

Initial Study and Draft Mitigated Negative Declaration

Jim Martin

Club Drive Planned Community Minor Subdivision and Use Permit

November 2021



Prepared By
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Exhibits and Appendices Follow

Project Information Summary

- 1. Project Title:** Environmental Review of Club Drive Planned Community Minor Subdivision and Use Permit
- 2. Lead Agency Name and Address:** Del Norte County
Planning Commission
981 H Street, Suite 110
Crescent City, CA 95531
- 3. Contact Person and Phone Number:** Jacob Sedgley
(707) 464-7254
Jacob.Sedgley@co.del-norte.ca.us
- 4. Project Location and APN:** 130 Club Drive, Crescent City, CA
APN 122-040-021
- 5. Project Sponsor's Name and Address:** Jim Martin
1305 Moore St., Unit 502
Brookings, OR 97415
- 6. County Land Use:** Rural Neighborhood (2 du/ac), Golf Course
- 7. County Zoning:** Planned Community, Agriculture (AE)
- 8. Description of Project:**

Jim Martin has submitted an application for a Minor Subdivision of APN 122-040-021 and a Use Permit for all future developments located at 130 Club Drive, Crescent City. The applicant proposes to subdivide approximately 95.1 acres into four (4) lots, ranging in size from 20,000 sq. ft. to 60,000 sq. ft., and a 92.3 acre remainder parcel that contains the Del Norte Golf Course. The General Plan Land Use designation for the project area is Rural Neighborhood – two dwelling units per acre and Golf Course. The Zoning designation is Planned Community (PC) and Agriculture Exclusive (AE). A Use Permit is required as all development proposals within a PC District. The intent of these parcels is to construct single-family residences.

The project will result in new construction of certain improvements, including waterline and utilities serving the new residential lots. All new residential lots will front on Club Drive; as a result, no road improvements are anticipated. Water service to these lots will be provided by the Hussey Ranch Corporation Community Services District (HRCCSD) water system. Sewage disposal for the individual lots will be by individual on-site sewage disposal systems. An on-site sewage disposal evaluation indicates that all lots are suitable for on-site disposal systems.

Because of the gently sloping terrain, grading activities will be minor and limited to future construction of the driveway approaches onto Club Drive and minor grading work as necessary to accommodate construction of the future residences. No grading activities are proposed as part of the proposed project. Site drainage is towards the existing driving rand and towards North Bank Road. Any increase in surface water runoff attributable to the construction of the new residences will be minimal and can be mitigated using a variety of standard erosion control measures associated with residential site development.

An Archaeological Investigation was prepared years ago for an adjacent development on Jed Smith Lane. The report identified two archaeological sites located within one-half mile of that project. However, neither of the two sites is located within the proposed project area.

9. Surrounding Land Uses and Settings:

The current 95.1 acre parcel is surrounded by residential areas, vacant residential land, timberland preserve areas, and agricultural forestry. Parcels immediately to the north include both developed residential uses and timberland preserve areas. Parcels to the east are zoned for Agricultural Exclusive (AE) and Timberland Preserve (TPZ). Uses to the south of the parcel are mainly developed residential uses, and to the west is undeveloped Agricultural Forestry (AF) zoning.

- 10. Required Approvals:** Adoption of a Negative Declaration (Del Norte County Planning Commission)
- 11. Other Approval (Public Agencies):** HRC Community Services District and Divisions of the County Community Development Department who will review the project for compliance with conditions of approval.
- 12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided October 15, 2021. No requests for consultation pursuant to PRC §21080.3.1 were received.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Jacob Sedgley
 Planner

11/19/21
 Date

Environmental Checklist

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- The project would have no impact on a scenic vista.
- The project would not damage scenic resources, as there are no scenic resources on-site.
- The project would not substantially degrade the existing visual character of the site.
- The project does not propose any development which would create a new source of substantial light or glare which would adversely affect views.

2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- No prime farmland exists on-site.
- No agricultural zoning exists on-site.
- No Timber Production zones exist on-site or adjacent to the property.
- The project would not result in the loss of forestland.
- The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

3. Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- The project would have no foreseeable impacts on the implementation of an air quality plan.
- The project would have no foreseeable impacts on increasing criteria pollutants in the region.
- The project would not expose receptors to pollutant concentrations.
- The project would have no foreseeable impacts in increasing any emissions.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-f. The 95.1 acre parcel is developed with the Del Norte Golf Course. The undeveloped portion of the parcel is comprised of a combination of grass and common weeds. No habitat would be modified as a result of the Minor Subdivision or Use Permit. Riparian habitat does not exist within the project area; the Minor Subdivision and Use Permit would not affect the migratory patterns of wildlife. The project would not be in conflict with local ordinances or habitat conservation plans.

5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a-c. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni' Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known

to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the Use Permit stating that in the event of archeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

Timing/Implementation: Ongoing during the earthwork phase of the warehouse building subject to the Use Permit

Enforcement: County Community Development Department

Monitoring: N/A

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use due to the relatively small size of the project. The project will use minimal amounts of fuel and energy.
- This project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

7. Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-d. The project is not anticipated to cause significant impacts including the risk of loss, injury, or death related to soils impacts. The site is flat and has no potential for landslides, mass wasting, or other slope-related impacts. Seismic ground shaking and liquefaction could occur in any region of coastal California; however, the potential impacts would be considered less than significant as structural development will be engineered and constructed to current building code.
- e. No impacts related to geology and/or soils, as a result of this project, are expected to occur. An on-site sewage disposal analysis was completed by a California Licensed Civil Engineer to ensure that the proposed parcels have adequate soil for sewage disposal systems and reserve drainage fields. Eleven (11) test pits were dug and no groundwater, or evidence thereof, was encountered in any of the excavations to a depth of 8 feet. Soils were analyzed and a percolation test was completed for all test pits on the proposed parcels. It was determined that all proposed parcels are suitable for a conventional on-site sewage disposal system (septic tank/leach field system). The site is not located on expansive soil as defined in Table 18-1-B and soils are adequate for conventional septic systems.
- f. No known paleontological resources or unique geologic features are known to exist on site.

8. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. In 2002, the California State Legislature declared that global climate change was a matter of increasing concern for the state's public health and environment, and enacted a law requiring the California Air Resource Board (CARB) to control greenhouse gas (GHG) emissions from motor vehicle (Health and Safety Code §32018.5 et

seq.). CEQA Guidelines define GHG to include carbon dioxide (CO₂), nitrous oxide (N₂O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (AB 32) definitively established the state's climate change policy and set GHG reduction targets (Health and Safety Code §38500 et seq.). The state has set its target at reducing greenhouse gases to 1990 levels by the year 2020.

Approval of the Minor Subdivision and Use permit, and subsequent construction of new buildings along Club Drive, may generate GHG emissions as a result of combustion of fossil fuels consumed by construction equipment. Use of construction materials would indirectly contribute to GHG emissions because of emissions related to their manufacturing and production. The construction-related GHG emissions would be minor and short-term, and would not constitute a significant impact based on established thresholds.

The total size of the project once completed will be four dwelling units. Based on the Institute of Transportation Engineer's *Trip Generation Manual*, 10th Edition, 9.44 vehicle trips are estimated for each dwelling unit. Based on this calculation 37.76 vehicle trips are expected each day. Vehicular emissions associated with 37.76 vehicles entering the facility each day should not have a significant impact on the environment.

- b. The project does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a-g. The project would not create impacts related to hazards or hazardous materials. This subdivision would not facilitate the transport of hazardous materials, the release of hazardous materials, nor would it create additional exposure to wildland fires besides that by allowing for the potential to construct an additional single-family residence in the future within the State Responsibility Area.

10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- The project would allow for the construction in four (4) residential lots. Earth disturbance will be limited to the building sites, paved driveways, and (potential) expansion of Club Drive. Because of the gently sloping terrain, minimal site grading will be necessary or proposed for building site development. No new waste discharge is proposed.
- Future development on the project site will be served by the Hussey Ranch Corporation Community Services District (HRCCSD); no impacts to groundwater will occur.
- Based on existing site conditions, it is not expected that they project will create or contribute to runoff beyond the capacity of existing drainage, result in substantial erosion on and off site, or increase the amount of runoff that would result in flooding on and off site.
- The project is not in any Special Flood Hazard Area, and would not affect flood waters. Additionally, it is identified as being outside the Tsunami Hazard Map for Crescent City.

- e. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan.

11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-b. This project does not divide an established community, nor does it cause a conflict with any land use plan in the County. The proposed project does conform to the General Plan, as well as other applicable ordinances and codes.

12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-b. No mineral resources are known to exist on site.

13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
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Discussion of Impacts

- a-b. The project does not have the potential to generate a significant temporary or permanent increase in ambient noise levels in the vicinity of the project above that which currently exists on the property. Temporary noise and vibration will be generated as a result of construction activities; however, this is not considered significant and will not exceed any applicable thresholds.
- c. The project is not located within any Airport Influence Area and does not fall within any noise contours that would indicate the exposure of residential use to excessive noise level.

