspector Paul J. Wahl

COMPLETED WELL: Date Completed 7/31/98 Total Depth 90 Yield* 10 GPM

Construction Final Approval By Paul J. Wahl Date 9-10-98

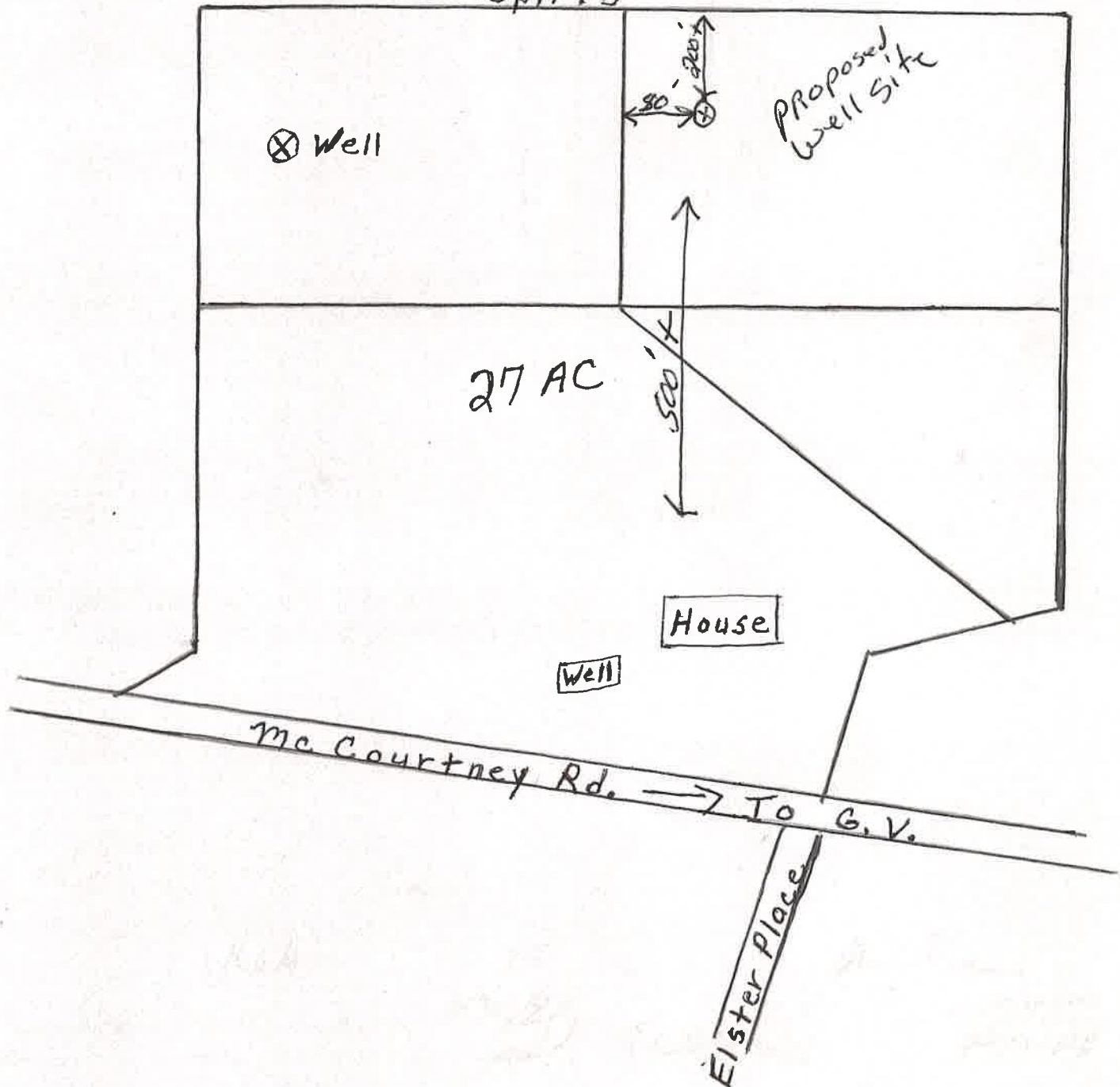
* NOTE: This rate is provided by the well driller and is stated solely for the purpose of obtaining clearance for a building permit. For this purpose, this well yield is valid for one (1) year from date of well completion. Well yield can change over time.

ALLEN'S DRILLING & EQUIPMENT CO.

