

**NEVADA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
**PLANNING DEPARTMENT**  
ERIC ROOD ADMINISTRATION BUILDING  
950 Maidu Avenue, Suite 170  
Nevada City, California 95959-8617  
Phone: (530) 265-1222 FAX: (530) 265-9851

**APPLICATION PACKET for  
TENTATIVE MAPS**

This packet contains filing forms and instructions for submitting a complete application for a tentative map. You must complete all forms and submit all required supplemental documents or your application will not be accepted.

If your project is located within the Sphere of Influence of the City of Grass Valley, the City of Nevada City or the Town of Truckee, County General Plan Policy 1.39 requires that the City first determine whether or not it desires to annex the project. If the City determines that it does desire annexation, annexation must occur and your project will be processed by the City. If annexation is not desired, the County must be advised in order to process your application.

Applications must be filed in person in the Planning Department before 4:30 p.m. If all information is complete and no issues arise that require additional time for review, your project should go to hearing 84 days after filing the application. You will receive a Staff Report approximately 10 days prior to the hearing. That Report will contain a Staff Recommendation for the project including a list of recommended conditions of approval. **You or your authorized representative must attend the public hearing or no action will be taken.** Surrounding property owners will also be notified of the hearing. During the hearing, the approving body (either the Zoning Administrator or the Planning Commission) will consider the staff recommendation, your comments and any input from the public. The hearing body will either 1) approve your project, 2) approve it with conditions, 3) deny it, or 4) continue it for additional information if necessary. If you need specific information regarding the tentative map process, ask for a copy of the "Tentative Map Guidelines".

Immediately after filing your application, please post your property with the pink Planning sign so it is easily identifiable by the agency representatives that will be inspecting your site.

**SUBMITTING A COMPLETE AND ACCURATE APPLICATION AND SITE PLAN  
WILL HELP TO MAINTAIN YOUR DESIRED HEARING SCHEDULE.**

**NEVADA COUNTY PLANNING DEPARTMENT  
LAND USE APPLICATION**

*Please print or type in black ink*

Type of application(s) for which you are applying:

<input checked="" type="checkbox"/> Tentative Map	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Certificate of Compliance
<input checked="" type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Voluntary Merger
<input type="checkbox"/> Development Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Home Business
<input type="checkbox"/> Administrative Dev. Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Commercial Permit
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Setback Easement	<input checked="" type="checkbox"/> Management Plan
<input type="checkbox"/> Other (specify): _____		

**PROJECT DESCRIPTION:** Create 14 new single family residential lots and 64 new townhomes (32 duplexes) within the existing golf course property. Also redesign the golf clubhouse, cart barn and parking lot in a reduced size compared to the originally approved clubhouse. Relocate the golf maintenance facility to lots 159/ 160.

Assessor's Parcel No(s): 11-181-05 & 06; 11-171-67; 11-161-27 & 28; 11-160-29 & 30

Applicant Name(s): Asian Pacific Group

Applicant Mailing Address: 18500 Von Karmen Ave, Suite 500, Irvine, CA 92612

Telephone #: (949) 625-6858 E-Mail: eddyl@asianpacificus.com FAX#: N/A

Property Owner(s) Full Names: Asian Pacific Group

Property Owner Mailing Address: 18500 Von Karmen Ave, Suite 500, Irvine, CA 92612

Telephone #: (949) 625-6858 E-Mail: eddyl@asianpacificus.com FAX#: N/A

Name of Representative (if applicable): Russell King, King Engineering, Inc.

Address of Representative: 200 Auburn Folsom Rd., Suite 201, Auburn, CA 95603

Telephone #: (530) 272-8328 E-Mail: Russell.King@King-Engineering-Inc.com  
FAX#: N/A

Site address(es): 24150 Darkhorse Dr, Auburn, CA 95602 Acreage(s): 226 +/-

Water Source: NID Method of Sewage Disposal: LOP WWTP

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I hereby acknowledge that I have read the instructions for filing this application and state under penalty of perjury that the information provided on all attached documents is correct.

Signature of ( X ) Property Owner(s) or ( ) Authorized Representative\*

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**\*Representative may sign application if a Letter of Authorization from the owner(s) is provided.**

**TENTATIVE MAP**  
**FILING INSTRUCTIONS & CHECKLIST**

This form must be filed with your application. Please check off (✓) each item to verify that the required information is attached. Your application will not be accepted if any required item is missing.