14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project will not induce substantial population growth in the area.
- b. The project would not displace any number of existing people or housing.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. The project would allow for the future potential to develop approximately four (4) single-family residences within an existing community. Given the low number of new dwelling units, existing public services in the area, and lack of growth inducing impacts, any impact to service ratios, response times, or other performance objectives of these public services are expected to be less than significant.

16. Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-b. The project does not involve significant growth inducing impacts that would put significant additional pressures on area parks or recreation facilities. No impact would occur.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project is not anticipated to conflict with a program, plan, ordinance, or policy addressing any circulation system.
- b. The project is expected to be consistent with CEQA Guidelines section 15064.3, subdivision (b). According to the 2020 Del Norte Region SB 743 Implementation Plan, the Traffic Analysis Zone (TAZ 104) containing in the

project area describes the average VMT to be approximately 30.13 daily per capita. The project was analyzed subject to screening criteria outline in the 2020 Del Norte Region SB 743 Implementation Plan. Using to the 10th Edition of the Institute of Transportation Engineers Trip Generation Manual, single-family detached housing has 9.44 average daily trips per dwelling unit. It is projected using this methodology that the project would create up to 37.76 trips per day for all four potential future dwelling units. Further, the 2020 Del Norte Region SB 743 Implementation Plan provides for thresholds of significance that screen certain projects out of constituting a significant impact toward VMT generation. In this case, the project is expected to generate less than 110 trips per day, so it can be considered to have a less than significant impact as a ‘Small Project’ under Section 3.2.1 of the SB 743 Implementation Plan.

- c. The project does not increase hazards due to a design feature. There are no dangerous features in the project area and this project would not require improvements that would introduce circulation or traffic safety hazards.
- d. The project would have no impact on emergency access in the surrounding area.

18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would have no foreseeable impacts on tribal cultural resources. An Archeological Investigation was prepared years ago for an adjacent development on Jed Smith Lane. The report identified two archeological sites located within one-half mile of that project. Neither of these two sites is located within the proposed project area. Further, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by the Lead Agency.

19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-e. The project would not have any impact on utilities and service systems. Water is available to the parcel provided by the HRCCSD. No shortage or lack of water pressure is anticipated. The project may result in a higher solid waste generation rate; however, the project will not produce or induce waste generation rates in excess of established thresholds.

20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- The project is located within the State Responsibility Area (SRA) with Moderate fire hazard severity. However, the topography of the site is relatively flat with no vegetation that would require additional mitigation for rapid wildfire movement or an excess of fuel.
- The project does not require the installation or maintenance of any infrastructure that may exacerbate fire risk, or result in temporary or ongoing impacts to the environment.

- d. The project does not expose people or structures to significant risks associated with flooding, landslides, post-fire instability, or drainage changes.

21. Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Additionally, the project does not have impacts that are individually limited but cumulatively considerable and does not have environmental effects which will cause substantial adverse effects on human beings directly nor indirectly.

Mitigation Monitoring Plan

Cultural Resources

Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the Use Permit stating that in the event of archeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

Timing/Implementation: Ongoing during the earthwork phase of the warehouse building subject to the Use Permit

Enforcement: County Community Development Department

Monitoring: N/A



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT

981 "H" Street, Suite 110
Crescent City, California 95531

Fax (707) 465-0340

Planning
(707) 464-7254

Engineering & Surveying
(707) 464-7229

Roads
(707) 464-7238

Building Inspection
(707) 464-7253

Environmental Health
(707) 465-0426

Tribal CEQA Notification for Consultation

Date: October 14, 2021

Sent to:			
<input checked="" type="checkbox"/>	Tolowa Dee-ni' Nation Attn: Tribal Historic Preservation Officer 140 Rowdy Creek Road Smith River, CA 95567	<input checked="" type="checkbox"/>	Elk Valley Rancheria Attn: Dale A. Miller 2322 Howland Hill Road Crescent City, CA 95531
<input type="checkbox"/>		<input type="checkbox"/>	The Karuk Tribe THPO Department of Natural Resources P.O. Box 282 Orleans, CA 95556

Re: County Project Number:

COUNTY OF DEL NORTE – Minor Subdivision (MS2104) of APN 122-040-021 into three (3) – 20,000 sq. ft. parcels and one (1) 60,000 sq. ft. parcel, and Use Permits (UP2119) for Golf Course located at 130 Club Drive, Crescent City, CA 95531.

To Whom It May Concern:

The County is contacting you pursuant to Section 21080.3(d) of the California Public Resources Code (PRC) as you have previously requested to be notified and have designated the above named person (or are the person named identified on the contact list maintained by the California Native American Heritage Commission) for notification. You are receiving this notice as your tribe may be traditionally and culturally affiliated with the area in which the subject project is located.

Attached herein please find a brief description, location, and County staff contact for this project. You are hereby advised that, pursuant to the PRC, you are provided 30-days to respond to the County in writing if you wish to request consultation for this project.

Please direct your written request for consultation to:

Del Norte County Community Development Department (Planning Division)
981 H Street, Suite 110
Crescent City, CA 95531

PROJECT INFORMATION
PLANNED COMMUNITY/ MINOR SUBDIVISION
APN 122-040-21

PROJECT DESCRIPTION

The proposed project is a Planned Community Development of Assessor Parcel 122-040-21. The project consists of a Minor Subdivision of APN 122-040-21 into four (4) - 20,000 sq. ft. (min) parcels, leaving a 92.3 acre Remainder Parcel, which will continue to be operated as the Del Norte Golf Course.

The project will include installation of underground utilities including power, telephone and cable TV to the four lots. The project will also include public water service from the Hussey Ranch Corporation CSD water system. Sewage disposal will be by means of individual on-site sewage disposal systems.

PROJECT SETTING

The subject property is the Del Norte Golf Course located on the east side of Highway 197 (North Bank Road) and north of Club Drive.

The zoning of the property is Agriculture Exclusive (AE), and Planned Community (PC). The General Plan Land Use Designations for this property are Golf and Multi-Family.

The property is presently developed with the Del Norte Golf Course, the golf course club house, cart sheds and related infrastructure.

PROJECT DETAILS

The project consists of a four (4) lot Minor Subdivision. The project will also result in the construction of certain improvements, including waterlines and utilities serving the new residential lots.

The new residential lots will all front on Club Drive. As a result no road improvements are anticipated.

Water service to this project will be from the Hussey Ranch Corporation Community Services District (HRCCSD) water system.

Sewage disposal for the individual lots will be by individual on-site sewage disposal systems. An on-site sewage disposal evaluation indicates that all lots are suitable for on-site disposal systems.

Because of the gently sloping terrain minimal site grading will be necessary or proposed for "building site development". Grading activities will be minor and limited to future construction of the driveway approaches onto Club Drive and minor grading work as necessary to accommodate

construction of the future residences. No grading activities are proposed as part of the present proposed project.

Site drainage is towards the existing driving range and, ultimately, towards North Bank Road. Any increase in surface water runoff attributable to the construction of the new residences will be minimal and can be easily mitigated using a variety of standard erosion control mitigations associated with residential site development.

PROPOSED IMPROVEMENTS

The proposed improvements have been described above, but, generally, they are limited to extension of water service and utilities to serve the new lots.

Other improvements will eventually include the construction of homes and the installation of on-site sewage disposal systems. These are not a part of this project, but will be undertaken by future property owners.

SPECIAL MITIGATIONS

No special mitigations are proposed.