P. O. BOX 185
GRASS VALLEY, CA. 95945
PH 916-273-7349

Carl & Anne Avery
18798 McCourtney Road
APN 02-680-04
Permit# 6413

Proposed Lot
Splits



KEN ALLEN drills WATER WELLS THE BEST — ASK ANYONE



POR. N. 1/2 SEC. 25 T. 15 N., R. 7 E., M.D.B. & M.

Tax Area Code

57-001

57-012

2-68

1968

Carl & Anne Avery

Property Address: 18798 McCourtney

APN 02-680-04 Permit# 6413

To G.V.

23 1/4
26 0 25



ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local township or building ordinances.

Assessor's Map Bk. 2 - Pg 68
County of Nevada, Calif.
1981 3-1-81 3-1-80
3-1-82 3-1-81 3-1-83
3-1-83 3-1-82 3-1-84

NOTICE: THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED

NEVADA COUNTY DEPARTMENT
of ENVIRONMENTAL HEALTH
(530) 265-1452 Nevada City (530) 582-7884 Truckee

WELL SEAL INSPECTION FORM

#2
APN: 02-680-04 PERMIT #: 6413 DATE: 7-30-98
OWNER'S NAME: Avery JOB #: 45-4233
WELL SEAL TIME: 2:30 CANCEL TIME: _____
DRILLING COMPANY: Allen
LOCATION: 18798 McCourtney Rd
TIME IN: 2:05 TIME OUT: _____
DEPTH OF WELL: 95 APPROXIMATE YIELD: 20
DEPTH OF CASING: 70 CASING MATERIAL: 65/8" Steel
ANNULAR SEAL DEPTH: 25 THICKNESS: 2
SEALING MATERIAL: Concrete NO. OF BAGS: 16 HOW APPLIED: Dropped
HARDROCK: 0 PACKER: _____
FIRST WATER: 30 STATIC LEVEL: 20
SIZE OF BIT: 10 5/8 PERFORATIONS BEGIN: Bottom 40

X WELL DRILLED IN APPROVED LOCATION. 7-30-98 DATE
____ WELL NOT DRILLED IN APPROVED LOCATION.
____ WELL LOCATION HAS NOT RECEIVED FINAL APPROVAL PENDING
DEPARTMENT REVIEW.

COMMENTS: _____

DRILLER: Fred HELPER: _____
INSPECTOR: [Signature]

QUADRUPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No. 2

Date Work Began 7-30-98

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **812998**

Ended 7-31-98

Local Permit Agency Nevada County Environmental Health

Permit No. 6413

Permit Date 7-25-98

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.									
LATITUDE					LONGITUDE				
APN/TRS/OTHER									

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD

Rotary Air

FLUID Water

DESCRIPTION

Describe material, grain size, color, etc.

Name Carl & Anne Avery

Mailing Address 18798 McCourtney Road

Grass Valley Ca. 95949

CITY

STATE

ZIP

WELL LOCATION

Address 18798 McCourtney Road

City Grass Valley

County Nevada

APN Book 02 Page 680 Parcel 04

Township 15N Range 7E Section 25

Latitude

NORTH

Longitude

DEG. MIN. SEC.

DEG. MIN. SEC.

LOCATION SKETCH

NORTH

ACTIVITY ()

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES ()

WATER SUPPLY

☒ Domestic ☐ Public

☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDICATION ☐

OTHER (SPECIFY) ☐

WEST

EAST

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 30 (Ft.) BELOW SURFACE

DEPTH OF STATIC

WATER LEVEL 10 (Ft.) & DATE MEASURED 7-31-98

ESTIMATED YIELD 100 (GPM) & TEST TYPE Air lift

TEST LENGTH (Hrs.) TOTAL DRAWDOWN (Ft.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 90 (Feet)

TOTAL DEPTH OF COMPLETED WELL 90 (Feet)

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING (S)					
		TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)
Ft. to Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE		
0 to 20	10	5/8	x			65/8steel	64"
20 to 30	3	5/8	x			65/8steel	64"
30 to 70	3	5/8		x		65/8steel	64"
0 to 70	6		x			4"Class160	4"
70 to 90	6		x			4"Class160	4"

DEPTH FROM SURFACE	ANNULAR MATERIAL			
	TYPE			
Ft. to Ft.	CE- MENT ()	BEN- TONITE ()	FILL ()	FILTER PACK (TYPE/SIZE)
0 to 25	x			

ATTACHMENTS ()

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Allen Drilling Company

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

P.O. Box 185

Grass Valley, Ca. 95945

ADDRESS

CITY

STATE

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

8-6-98

DATE SIGNED

645820

C-57 LICENSE NUMBER

NEVADA COUNTY DEPARTMENT

OF

ENVIRONMENTAL HEALTH CLASS I

950 Maidu Ave
Nevada City, CA 95959
(916) 265-1452
FAX (916) 265-7056

10075 Levone Ave., Suite 105
Truckee, CA 96161
(916) 582-7884
FAX (916) 582-0712

JOB NUMBER: 45-4232

APN: 02 - 680 - 04

PERMIT NUMBER

No 6412

Both Assessor's Parcel Number
and Permit Number must
show on Well Driller's Report.