- (✓) 1. The signed and completed Application form, including a letter of authorization from the property owner(s) if forms are signed by a Representative.
- (✓) 2. Filing fees pursuant to the most recently adopted Resolution of the Board of Supervisors (\$ amount per Pre-Development Review letter).
- (✓) 3. The signed and completed Agreement to Pay Form.
- (✓) 4. Two copies of a preliminary title report, current within six months, and two copies of the Grant Deed, verifying ownership and the legal description of each effected parcel.
- (✓) 5. The completed Project Information Questionnaire form.
- (✓) 6. A letter from the North Central Information Center indicating whether 1) there has been a previous study and the site does not contain significant historical/cultural resources, 2) that a study has been conducted and the resources have been adequately recorded, or 3) that there is a potential for the site to contain important resources and that an archaeological field survey is recommended. If required, a site specific Cultural Resources Inventory must be submitted (See Tentative Map Guidelines).
- (✓) 7. A Biological Inventory prepared by a Professional Biologist (see Map Guidelines). Submit two original copies for Zoning Administrator projects, and seven original copies for Planning Commission projects.
- (N/A) 8. A Petition for Exceptions form, if a Petition is being requested.
- (✓) 9. The completed Affidavit of Previous Land Division Activity form (attached).
- (✓) 10. The completed Timberland Conversion Checklist (attached).
- (✓) 11. The Hazardous Waste Statement forms.
- (✓) 12. Photos of the site and a site plan reduction indicating where photos were taken.
- (✓) 13. One 8½" x 11" reduction of the tentative map.
- (✓) 14. If tentative map does not provide for Clustering, and your property is located within the Estate, Rural or Forest General Plan designation, attach a second map to each tentative map that provides a Clustering Option. (See Map Guidelines.)

- (√) 15. Per General Plan Policy 10.13, for all sites mapped as seismically active, or having potential geologic hazards, including slope stability and excessive erosion, submit a soils/geotechnical report that evaluates any geologic hazards on the site.
- (√) 16. If your property is located within the Sphere of Influence of the City of Grass Valley, the City of Nevada City or the Town of Truckee, submit a letter from that jurisdiction indicating that they are not interested in pursuing annexation of your property.
- (√) 17. Proof of legal primary access to the project site. If your property is beyond dead-end road limits (see Section L-II 4.3.18 and L-XVII 3.4.I), proof of legal secondary access is required.
- (√) 18. 8 copies of the tentative map, folded to 8½" x 14" (additional copies may be required prior to a Planning Commission hearing). **MAPS MUST BE FOLDED.**
- (√) 19. **For Tentative Final Maps Only:** A soils report or a request for waiver per Section L-IV 3.8 of the County Land Use Code.
- (√) 20. **For Tentative Final Maps Only:** An exhibit showing the development of contiguous parcels and their parcel size in acreage or square feet, for hearing body reference and information.

### **CONTENT OF TENTATIVE MAP**

- (√) 1. Tentative maps shall bear the name and license number of the duly licensed person in responsible charge for preparing the tentative map.
- (√) 2. Provide a detailed vicinity map (1" = 2000') showing the location of the proposed subdivision in relation to the surrounding area with mileage from the nearest County Road.
- (√) 3. Legend stating names, addresses, telephone numbers of record owner(s), Assessor's Parcel Number, subdivider, the person who prepared the map, the source of water supply, method of sewage disposal, responsible fire protection agency and source of public utilities.
- (√) 4. Subdivision Name, if applicable.
- (√) 5. North point, scale, and date.
- (√) 6. Names of adjacent subdivisions and current ownership of all adjacent parcels.
- (√) 7. Location, names, present center lines, widths and grades of adjacent or abutting roads and streets.
- (√) 8. The location, name, width, grade and centerlines of all proposed roads.
- (√) 9. Radius of all curves on existing and proposed roads.
- (√) 10. Typical cross sections of proposed roads, showing all improvements proposed within the road right-of-way.
- (√) 11. Width and location of all existing easements on or adjacent to property covered by the subdivision.