SPECIAL STUDIES

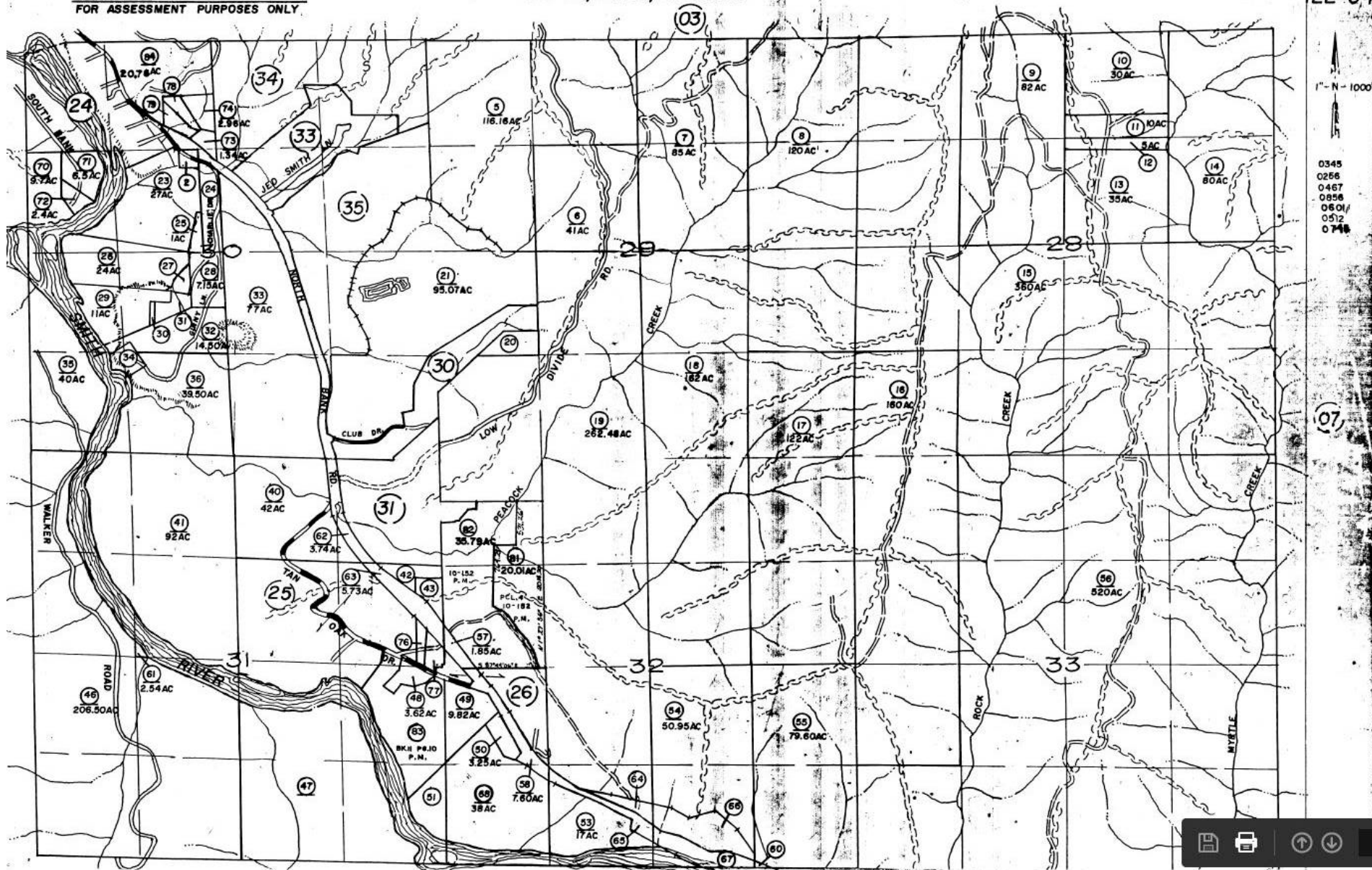
An On-Site Sewage Disposal Evaluation for this project is included with this application. The evaluation indicates that all lots are suitable for on-site sewage disposal.

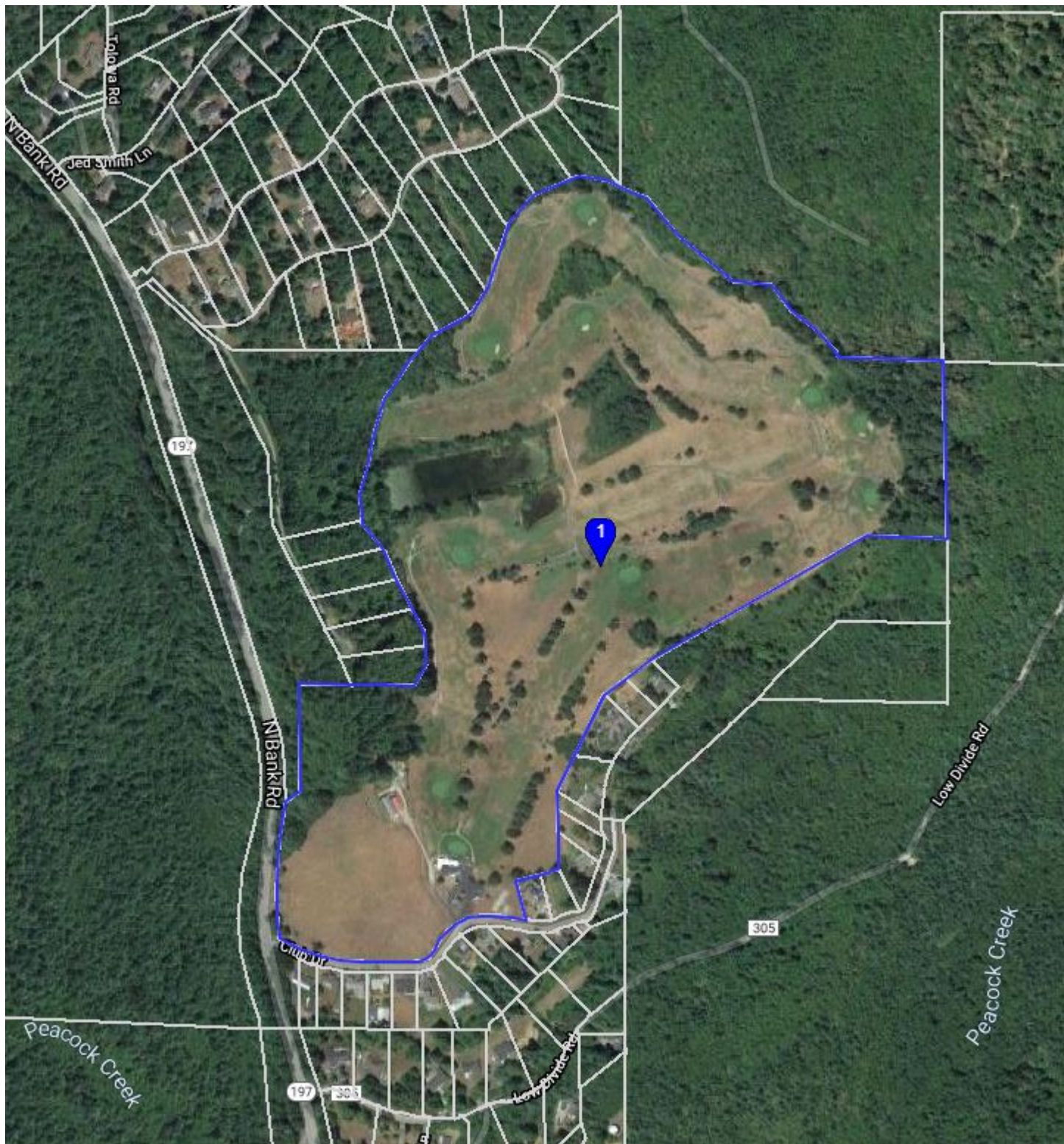
An Archeological Investigation was prepared years ago for an adjacent development on Jed Smith Lane. The report identified two archeological sites located within one half mile of that project. Neither of these two sites is located within the proposed project.