APPLICATION/PERMIT TO CONSTRUCT, REPAIR OR DESTROY A WELL

Property Owner: Carl & Anne Avery Owner's Mailing Address: 18798 McCourtney Rd. Grass Valley, Ca. 95949

Job Site Address: 18798 McCourtney Road City: Grass Valley Zip: 95949

Nearest Cross Street: Elster Place Parcel Acreage: 27.07

PROPOSED WORK: ☒ New Well ☐ Deepening ☐ Destruction

☐ Repair or Modification: (proposed work)

TYPE OF WELL: ☒ Class I ☐ Class II ☐ Monitoring PROPOSED USE: Domestic

CASING TYPE: ☒ Plastic ☐ Steel Diameter 6 5/8 F480 Wall Thickness or Gauge 1/2"

SEALING MATERIAL: ☐ Bentonite ☒ Concrete ☐ Other (please specify)

PROPOSED SEAL DATE AND TIME: Date _____ Time _____

WELL CONTRACTOR: Allen Drilling Company C-57 License No. 645820

Business Address: P.O. Box 185 Grass Valley, Ca. 95945 Phone: 273-7349

I hereby certify that the work described in this application will be done in accordance with the provisions of the Nevada County Land Use and Development Code, Chapter X, pertaining to well construction, repair, modification, deepening, and destruction. Within 90 days of completion of work, I will furnish the Nevada County Department of Environmental Health a complete and accurate copy of the water well "Driller's Report"; DWR form No. 188.

WELL CONTRACTOR X Joe Wahl DATE 7-25-98

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

DEPARTMENT USE ONLY—Do Not Write Below This Line

PERMIT REQUIREMENTS: Maintain All County Set-Back Requirements Including 25 Feet Minimum From Well to Waste Plumbing Within A Structure.

Permit Issued By [Signature] Date 7-30-98

SEAL: Date 7/29/98 Depth 25' Inspector [Signature]

COMPLETED WELL: Date Completed 7/29/98 Total Depth 80' Yield* 7 GPM

Construction Final Approval By [Signature] Date 9-10-98

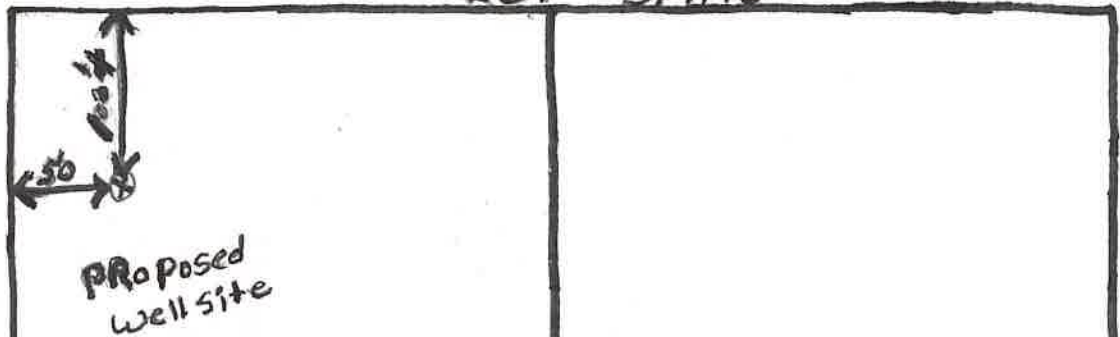
* NOTE: This rate is provided by the well driller and is stated solely for the purpose of obtaining clearance for a building permit. For this purpose, this well yield is valid for one (1) year from date of well completion. Well yield can change over time.

ALLEN'S DRILLING & EQUIPMENT CO.

P. O. BOX 185
GRASS VALLEY, CA. 95945
PH 916-273-7349

Carl & Anne Avery
18798 McCourtney Road
APN 02-680-04
Permit# 6412

Proposed
Lot Splits



27 AC.
300' x

House

Well

McCourtney Rd

TO GV

Elster Place

KEN ALLEN drills WATER WELLS THE BEST - ASK ANYONE



POR. N. 1/2 SEC. 25 T. 15 N., R. 7 E., M.D.B. & M.