- (√) 12. Location and use, width of all proposed easements (drainage, public utility, etc.)
- (√) 13. Location and grade of proposed or existing driveways.
- (√) 14. Location and use of all existing structures on the property and setbacks from new property lines.
- (√) 15. Topography shown with sufficient detail for proper study of building site, drainage, sewage disposal and road locations.
- (√) 16. Approximate lot size (square feet or gross acreage; net acreage if proposed lots are below one acre) and lot dimensions.
- (√) 17. Show location of all watercourses, seasonal drainages, and canals/irrigation ditches.
- (√) 18. Delineate any and all environmentally sensitive areas that are listed in the Tentative Map Guidelines, including but not limited to: Important agricultural lands, steep slopes, cultural resources identified in your Cultural Resources Inventory, and any biological resources identified and mapped in your Biological Inventory, i.e. streams, wetlands, riparian areas, areas containing special status species, oak groves, or landmark oaks.
- (√) 19. Location of posted, pink Planning sign. Property must be posted and property boundaries flagged by application submittal date.
- (√) 20. Delineate pedestrian trails, sidewalks or other pathways that link the site to adjacent properties (see Sec. L-II 4.1.8 of Zoning Regulations).

**ACTIVITY AFFIDAVIT OF PREVIOUS LAND DIVISION**

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for subdivision in this application as a part thereof, or which was contiguous to the parcel proposed for the subdivision.

Yes \_\_\_\_\_ No X \_\_\_\_\_

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's parcel number, and period of ownership.

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2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

Yes \_\_\_\_\_ No X \_\_\_\_\_

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

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**If you answered yes to either question on this page, check with the Planning Department to determine if a tentative final map, rather than a tentative parcel map, should be processed.**

**TIMBERLAND CONVERSION CHECKLIST FOR  
PROPOSED SUBDIVISIONS**

**PURPOSE:** To assist both State and Local Agencies in the determination of whether or not a proposed subdivision of land falls within the scope of Public Resource Code (PRC), Art. 9, Section 4621 (and related regulations in California Code of Regulations, Title 14, Art. 7, Section 1100-1110). That is, whether or not there is to be a conversion of timberland to non-timberland use and whether a Timberland Conversion Certificate should be applied for.

Name of person to contact for more information:

Name Eddy Liu

Mailing Address 8500 Von Karmen Ave, Suite 500, Irvine,  
CA 92612

Telephone No. (949) 625-6858 Date \_\_\_\_\_

**YES**

**NO**

- |              |              |   |
|--------------|--------------|---|
| _____        | <u>  X  </u> | 1. Is the land available for, and capable of, growing a crop of trees of any commercial species used to produce lumber or other forest products (4526 PRC) - Soils information is available from the Soil Conservation Service (SCS). |
| <u>  X  </u> | _____        | 2. Is the proposed subdivision area greater than three (3) acres.   |
| _____        | _____        | 3. Are any proposed lot sizes in this project less than three (3) acres.  |
| _____        | <u>  X  </u> | 4. Has any of the project area been logged within the past five 5 years (if "No", go to question #6).   |
| _____        | <u>  X  </u> | 5. Has a satisfactory report of stocking been filed and approved (4587PRC).   |
| _____        | <u>  X  </u> | 6. Is the project current zoning in Timber Preserves Zone (TPZ).  |
| _____        | <u>  X  </u> | 7. Will this proposed subdivision result in the cutting or removal of commercial trees. (If "yes", answer question #8).   |
| _____        | <u>  X  </u> | 8. Will the forest stocking requirements be met (PRC 4587).   |

**COUNTY OF NEVADA  
PROJECT INFORMATION QUESTIONNAIRE**

*The information provided in this questionnaire will be used for preparation of the project Initial Study (environmental review) and for overall project review. All questions must be answered completely with legible responses, typed or in black ink, providing more than a simple "yes", "no" or "NA" response. Attach separate written discussion pages where needed to provide a complete response.*

**1. Project Description:**

- a. Describe the proposed project including any proposed phasing:

Phase: Create 14 new single family residential lots and 64 new resort townhomes.

Phase: Redesign and reconstruct the golf clubhouse, cart barn & parking lot.

Phase: Relocate the golf maintenance building from Alexis Dr. to lots 159/160

- b. Are any exceptions to required standards proposed or required for this project (a Variance, a Petition for Exceptions or a Management Plan to encroach into any sensitive resources)?  
*If yes, identify the nature of the proposed variance, exception or management plan:*

A Management Plan may be required for development within areas containing slopes that are > 30%, oak woodlands, and within close proximity of wetlands.