THIS IS NOT AN OFFICIAL MAP
FOR ASSESSMENT PURPOSES ONLY

T. 17N., R. 1E., H.B. & M.

122-04





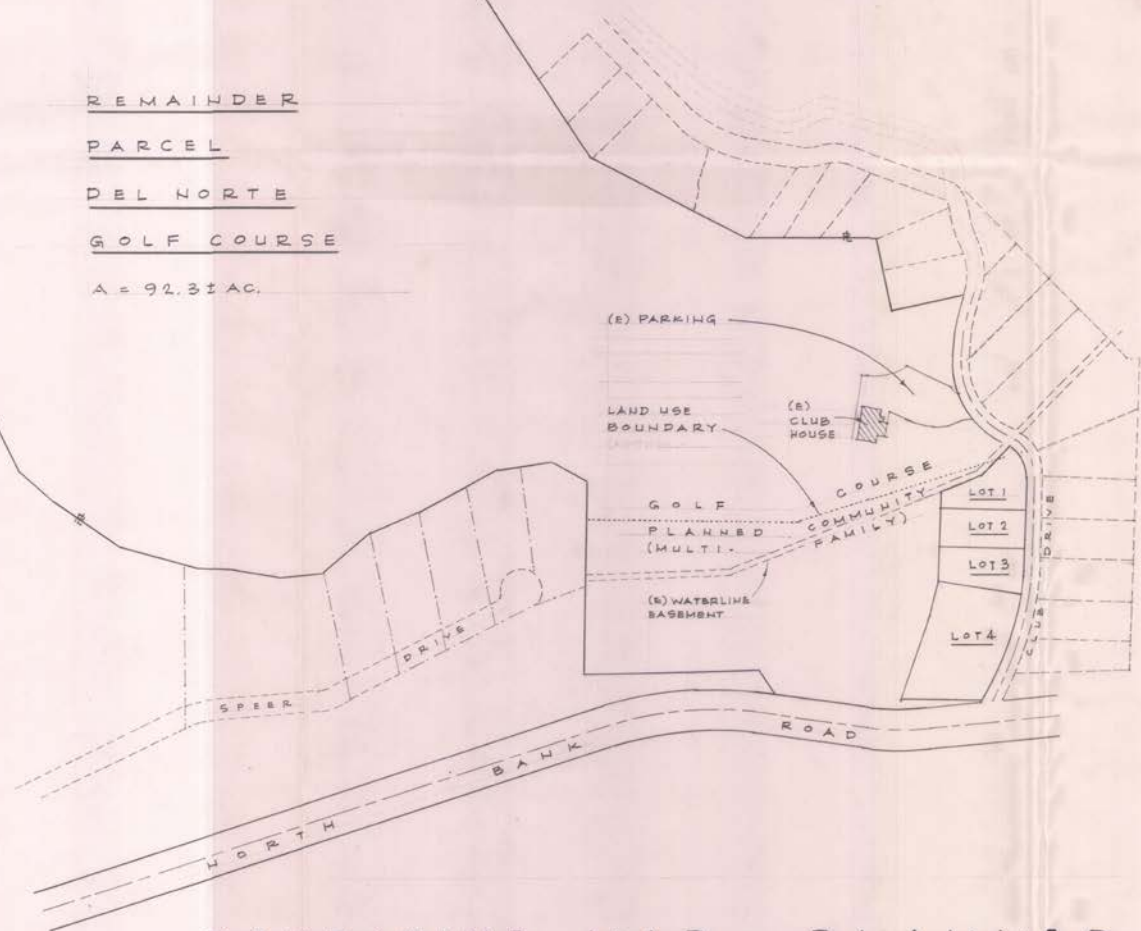




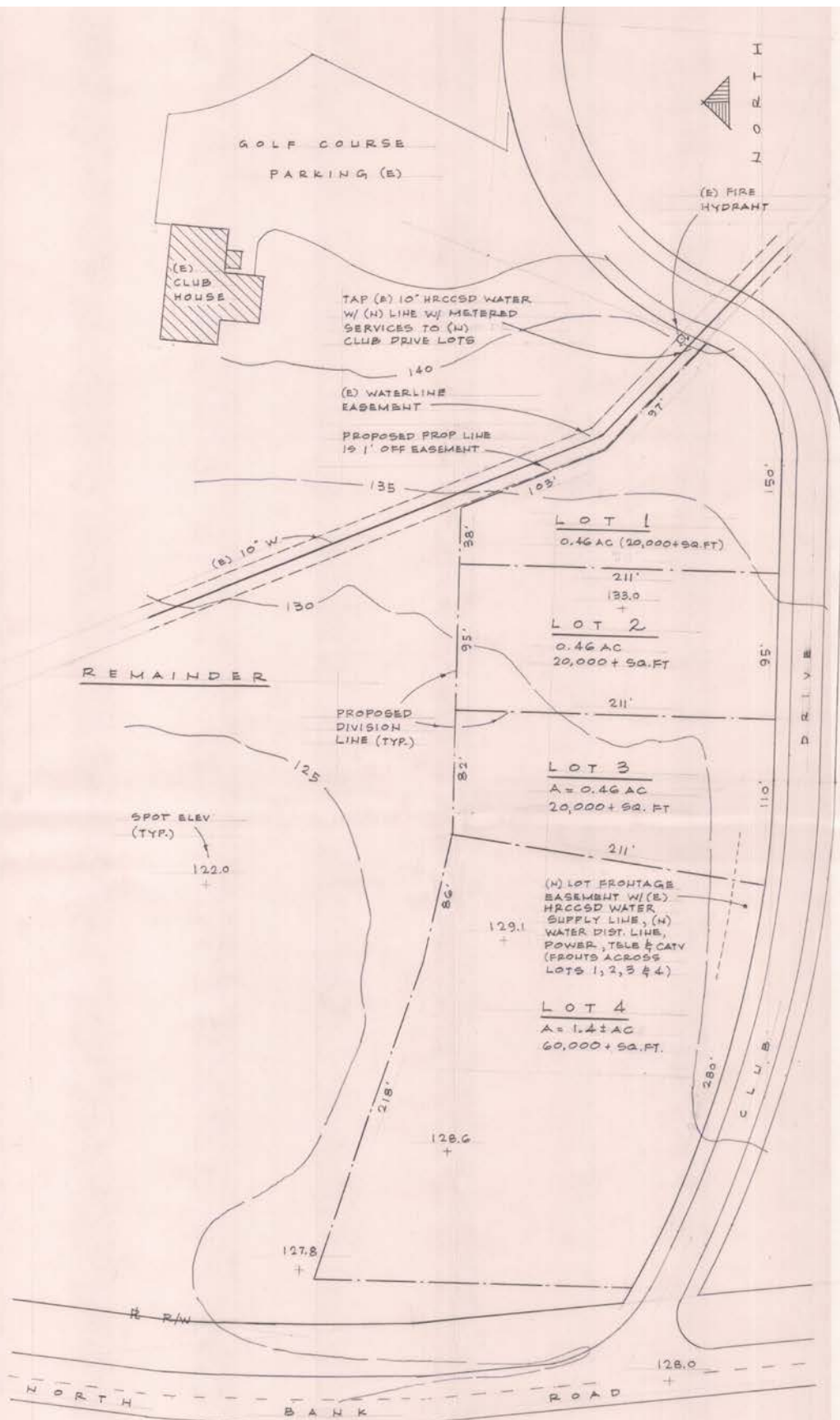
REMAINDER
PARCEL
DEL NORTE
GOLF COURSE
A = 92.31 AC.

NOTE:

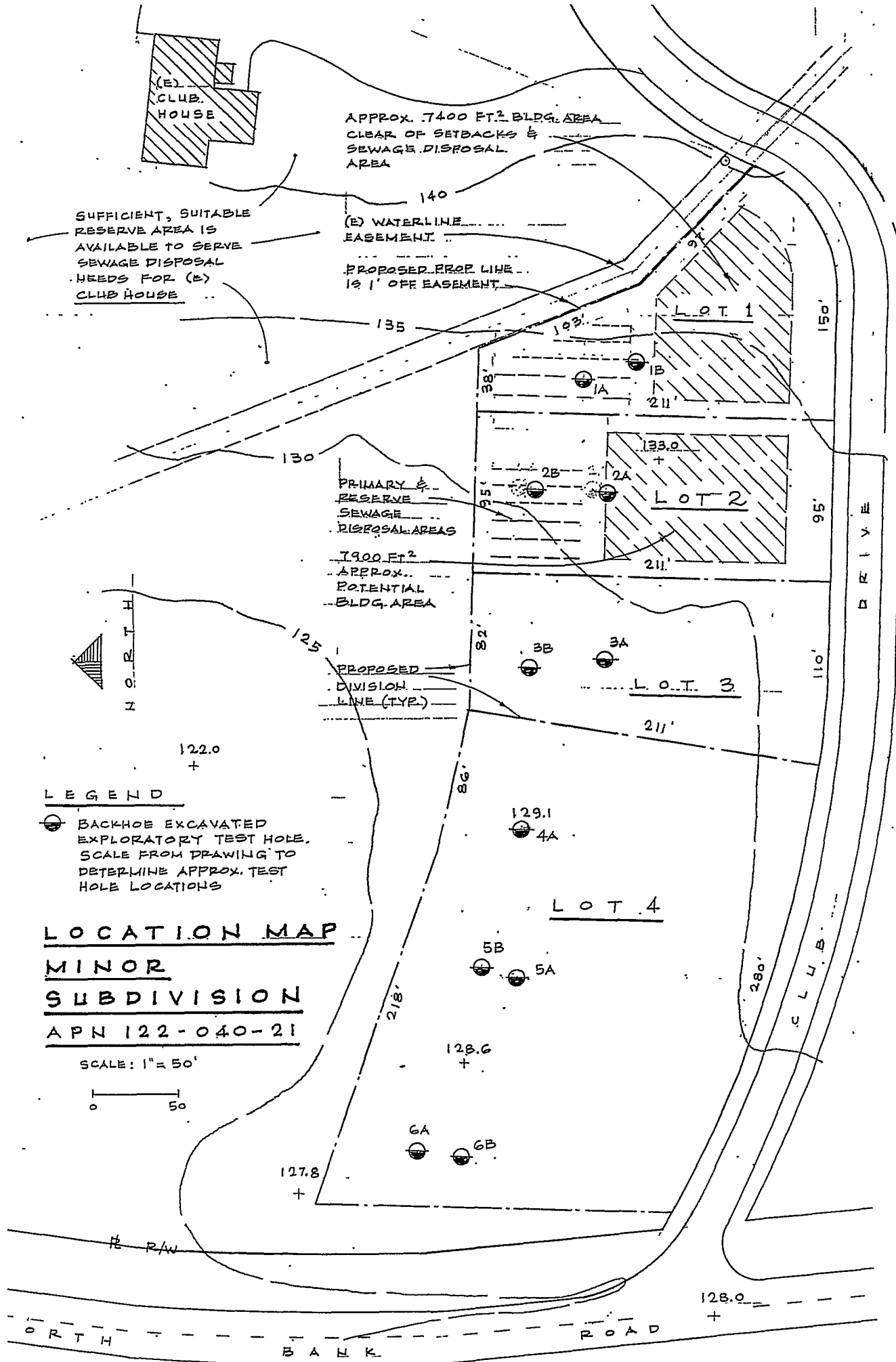
- * WATER SERVICE FROM HRCSD WATER SYSTEM.
 - * ALL LOTS WILL UTILIZE ON-SITE SEWAGE DISPOSAL.
 - * BASIS OF ELEVATIONS IS MEAN SEA LEVEL
- (E) EXISTING
(N) NEW



TENTATIVE MAP - PLANNED
COMMUNITY - MINOR SUBDIVISION



1" = 50' MAP - MINOR SUBDIVISION



LEE TROMBLE ENGINEERING

240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

September 9, 2021

Jim Martin
1305 Moore St. Unit 502
Brookings, OR 97415

re: On-Site Sewage Disposal Evaluation
APN 122-040-21

Dear Mr. Martin:

This is to report on my on-site sewage disposal evaluation of a portion of Assessor Parcel 122-040-21, Del Norte County. It is our understanding that you propose to subdivide this property into four (4) - 20,000 sq. ft. (minimum) parcels and a Remainder Parcel. It is intended that each of the four lots will be used for a single family residence. The 92 plus acre Remainder Parcel will continue to be operated as the Del Norte Golf Course. It is further our understanding that the water supply will be from HRCCSD water system.