Top Area Code

57-001

57-012

2-68

County of Nevada

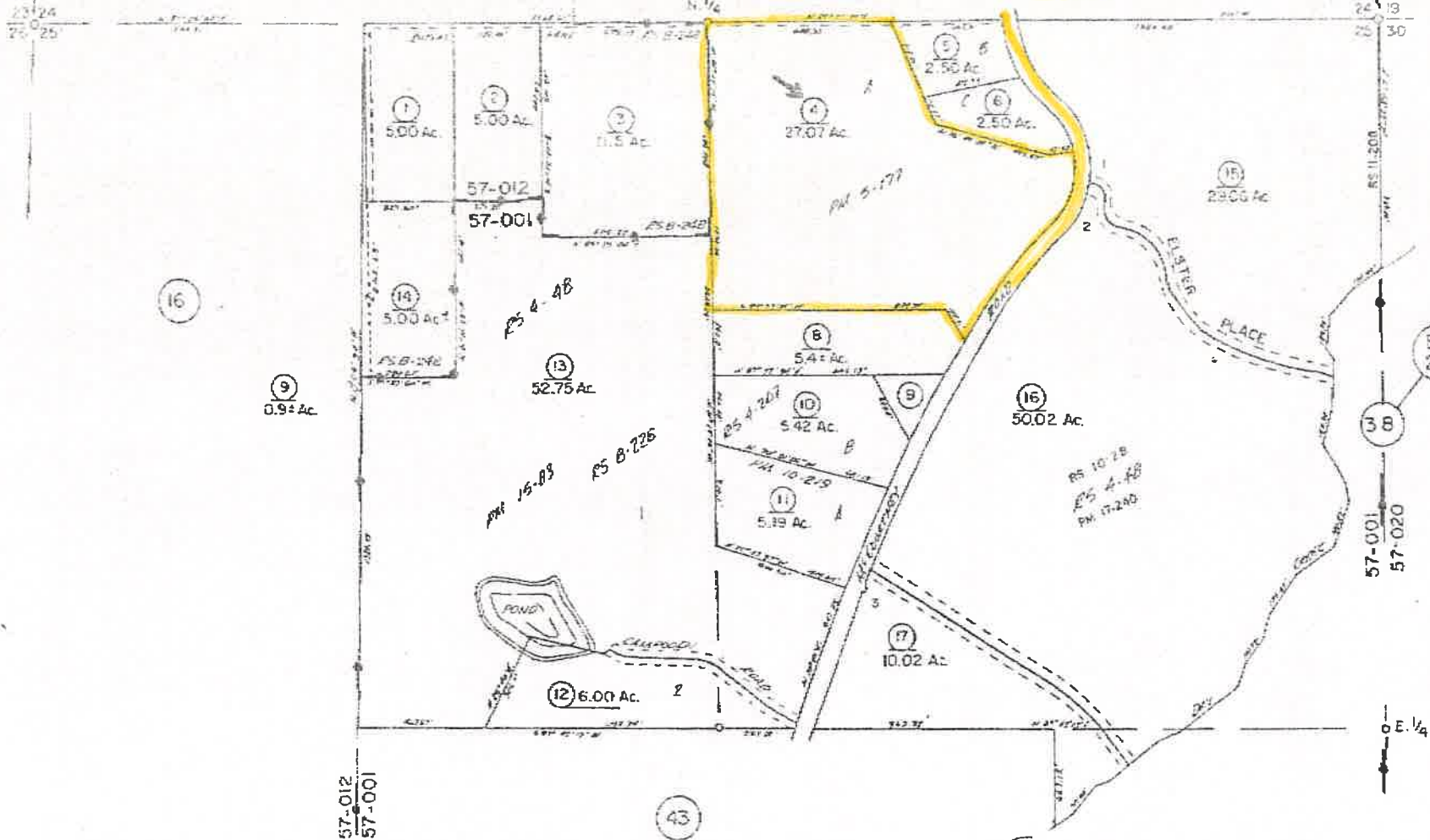


Carl & Anne Avery

Property Address: 18798 McCourtney

APN 02-680-04 Permit# 6412

To G.V.



ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

Assessor's Map Bk. 2 - Pg. 68

County of Nevada, Calif.

1981	3-1-84	3-1-90
3-1-87	3-1-93	3-1-95
3-1-88	3-1-94	
3-1-89	3-1-95	

NOTICE: THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED.