- c. **Code Violations:** To your knowledge, are there any Code violations occurring on this property, including the issuance of a Warning Notice or a Citation for the subject property?

~~yes~~ NO *If yes, describe:*

**2. Land Use:**

- a. Does this project have a relationship to a larger project or a series of projects?

X yes        no *If yes, describe:*

Darkhorse Subdivision and Golf Course

- b. Describe existing on-site land uses:

Golf course, golf clubhouse, golf maintenance building, undeveloped portions of golf course parcels

- c. Describe surrounding land uses, indicating distance to nearest residence:

Residential uses at Darkhorse Subdivision, Lake of the Pines, and Baldwin.

Baldwin cattle ranch, NID water treatment plant – all uses are adjacent to these parcels.

- d. Describe project potential to change the character of the surrounding area, including the loss of open space:

3.69 AC. from golf course's open space area



- e. Will this project displace any residential units?  yes  no *If yes, describe:*  
Two residential lots (159 & 160) will be removed by the relocated golf maintenance building
- f. Will this project result in a population increase in the immediate project area?  
 yes  no Explain:  
Potential addition of 14 full time single family residences and 64 part time resort residences
- g. List any specialized plans or zoning restrictions applicable to this project site, e.g., an "SP" zoning, a Master Plan, a Specific Plan, an Area Plan, an Airport Land Use Plan?  
SP zoning (REC- SP, R1- PD,SP) and modification to Darkhorse Master Plan

3. *Geology/Soils:*

- a. A Preliminary Grading Plan is attached.  yes  no
- b. A Soils/Geologic Report is attached.  yes  no
- c. Slopes that exist on site prior to grading:  
 Gentle (0-10%) 1,991,330 SF sq. ft/acres 35 % of site  
 Rolling (10-30%) 2,901,623 SF sq. ft/acres 51 % of site  
 Steep (more than 30%) 809,950 SF sq. ft/acres 14 % of site  
 30% > slopes are cross-hatched or highlighted on the site plan or tentative map
- d. Does the project propose to encroach into slopes of 30% or greater? yes  
*If yes, is a Management Plan included in this application?*  yes  no (deferred)
- e. Is the site on filled land?  yes  no *If yes, explain:*  
 \_\_\_\_\_
- f. Are there existing erosion problems or geologic hazards occurring on this site, such as landslides, mudslides, ground failures, earthquake faults or similar hazards? *If yes, describe:* \_\_\_\_\_
- g. Will a grading permit be required?  yes  no  
*If yes, have you attached a preliminary grading plan?*  yes  no

Describe proposed site grading:

How many cubic yards of soil will be imported, exported or moved on site?  
See Preliminary Grading Plan

Maximum proposed depth and slope of any excavation and the type: \_\_\_\_\_  
See Preliminary Grading Plan

Grading material sources or disposal sites: adjacent to the golf course within the golf Course parcel.

Transport methods and haul routes: Darkhorse roads and golf driving range & carpaths

The location and height of any proposed or required retaining walls: 8 feet with a few locations up to 10 feet

4. *Water Quality:*

a. Describe any water bodies on, or adjacent to, the property, including lakes, rivers, creeks, seasonal and/or perennial water courses, irrigation ditches or drainage swales.  
NID Magnolia III irrigation canal, seasonal water courses in the golf course, ponds and detention ponds in the golf course. Magnolia Creek and Lake of the Pines are adjacent.

b. Is there a floodplain on or within 100 feet of this project site? *If yes*, is it identified on the Federal Emergency Management Agency (FEMA) maps and have you included a copy of that map with this application?        yes   X   no

c. For development projects, describe impervious surfacing created by this project:

<b><u>Lot Coverage:</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
building coverage	<u>0.20</u> %	<u>2.0</u> %
surfaced areas	<u>3.09</u> %	<u>4.9</u> %
landscaped areas	<u>0.05</u> %	<u>0.13</u> %
permanent open space (excluding <i>required</i> landscaping)	<u>96.66</u> %	<u>92.97</u> %
<b>Total</b>	<b>100 %</b>	<b>100 %</b>

d. Describe any discharge to surface waters that will result from this project, including any wastewaters other than storm water runoff that may be present in the discharge:

NID water system flushing or emergency discharge. No wastewater discharge.

e. Identify the water body or feature that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse.  
Lake of the Pines. Runoff to be controlled and treated by water quality BMPs including hydromodification detention ponds.