This evaluation report assumes that for each proposed residential parcel the estimated on-site waste water discharge will be 450 gallons per day which is typical design criteria for a three (3) bedroom residence.

As mentioned above, the Remainder Parcel, as shown on the attached map, is presently developed with the Del Norte Golf Course and has a functioning on-site septic tank / leach field system which serves the existing club house. Based on my site evaluation and inspection, it is apparent that adequate "reserve disposal field area" (adjacent to the club house) is available on the 92 plus acre Remainder Parcel.

The evaluation consisted of a site inspection, the examination of eleven (11) backhoe excavated exploratory pits, the collection and testing for textural qualities of one or more soil samples from each parcel, field percolation tests for Lots 1, 2 and 4 and the review of data and reports for nearby properties previously evaluated by this office. Attached for your information is an evaluation summary, location map, exploratory logs, field percolation test data sheets and the laboratory results of the soil samples.

The textural analysis of the soil samples along with the field percolation test results for all parcels indicate soil percolation qualities suitable for on-site disposal of septic tank quality

effluent. Based on that data, I recommend a long term loading rate of 0.7 gallons per day per square foot for the design of the disposal fields for Lots 1, 2, 3 and 4.

Ground water, or evidence thereof, was not encountered in any of the excavations to depth of 8 feet. Soil on the site had in excess of 15% silt and clay which requires a 5 foot separation between the bottom of the leaching trenches and the "highest anticipated ground water". I recommend that your leaching trenches be no more than 3.0 feet in total depth.

Based on our field work and data analysis, it is my opinion that all the proposed lots as shown on the attached map are suitable for a conventional on-site sewage disposal system (septic tank/leach field system) within specified limitations and subject to system specifications.

For proposed Lots 1, 2, 3 and 4 with a three (3) bedroom residence, it is my recommendation that a 1200 gallon septic tank conforming to the requirements of the Uniform Plumbing Code be used. It is further my recommendation that for each of Lots 1, 2, 3 and 4 the disposal field consist of 160 lineal feet of leaching trench as shown on the attached sketch. In each case the leach fields should be installed in the back one-third of the lot. I have plotted potential primary and reserve disposal field layouts on Lots 1 and 2 to demonstrate that adequate disposal area and building area is available for each of the 20,000 sq. ft. lots.

As stated above, it is my opinion that all proposed parcels are suitable for a conventional on-site sewage disposal system (septic tank/leach field system) within some specified limitations and subject to certain system specifications. If a change in conditions occurs such as a change in the size of the project, change in the location of the disposal field, change in the disposal system specifications, a substantial physical change to the property or other similar change, it will be necessary to review this report and the data herein in the context of those changes. This could require additional field and laboratory work to confirm site suitability and/or to modify the specifications for the on-site sewage disposal system.

If you need any additional information on this matter or if I can be of further assistance please feel free to call.

Very truly yours,

Lee Tromble



LEE TROMBLE ENGINEERING240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

SITE EVALUATION SUMMARYOWNER: JIM MARTIN DATE: 9/2/21ADDRESS: 1305 MOORE ST. UNIT 502
BROOKINGS OR 97415 APN 122-040-21LOCATION: NORTH SIDE OF CLUB DRIVE, DEL NORTE
GOLF COURSELOT SIZE: 95.07 AC WATER SYSTEM: HRCSDGROUND SLOPE: SLIGHT - SEE LOCATION MAP

SETBACKS	SEPTIC TANK	LEACH FIELD
Well	<u>100'</u>	<u>100'</u>
Stream	<u>100'</u>	<u>100'</u>
Drainage Channel	<u>50'</u>	<u>50'</u>
Ocean, Lake, etc.	<u>100'</u>	<u>100'</u>
Bluff or Cutbank	<u>25'</u>	<u>25'</u>

ALL N/A

EXCAVATION PRIMARY AREA: HOLES 1A, 1B, 2A, 2B, 3A, 3B, 4A, 5A, 5B
6A, 6BEXCAVATION REPLACEMENT AREA: SEE LOCATION MAPOTHER EXCAVATIONS: -DEPTH TO HARDPAN, BEDROCK, ETC.: NONE TO 8 FTDEPTH TO GROUNDWATER: NONE TO 8 FTDEPTH TO MOTTILING: NONE TO 8 FTOTHER FACTORS: ALL PARCELS ARE SUITABLE FORCONVENTIONAL SEPTIC TANK/LEACH FIELD SYSTEMSOILS ANALYSIS ZONE: 2/3/4 PERCOLATION RATE: 5-12 MIN/INCHDEPTH OF SOIL UNDER LEACH
FIELD REQUIRED: 3' ACTUAL: >3'REPLACEMENT AREA AVAILABLE: YESADEQUATE: YES

LEE TROMBLE ENGINEERING

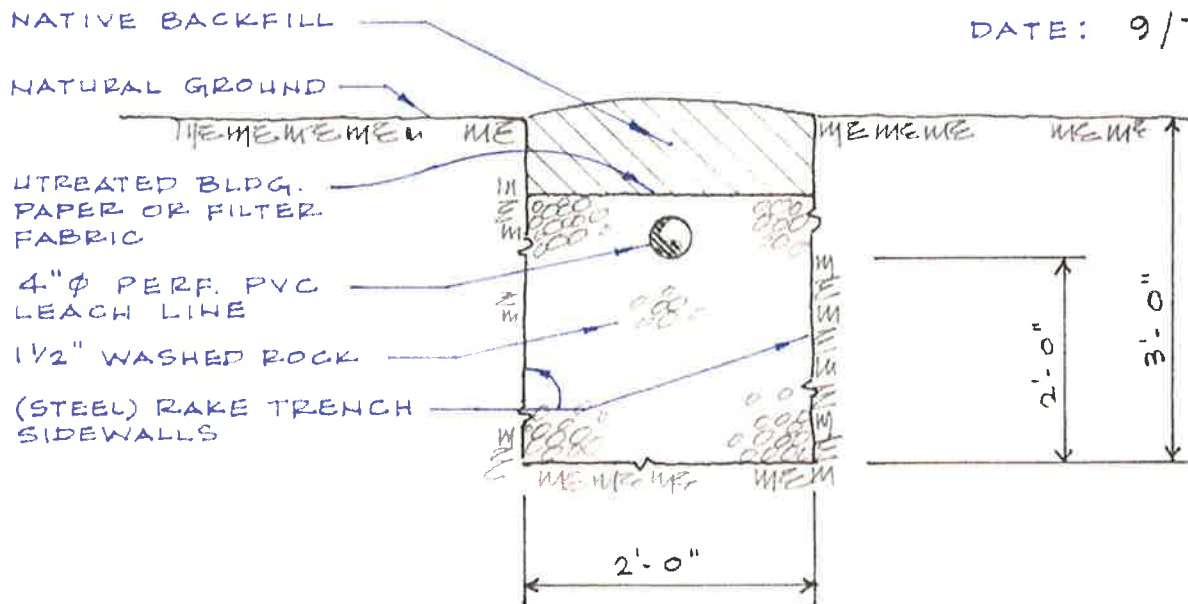
240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

LOTS 1, 2, 3 & 4

APH: 122-040-21

DATE: 9/7/21



SECTION - DISPOSAL TRENCH

NO SCALE

FLOW: (3) BEDROOM HOME, 150 GPD/BDRM

$$\text{USE } 3(150) = \underline{450 \text{ GPD}}$$

LOADING RATE:

AVERAGE PERCOLATION RATE: $\frac{7.5+12+12+6.7+6.7+12+10+8.6+12+7.5}{12} = 9 \text{ MIN/INCH}$

ABSORPTION AREA: USING 12 MIN/INCH, CONSERVATIVELY
USE $\underline{0.7 \text{ GPD/FT}^2}$ (16-30 MIN/INCH)

$$AA = \frac{450}{0.7} = \underline{643 \text{ FT}^2}$$

TRENCH:

$$L = \frac{643}{4} = \underline{160 \text{ LIN. FT}} \Rightarrow (2) \times 80' \text{ OR } (3) \times 53'$$

NOTES:

1. USE LONG TRENCHES, 10' CENTER TO CENTER.
2. USE DISTRIBUTION BOX FOR EQUAL FLOW DISTRIBUTION BETWEEN TRENCHES.
3. TRENCHES SHALL PARALLEL NATURAL GROUND CONTOURS.