NEVADA COUNTY DEPARTMENT
of ENVIRONMENTAL HEALTH
(530) 265-1452 Nevada City (530) 582-7884 Truckee

WELL SEAL INSPECTION FORM

APN: 02-680-04 PERMIT #: 6412 DATE: 7-30-98
OWNER'S NAME: Avery JOB #: 45-4232
WELL SEAL TIME: Emg. Seal CANCEL TIME: _____
DRILLING COMPANY: Allen
LOCATION: 18798 McCourtney Road
TIME IN: 9:15 TIME OUT: _____
DEPTH OF WELL: 80 APPROXIMATE YIELD: 40
DEPTH OF CASING: 72 / 75 ^{1 in} CASING MATERIAL: 65/8 pvc / 1 in
ANNULAR SEAL DEPTH: 25 THICKNESS: 2
SEALING MATERIAL: Concrete NO. OF BAGS: 22 HOW APPLIED: Drppl
HARDROCK: 0 PACKER: 25
FIRST WATER: 40 STATIC LEVEL: 7
SIZE OF BIT: 105/8 PERFORATIONS BEGIN: Bottom 40

X WELL DRILLED IN APPROVED LOCATION. 7-30-98 DATE

____ WELL NOT DRILLED IN APPROVED LOCATION.

____ WELL LOCATION HAS NOT RECEIVED FINAL APPROVAL PENDING
DEPARTMENT REVIEW.

COMMENTS: Underground

DRILLER: Fred HELPER: _____

INSPECTOR: Paul Allen

QUADRUPLICATE
For Local Requirements

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page **1** of **1**

Owner's Well No. **1**

No. **812997**

Date Work Began **7-29-98** Ended **7-29-98**

Local Permit Agency **Nevada County Environmental Health**

Permit No. **6412** Permit Date **7-25-98**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION () ☒ VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY)
DRILLING METHOD **Rotary Air** FLUID **Water**

Name **Carl & Anne Avery**
Mailing Address **18798 Mc Courtney Road**
Grass Valley Ca. 95949
CITY STATE ZIP

DEPTH FROM SURFACE		DESCRIPTION
Ft.	to Ft.	
0	20	Top soil - Decomposed Granite - Clay
20	40	Clay - Decomposed Granite
40	60	Decomposed Granite - Broken Rock
60	80	Broken Rock

WELL LOCATION
Address **18798 McCourtney**
City **Grass Valley**
County **Nevada**
APN Book **02** Page **680** Parcel **04**
Township **15N** Range **7E** Section **25**
Latitude _____ NORTH _____ Longitude _____ WEST

LOCATION SKETCH

ACTIVITY ()



- ☒ NEW WELL
MODIFICATION/REPAIR
____ Deepen
____ Other (Specify)
____ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES ()
WATER SUPPLY
☒ Domestic _____ Public
____ Irrigation _____ Industrial
MONITORING _____
TEST WELL _____
CATHODIC PROTECTION _____
HEAT EXCHANGE _____
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARGING _____
REMEDICATION _____
OTHER (SPECIFY) _____

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER **40'** (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL **7** (Ft.) & DATE MEASURED **7-29-98**
ESTIMATED YIELD **40** (GPM) & TEST TYPE **Air lift**
TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)
* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING **80** (Feet)
TOTAL DEPTH OF COMPLETED WELL **80** (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)				
			TYPE ()		MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS
Ft.	to Ft.		BLANK	SCREEN			
0	20	10	5/8	x	6 5/8 F480	6 1/2"	1/4"
20	32	8	5/8	x	6 5/8 F480	6 1/2"	1/4"
32	72	8	5/8	x	6 5/8 F480	6 1/2"	1/4" x 4"
0	55	6		x	4" Class160	4"	1/4"
55	75	6		x	4" Class160	4"	1/4" x 4"

DEPTH FROM SURFACE		ANNULAR MATERIAL			
		TYPE			
Ft.	to Ft.	CE-MENT ()	BEN-TONITE ()	FILL ()	FILTER PACK (TYPE/SIZE)
0	25	X			

ATTACHMENTS ()

CERTIFICATION STATEMENT

- ____ Geologic Log
____ Well Construction Diagram
____ Geophysical Log(s)
____ Soil/Water Chemical Analyses
____ Other _____

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
NAME **Allen Drilling Company**
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
P.O. Box 185 **Grass Valley, Ca. 95945**
ADDRESS CITY STATE ZIP
Signed **[Signature]** **8-6-98** **645820**
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.