f. Will a permit be required from the California Regional Water Quality Control Board?  
  X   yes        no *If application for a State permit has been made, provide the permit #:* \_\_\_\_\_.

g. Are there any wetlands or riparian areas on this site?   X   yes        no

*If yes*, describe: wetlands are labeled A through L on golf plans (no F and two unlabeled)

Will wetlands be affected by the proposed project?        yes   X   no

Will an Army Corps of Engineers wetlands permit be required?        yes   X   no  
*If yes*, is correspondence to or from the Army Corps attached?        yes   X   no

h. Does this project propose to encroach into the required buffer from any perennial or seasonal waterbodies or riparian area?   X   yes        no

*If yes*, is a Management Plan included in this application?        yes   X   no (deferred)

5. Air Quality:

a. Describe any air pollutants, i.e. dust, smoke, fumes or odors, which may be generated by this project both during and after construction (short and long term impacts).

During construction: construction equipment emissions

Post Construction: Residential wood stoves if any, traffic emissions, residential maintenance

b. Is the project site mapped within an area known to contain naturally occurring asbestos?

yes no X Source of information: California Dept. of Conservation

6. Transportation/Circulation:

a. A traffic study is included with this application. yes no X (deferred)

b. Does this project require/include a Petition for Exceptions? yes no X

c. Describe the access roads serving this project:

Road name	Right of Way width	Surfacing	Finish grade
A, E (two way)	18' paved	AC	
B, C, F (one way)	10' paved	AC	

d. Is the access road serving the site a dead-end road? yes no X If yes, what is the distance to the nearest through road?

e. Who provides the road maintenance for each road accessing your project?

Home Owners Association

f. Will this project result in substantial or cumulative impacts to the circulation system in this area? yes no X Explain:

Refer to traffic study prepared by KD Anderson & Associates

g. What road improvements are proposed? Access roads A and B paralleling Alexis Drive and

Access roads C and F paralleling Darkhorse Boulevard.

h. Describe how this project provides for pedestrian needs, pursuant to Sec. L-II 4.1.8 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:

Pedestrians will be able to use the roadway shoulders along the internal access roads, similar to how Darkhorse residents currently do. The clubhouse parking lot has pedestrian walkways throughout.

i. Describe how this project will provide transportation alternatives pursuant to Sec. L-II 4.1.9 and General Plan Policy RD-4.3.1, including:

1) The estimated number of employees or residents that will work/live on the project site. Due to Darkhorses's geographical location and small number of residents, live/work resident employees are unlikely and mass transit is not a viable alternative in this location.

- 2) Identify existing and potential alternatives to individual automobile use, including but not limited to, access to public transportation services, bicycle racks, or provisions for developer-sponsored carpooling or bussing.  
See 1) above.
- 
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- 3) Proposals to incorporate one or more measures into the project to ensure use of viable alternatives.  
See 1) above.
- 
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- 4) For projects employing 50 or more persons: describe feasible measures for reducing auto dependence.  
See 1) above.
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7. *Biological Resources:*

- a. Is the required Biological Inventory attached?  yes  no (deferred)
- c. Is a Management Plan for encroachment into sensitive biological resources required?  
 yes  no *If yes, is it included in the Inventory?*  yes  no
- c. How many native oaks exist on the project site? See Salix's Biological Resource Assessment.
- d. How many oaks have trunk diameters of 36" or more, measured at breast height (4')?  
See Salix's Biological Resource Assessment
- e. Number, size, type and location of trees that will require removal, including those for road and sewage disposal construction (as shown on site plan):  
See Salix's Biological Resource Assessment
- f. Is a Tree Protection Plan for trees to be retained attached or addressed in your Biological Inventory?  yes  no
- g. Does this project have the potential to preclude the future use of any natural resource i.e., forests or water?  yes  no *If yes, explain:*  

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- h. Has this site been logged site in the last 10 years?  Yes  no
- If yes, was a Timber Harvest Plan approved?  yes  no
- Is there an active Timber Harvest Plan on file?  yes  no
- If yes to either, a copy of the approved and/or proposed Plan(s) is attached.*

8. *Mineral Resources:*

- a. Is this site mapped as an MRZ-2, Significant Mineralized Area, by the State Dept. of Conservation?  yes  no (per plate 2A in Clinkenbeard Report 1990)

b. Does this project have the potential to deplete any non-renewable minerals?