LEE TROMBLE ENGINEERING240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 1A
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM TOPSOIL (SILT LOAM) BLOCKY (POROUS, FINE ROOTS) 1.3'	MED DK BRN.	DRY/ DAMP	NO
2	SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE	DULL YELLOW OR. BRN	DAMP	YES (1A)
3	3.7'			
4	POROUS SILT LOAM, SUBANGULAR/ BLOCKY, WELL STRUCTURED FRIABLE	YELLOW BRN, DARK, DULL	DAMP	NO, SIM TO (1A)
5				
6				
7				
8	BOTTOM OF HOLE MEME			
9	NO MOTTLES / NO GROUNDWATER TO 8+ FT			
10				

LEE TROMBLE ENGINEERING

240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 1B
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	LOAM TOPSOIL (SHT LOAM) BLOCKY (POROUS, FINE ROOTS) 1.3'	MED DK BRN.	DRY / DAMP	No
2	SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE 2.8' - NO DISTINCT CHANGE	DARK YELLOWISH OR. BRN	DAMP	No
4	POROUS SILT LOAM, SUBANGULAR / BLOCKY, WELL STRUCTURED FRIABLE	LIGHTER YELLOW OR. BRN	DAMP	No
7	BOTTOM OF HOLE			
8	NO MOTTLES / NO GROUNDWATER TO 8+ FT			
9				
10				

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Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 2A
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	II III		II	
1	LOAM TOPSOIL (SILT LOAM) BLOCKY (POROUS, FINE ROOTS) 1.2'	MED DK BRN.	DRY/ DAMP	No
2	SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE	DULL YELLOWISH BRN	DAMP	YES
3	NO DISTINCT CHANGE			(2A)
4	POROUS SILT LOAM, SUBANGULAR/ BLOCKY, WELL STRUCTURED FRIABLE		DAMP	
5	INCR DENSITY W/ DEPTH			
6				
7	BOTTOM OF HOLE			
8	WETNESS NO MOTTLES / NO GROUNDWATER TO 8'			
9				
10				

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Phone (707) 464-1293

EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 2B
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	W W		W	
1	LOAM TOPSOIL (SILT LOAM) BLOCKY (POROUS, FINE ROOTS) 1.2'	MED DK BRN.	DRY/ DAMP	No
2	SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE	DULL YELLOWISH BROWN	DAMP	No
3	NO DISTINCT CHANGE			
4	POROUS SILT LOAM, SUBANGULAR/ BLOCKY, WELL STRUCTURED FRIABLE		DAMP	
5				
6				
7	BOTTOM OF HOLE			
8	MEMEM			
9	NO MOTTLES / NO GROUNDWATER TO 8 FT +			
10				

LEE TROMBLE ENGINEERING240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

EXPLORATION LOG

OWNER JIM MARTINAPN 122-040-21ADDRESS 1305 MOORE ST. UNIT 502DATE 7/22/21BROOKING, OR 97415LOG BY LTJOB NO. 21049HOLE NO. 3AREMARKS EXCAVATOR TEST PIT



DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	II III		II	
1	LOAM TOPSOIL (SILT LOAM) BLOCKY (POROUS, FINE ROOTS) 1.3'	MED DK BRN.	DRY/ DAMP	NO
2	SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE - SCATTERED ROOTS	YELLOWISH BRN	DAMP	NO
3	NO DISTINCT CHANGE			
4	POROUS SILT LOAM, SUBANGULAR/ BLOCKY, WELL STRUCTURED FRIABLE		DAMP	
5				
6				
7	BOTTOM OF HOLE			
8	MEM-MEM NO MOTTLES / NO GROUNDWATER TO 8 FT +			
9				
10				

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EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 3B
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM TOPSOIL (SILT LOAM) BLOCKY, POROUS, FINE ROOTS 1.3'	MED OR BRN	DRY	NO
2	SANDY CLAY LOAM, SUBANGULAR, BLOCKY, 2.5' FRIABLE	REDISH BRN	DAMP	NO
3	SANDY CLAY LOAM POROUS SILT LOAM, SMALL ROUND ROCK (FEW) FRIABLE, BLOCKY	YELLOW BRN.	DAMP	YES (3B)
4				
5				
6				
7	BOTTOM OF HOLE			
8	NO MOTTLES, NO GROUNDWATER TO 8+ FT			
9				
10				

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EXPLORATION LOG

OWNER JIM MARTIN

APN 122-040-21

ADDRESS 1305 MOORE ST. UNIT 502

DATE 7/22/21

BROOKING, OR 97415

LOG BY LT

JOB NO. 21049

HOLE NO. 4A

REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM TOPSOIL (SILT LOAM) BLOCKY, POROUS, FINE ROOTS 1.3'	MED DK BRN	DRY	NO
2	SANDY CLAY LOAM, SUBANGULAR, BLOCKY, 2.5' FRIABLE	REDISH BRN	DAMP	NO
3				
4	SANDY CLAY LOAM POROUS SILT LOAM, SMALL ROUND ROCK (FEW)	YELLOW BRN.	DAMP	YES
5	FRIABLE, BLOCKY			(4B)
6	6.3'			
7	BOTTOM OF HOLE SIM. TO ABOVE W/ GRAVELS	GRAYS & BRNS	DAMP	NO
8	NO MOTTLES, NO GROUNDWATER TO 8+ FT			
9				
10				

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EXPLORATION LOG

OWNER JIM MARTIN APN 122-040-21
ADDRESS 1305 MOORE ST. UNIT 502 DATE 7/22/21
BROOKING, OR 97415 LOG BY LT
JOB NO. 21049 HOLE NO. 5A
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM TOPSOIL (SILT LOAM) BLOCKY (POROUS, FINE ROOTS)	MED DK BRN.	DRY/ DAMP	No
2	1.5' SANDY CLAY LOAM - POROUS SILT LOAM, SUBANGULAR / BLOCKY FRIABLE		DAMP	
3	NO DISTINCT CHANGE	DULL OR/YEL BRN		No
4	POROUS SILT LOAM, SUBANGULAR/ BLOCKY, WELL STRUCTURED FRIABLE		DAMP	
5				
6	INCR GRAVELS, SIM TO BELOW		DAMP	No
7	SANDY CLAY LOAM w/ GRAVELS POROUS, BLOCKY, FRIABLE	DULL GRAYS & YELLOWISH BRNS	DAMP	No
8	BOTTOM OF HOLE			
9	MEME NO MOTTLES / NO GROUNDWATER TO 8+ FT			
10				

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EXPLORATION LOG

OWNER JIM MARTIN

APN 122-040-21

ADDRESS 1305 MOORE ST. UNIT 502

DATE 7/22/21

BROOKING, OR 97415

LOG BY LT

JOB NO. 21049

HOLE NO. 5B

REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0				
1	LOAM TOPSOIL (SILT LOAM) BLOCKY, POROUS, FINE ROOTS 1.3'	MED OK BRN	DRY	NO
2	SANDY CLAY LOAM, SUBANGULAR, BLOCKY, 2.5' FRIABLE	REDISH BRN	DAMP	NO
3				
4	SANDY CLAY LOAM POROUS SILT LOAM, SMALL ROUND ROCK (FEW)	YELLOW BRN.	DAMP	YES (5B)
5	FRIABLE, BLOCKY			
6				
7	BOTTOM OF HOLE			
8	NO MOTTLES, NO GROUNDWATER TO 8+ FT			
9				
10				

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Crescent City, CA 95531

EXPLORATION LOG

APN 122-040-21

DATE 7/22/21

LOG BY LT

HOLE NO. 6A

REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	Loam Topsoil (Silt Loam) Blocky, Porous, Fine Roots	Med dk brn	Dry	No
1	1.3'			
2	Sandy Clay Loam, Subangular, Blocky, 2.5' Friable	Reddish brn	Damp	No
3				
4	Sandy Clay Loam Porous Silt Loam, Small Round Rock (few)	Yellow brn.	Damp	No
5	Friable, Blocky			
6				
7	Bottom of Hole			
8	No mottles, No Groundwater to 8+ ft			
9				
10				

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EXPLORATION LOG

OWNER JIM MARTIN

APN 122-040-21

ADDRESS 1305 MOORE ST. UNIT 502

DATE 7/22/21

BROOKING, OR 97415

LOG BY LT

JOB NO. 21049

HOLE NO. GB

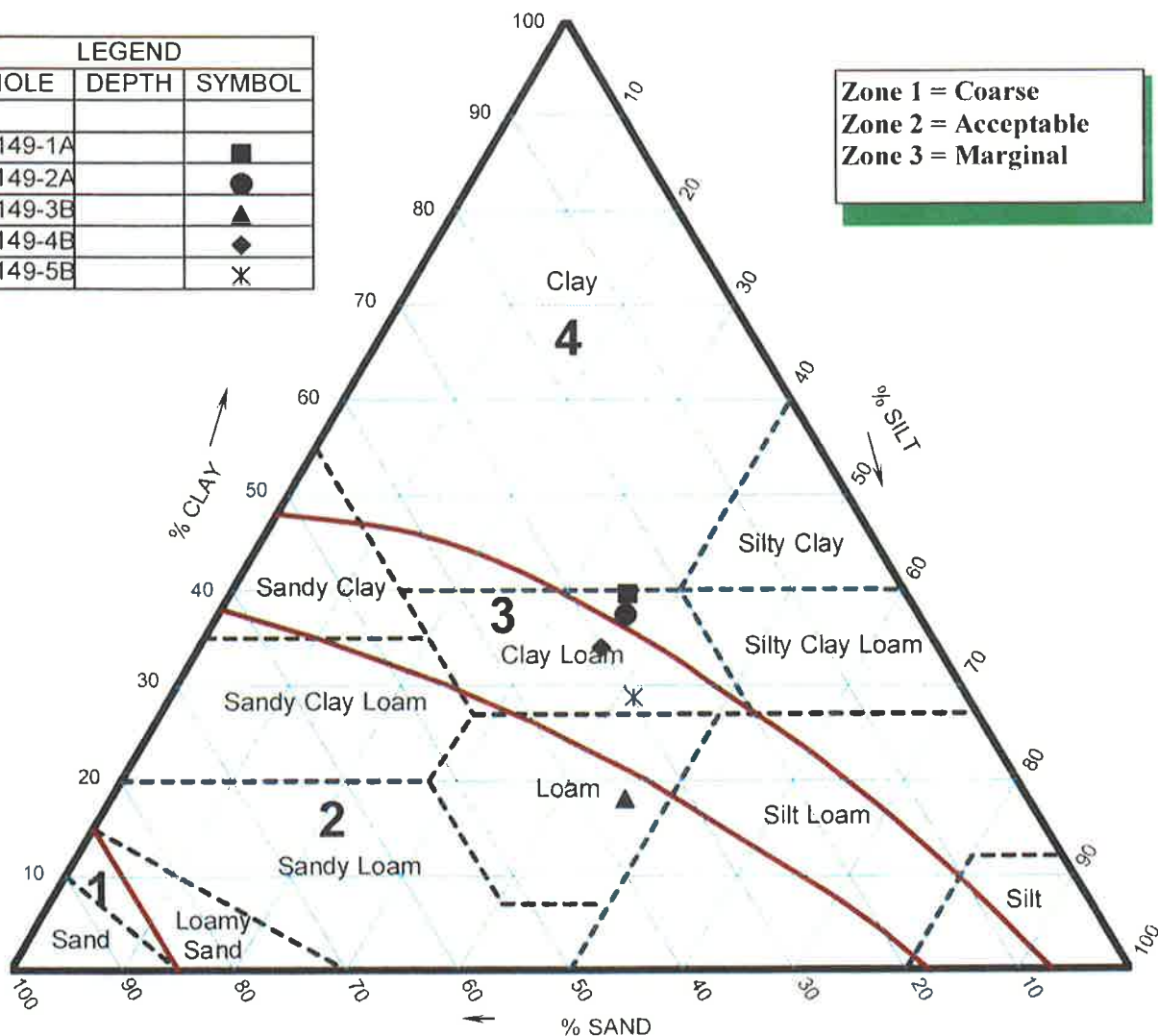
REMARKS EXCAVATOR TEST PIT

DEPTH (FT.)	DESCRIPTION / REMARKS	COLOR	MOIST.	SAMPLE
0	Loam topsoil (silt loam) Blocky, porous, fine roots	Med dk brn	dry	No
1	1.3'			
2	Sandy clay loam, subangular, blocky, friable	Redish brn	damp	No
3	2.5'			
4	Sandy clay loam porous silt loam, small round rock (few)	Yellow brn.	damp	Yes
5	Friable, blocky			(GB)
6				
7	BOTTOM OF HOLE			
8	NO MOTTLES, NO GROUNDWATER TO 8+ FT			
9				
10				

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
20149-1A		■
20149-2A		●
20149-3B		▲
20149-4B		◆
20149-5B		✱

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 021123
JOB NAME: Tromble Engineering

DATE: 08/02/21
APN: 122-040-21

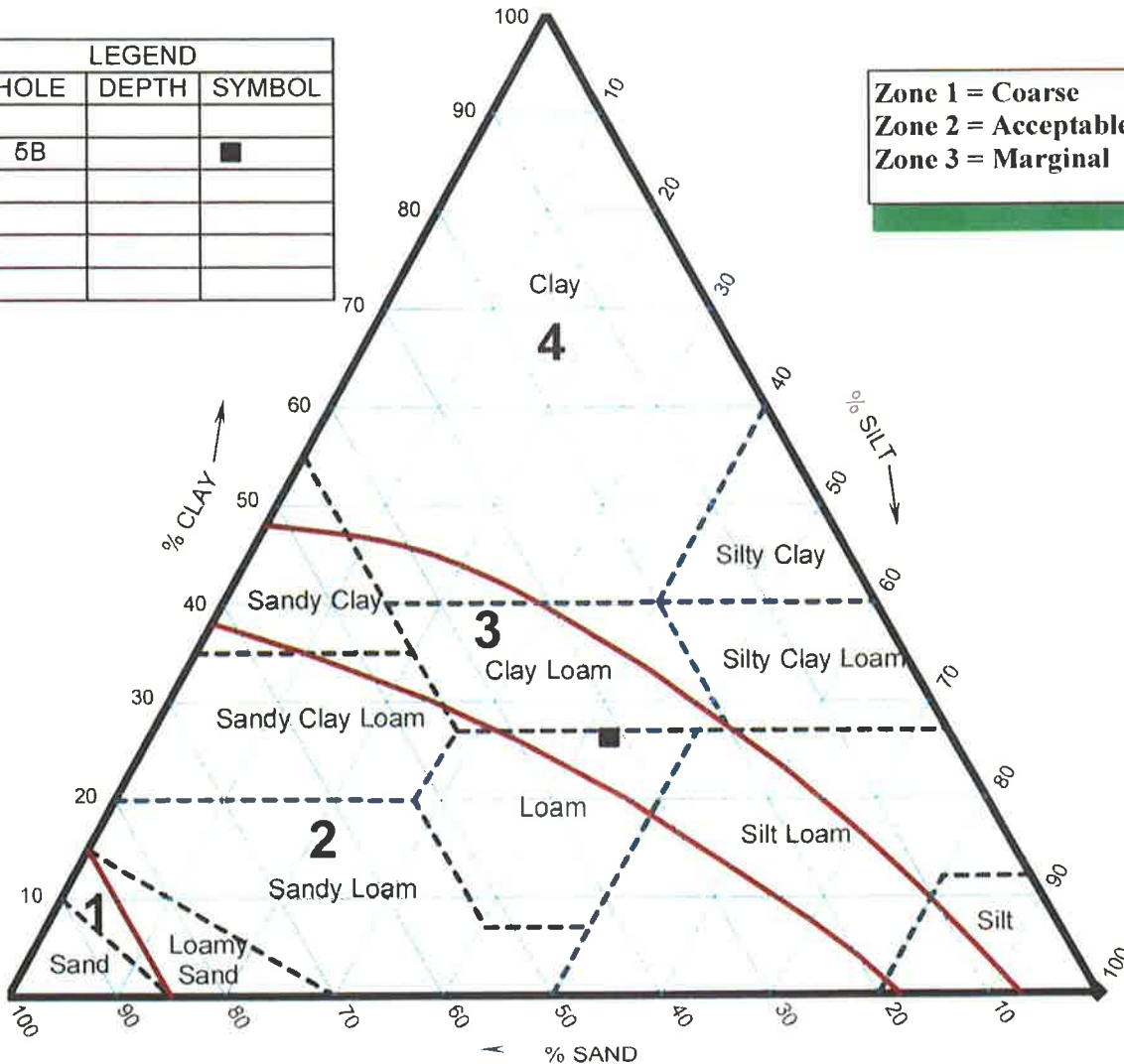


Phone: (707) 441-8855 **Email:** info@shn-engr.com **Web:** shn-engr.com
 812 W. Wabash Avenue, Eureka, CA 95501-2138

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
5B		■

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 021123

DATE: 08/02/21

JOB NAME: Tromble Engineering

APN: 122-040-21



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
 812 W. Wabash Avenue, Eureka, CA 95501-2138