\_\_\_\_\_ yes  no *If yes, explain:*

\_\_\_\_\_

**9. Risk of Upset/Health Hazards**

a. Have you included the required Nevada County Hazardous Materials/Waste Statement with this application?  yes \_\_\_\_\_ no

b. Do you have knowledge, or is there evidence, of any past, potentially hazardous materials use, including underground fuel storage tanks, dumpsites, or surface or subsurface mining activity? \_\_\_\_\_ yes  no

*If yes, a Phase I Assessment must be submitted with this application. Contact the County Department of Environmental Health for information regarding what research must be conducted for the specified past use.*

c. Does this project propose the handling, storage or transportation of any potentially hazardous materials, toxic substances, flammables or explosives?  yes \_\_\_\_\_ no

*If yes, briefly describe the potentially hazardous materials:*

The golf maintenance personnel currently transport, handle, and store motor vehicle fuels, Pesticides, and herbicides used on the golf course.

d. Will the proposed project include the use of hazardous materials in quantities greater than 55 gallons, 200 cubic feet or 500 pounds?  yes \_\_\_\_\_ no

*If yes, have you attached a Hazardous Materials Inventory Statement with this application?  yes \_\_\_\_\_ no*

e. Does this project propose, or will this project result in, the generation of hazardous waste as defined by the California Health & Safety Code, Chapter 6.5? \_\_\_\_\_ yes  no

f. Does this project propose fuel tanks, either above or below ground? *If yes, in what quantities?*  
Yes, greater than 55 gallons and possibly less than 500 pounds

g. Is this project site within two air miles of an airport? \_\_\_\_\_ yes  no

*If yes, is the project site mapped with the boundaries of an airport Comprehensive Land Use Plan (CLUP)? \_\_\_\_\_ yes \_\_\_\_\_ no*

**10. Noise:**

a. Is a Noise Study attached? \_\_\_\_\_ yes  no

b. Describe any noise-sensitive land uses (homes, schools, hospitals, churches, libraries, nursing homes) within a half-mile of the project site.  
Houses are within 1/2 mile of the project

- c. Describe any noise that will be generated by this project both during and after construction; identifying the noise source and the hours of operation for the noise generating use, including any outdoor activity areas, i.e., storage yards, outdoor music, playgrounds, animals pens.

Construction: 7am – 5 pm, 6 days per week – construction equipment

Golf clubhouse – no outdoor events and no pool

**11. Public Services:**

- a. List agencies providing the following public services to your project site:

Fire Protection: Higgins Area Fire District

Domestic water: NID

Sewage disposal: Nevada County Sanitation District

Road maintenance: Nevada County for existing County roads within Darkhorse

Other special districts: \_\_\_\_\_

- b. If public sewer is proposed, how many EDUs are allocated to this site? 12

- c. How many EDU's are required for the proposed use? 94

- d. Is trash and recycling service available to serve the project site? X yes \_\_\_\_\_ no

- e. As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter? \_\_\_\_\_ yes X no *If yes, describe how the solid waste will be handled/removed:*

- f. Within what Fire Severity zone is the project site mapped (Moderate, High or Very High) on the CalFire Fire Severity Hazard maps? High

- g. Will this project result in the need for additional public services including fire, police, water, sewage disposal or recreation, including annexation to a special district?

X yes \_\_\_\_\_ no *If yes, describe:*

Extension of existing waterlines and sewer system; expansion of fire and police protection. No

add'l recreation

**12. Utilities & Services Systems:**

- a. List the public utilities that are available to serve the project site and the entities that provides service:

Telephone: AT&T

Electricity: PG&E

Gas (propane or natural gas) propane

High speed internet service: Wave CATV

- b. Will this project require the extension of service for any energy source?