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240 Douglas Park Drive
Crescent City, CA 95531

Phone (707) 464-1293

PERCOLATION TEST DATA

OWNER JIM MARTIN

JOB NO. 21049

ADDRESS 1305 MOORE ST. UNIT 502

DATE 8/26/21

BROOKINGS, OR

PRESOAK 8/25/21

APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE <u>1</u>			
DIA. <u>7"</u>		DEPTH <u>28"</u>	
REF. POINT <u>25" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 1</u>			
TIME	MEAS.	COMMENTS	
11:30	17"	FILL	
12:00	26"	FILL TO 17"	9"
12:30	23 1/2"	" " "	6 1/2"
1:00	23	" " "	6"
1:30	22	" " "	5"
2:00	21	" " "	4"
2:30	21 1/2"	" " "	4 1/2"
3:00	21 1/2"	" " "	4 1/2"
3:30	21		4"

TEST HOLE <u>2</u>			
DIA. <u>7"</u>		DEPTH <u>28"</u>	
REF. POINT <u>26" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 1</u>			
TIME	MEAS.	COMMENTS	
11:30	18"	FILL	
12:00	22"	FILL TO 18"	4"
12:30	21"	" " "	3"
1:00	21 1/2"	" " "	3 1/2"
1:30	22"	" " "	4"
2:00	20"	" " "	2"
2:30	21"	" " "	3"
3:00	21"	" " "	3"
3:30	20 1/2"	"	2 1/2"

$$PR = \frac{30}{4} = 7.5 \text{ MIN/INCH}$$

$$PR = \frac{30}{2.5} = 12 \text{ MIN/INCH}$$

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PERCOLATION TEST DATA

OWNER JIM MARTIN

JOB NO. 21049

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DATE 8/26/21

BROOKINGS, OR

PRESOAK 8/25/21

APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE 3
DIA. 7" DEPTH 28"
REF. POINT 26" BOT HOLE TO NAIL
COMMENTS LOT 1

TIME	MEAS.	COMMENTS	
11:30	18"	FILL	
12:00	21	FILL TO 18"	3"
12:30	20	" " "	2"
1:00	21	" " "	3"
1:30	20	" " "	2"
2:00	20	" " "	2"
2:30	20	" " "	2"
3:00	20 1/2"	" " "	2 1/2"
3:30	20 1/2"		2 1/2"

TEST HOLE 4
DIA. 7" DEPTH 31"
REF. POINT 29 1/2" BOT HOLE TO NAIL
COMMENTS LOT 2

TIME	MEAS.	COMMENTS	
11:30	21 1/2"	FILL	
12:00	29 1/2"	FILL TO 21 1/2"	8"
12:30	28	" " "	6 1/2"
1:00	28	" " "	6 1/2"
1:30	27	" " "	5 1/2"
2:00	27	" " "	5 1/2"
2:30	27	" " "	5 1/2"
3:00	27	" " "	4 1/2"
3:30	26		

$$P.R. = \frac{30}{2.5} = 12 \text{ MIN/INCH}$$

$$P.R. = \frac{30}{4.5} = 6.7 \text{ MIN/INCH}$$

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PERCOLATION TEST DATA

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DATE 8/26/21

BROOKINGS, OR

PRESOAK 8/25/21

APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE <u>5</u>			
DIA. <u>7"</u>		DEPTH <u>29"</u>	
REF. POINT <u>29" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 2</u>			
TIME	MEAS.	COMMENTS	
11:30	21"	FILL	
12:00	28	FILL TO 21"	7"
12:30	27 1/2	" " "	6 1/2"
1:00	27	" " "	6"
1:30	26	" " "	5"
2:00	26	" " "	5"
2:30	26	" " "	5"
3:00	26	" " "	5"
3:30	25 1/2		4 1/2"

TEST HOLE <u>6</u>			
DIA. <u>7"</u>		DEPTH <u>28"</u>	
REF. POINT <u>26" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 2</u>			
TIME	MEAS.	COMMENTS	
11:30	18"	FILL	
12:00	22 1/2"	FILL TO 18"	4 1/2"
12:30	21	" " "	3"
1:00	21 1/2	" " "	3 1/2"
1:30	21	" " "	3"
2:00	20 1/2	" " "	3 1/2"
2:30	21	" " "	3"
3:00	21	" " "	3"
3:30	20 1/2"		2 1/2"

$$PR = \frac{30}{4.5} = 6.7 \text{ MIN/INCH}$$

$$PR = \frac{30}{2.5} = 12 \text{ MIN/INCH}$$

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PERCOLATION TEST DATA

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DATE 8/26/21

BROOKINGS, OR

PRESOAK 8/25/21

APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE <u>7</u>			
DIA. <u>7"</u>		DEPTH <u>31</u>	
REF. POINT <u>28 1/2" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 4</u>			
TIME	MEAS.	COMMENTS	
11:30	20 1/2"	FILL	
12:00	29	FILL TO 20 1/2"	8 1/2
12:30	27	" " "	6 1/2
1:00	26 1/2	" " "	6
1:30	26	" " "	5 1/2
2:00	25	" " "	4 1/2
2:30	25	" " "	4 1/2
3:00	24 1/2	" " "	4
3:30	23 1/2		3

TEST HOLE <u>8</u>			
DIA. <u>7"</u>		DEPTH <u>31</u>	
REF. POINT <u>29" BOT HOLE TO NAIL</u>			
COMMENTS <u>LOT 4</u>			
TIME	MEAS.	COMMENTS	
11:30	21"		
12:00	29 1/2	FILL TO 21"	8 1/2"
12:30	27	" " "	6"
1:00	26 1/2	" " "	5 1/2"
1:30	25 1/2	" " "	4 1/2"
2:00	25	" " "	4"
2:30	25	" " "	4"
3:00	25	" " "	4"
3:30	24 1/2		3 1/2"

$$PR = \frac{30}{3} = 10 \text{ MIN/INCH}$$

$$P.R. = \frac{30}{3.5} = 8.6 \text{ MIN/INCH}$$

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PERCOLATION TEST DATA

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ADDRESS 1305 MOORE ST. UNIT 502
BROOKINGS, OR

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PRESOAK 8/25/21

APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE 9
DIA. 7" DEPTH 29
REF. POINT 28" BOT HOLE TO NAIL
COMMENTS LOT 4

TIME	MEAS.	COMMENTS	
11:30	20"	FILL	
12:00	25	FILL TO 20"	5
12:30	23	" " "	3
1:00	23 1/2	" " "	3 1/2
1:30	23	" " "	3
2:00	23	" " "	3
2:30	22 1/2	" " "	2 1/2
3:00	23	" " "	3
3:30	22 1/2		2 1/2

TEST HOLE 10
DIA. 7" DEPTH 29
REF. POINT 29" BOT HOLE TO NAIL
COMMENTS LOT 4

TIME	MEAS.	COMMENTS	
11:30	21"	FILL	
12:00	27 1/2	FILL TO 21"	6 1/2
12:30	26 1/2	" " "	5 1/2
1:00	26	" " "	5
1:30	25 1/2	" " "	4 1/2
2:00	25	" " "	4
2:30	25	" " "	4
3:00	25 1/2	" " "	4 1/2"
3:30	25 1/2		4 1/2"

$$PR = \frac{30}{2.5} = 12 \text{ MIN/INCH}$$

$$PR = \frac{30}{4} = 7.5 \text{ MIN/INCH}$$

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PERCOLATION TEST DATA

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APN 122-040-21

TEST BY LT

REMARKS _____

TEST HOLE 11
DIA. 7" DEPTH 29
REF. POINT 28 1/2" BOT HOLE TO NAIL
COMMENTS LOT 4

TIME	MEAS.	COMMENTS	
11:30	20 1/2	FILL	
12:00	29	FILL TO 20 1/2"	8 1/2"
12:30	26	" " "	5 1/2
1:00	26	" " "	5 1/2
1:30	25	" " "	4 1/2
2:00	25	" " "	4 1/2
2:30	25	" " "	4 1/2
3:00	25 1/2	" " "	5
3:30	26		5 1/2

TEST HOLE 12
DIA. 7" DEPTH 31
REF. POINT 28 1/2" BOT HOLE TO NAIL
COMMENTS LOT 4

TIME	MEAS.	COMMENTS	
11:30	20 1/2"	FILL	
12:00	30"	FILL TO 20 1/2"	9 1/2"
12:30	29 1/2	" " "	9"
1:00	28 1/2	" " "	8"
1:30	28	" " "	7 1/2"
2:00	27	" " "	6 1/2"
2:30	27	" " "	6 1/2"
3:00	27	" " "	6 1/2"
3:30	26 1/2"		6"

$$P.R. = \frac{30}{4.5} = \underline{6.7 \text{ MIN/INCH}}$$

$$P.R. = \frac{30}{6} = \underline{5 \text{ MIN/INCH}}$$