\_\_\_\_\_ yes X no *If yes, describe:*

- c. Will this project require the recording of a new utility easement?  
 yes  no *If yes, the proposed easement must be shown on the site plan.*
- d. Describe how this project maximizes energy efficiency, i.e., utilizes alternative energy sources, pursuant to General Plan policies EC-8.6.1, EC-8.6.4 & 14.2:  
The proposed clubhouse and townhome buildings will be designed to comply with California Energy Code Title 24 energy requirements. No alternative energy systems are proposed.
- e. What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, community system, centralized system)?  
Public sewer – low pressure sewer mains with on site e-one pumps at each service

**13. Aesthetics:**

- a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?  
 yes  no – west side of clubhouse is visible from Lake of the Pines  
*If yes, is a Management Plan included in this application?*  yes  no (deferred)
- b. Is this project visible from a scenic highway, a large population center, or a public recreation area?  yes  no *If yes, describe:*  
West side of golf clubhouse will be visible from the Darkhorse Golf Course
- c. Does this project propose any outdoor storage, activity or use (other than parking)?  
 yes  no *If yes, describe the use:*  
The golf clubhouse will have golf cart parking below the clubhouse.
- d. Does this project propose new fencing?  yes  no *If yes, describe fence type, height, materials and colors:*  
Project proposes selected areas where golf ball screening fence will be installed; plan is provided. Height is approximately 30' with black nylon mesh fastened between wood poles.
- e. Will this project require the installation of new overhead utility lines, visible from public roadways or adjacent properties?  yes  no *If yes, describe:*
- f. Is any new exterior lighting proposed?  yes  no  
*If yes: at golf clubhouse golf maintenance building (will be same as existing)*  
 Is the location of all exterior lighting shown on the site plan?  yes  no  
 Is a comprehensive Lighting Plan included in this application, which describes existing and proposed lighting, the number and type of light fixtures, i.e., compact-fluorescent, metal-halide, incandescent; the location (wall-mounted, pole); and type of shielding to prevent off-site light spill?  yes  no (deferred)

14. *Agriculture:*

- a. Is this project site mapped on the State Dept. of Conservation Important Farmlands Map, as Prime, Unique or a Farmland of Statewide or Local Importance? (grazing land) \_\_\_\_\_yes no *If yes*, is a Management Plan for encroachment into important agricultural lands included with this project? \_\_\_\_\_yes \_\_\_\_\_no
- b. Is this project site, or an adjacent site, contracted for an Agricultural Preserve (Williamson Act), \_\_\_\_\_yes no
- c. Is there a Conservation Easement recorded for the project site, or an adjacent site? \_\_\_\_\_yes no
- d. Is there an agricultural use established on or adjacent to this parcel? yes \_\_\_\_\_no *If yes*, describe the use:  
Baldwin Ranch is a cattle ranch
- e. Is the project site irrigated? yes \_\_\_\_\_no

*If yes*, what is the water source (well, treated, raw water, or?):

NID raw water is used to irrigate the golf course.

- f. Has the site ever been evaluated under the LESA (Land Evaluation & Site Assessment) system? \_\_\_\_\_yes \_\_\_\_\_no   
*If yes*, a copy of the evaluation is attached.
- g. Will this project prohibit or decrease agricultural production, on or off-site? \_\_\_\_\_yes no *If yes*, describe:  
\_\_\_\_\_

15. *Cultural Resources:*

- a. \_\_\_\_\_ A letter from the North Central Information Center is attached, recommending whether an on-site Cultural Resources Inventory be conducted.
- b. \_\_\_\_\_ An Inventory was conducted and is attached.
- c. \_\_\_\_\_ An Inventory is not attached because:  
\_\_\_\_\_The North Central Information Center determined that an inventory is not required due to project size or sensitivity level (see letter).  
 An on-site inventory was conducted for a previous project and is on file with the Planning Department, County File No#: see Darkhorse EIR.

16. *Recreation:*

- a. Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic, public use of this site.

Golf course



Development project information (not applicable to Tentative Maps)

**17. Proposed use:**

- a. Proposed use/occupancy type: Clubhouse: A, B          Townhomes: Residential
- b. Building type & hazard classification: Clubhouse: Type V-N   Townhomes: Type V-N
- c. Days & hours of operation: Clubhouse: Daily, hours TBD      Townhomes: N/A
- d. Total number of employees: Clubhouse: 3 to 4 FTE staff      Townhomes: N/A
- e. Describe any outdoor activity proposed, including area square footage:  
Project does not propose any new outdoor activities beyond what is already existing.  


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- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:  
Clubhouse -

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	<u>139</u>	<u>139</u>
Compact stalls:	<u>        </u>	<u>        </u>
Wheelchair accessible:	<u>  5  </u>	<u>  5  </u>
<b>TOTAL:</b>	<b><u> 144 </u></b>	<b><u> 144 </u></b>

- g. Are loading bays or drop off areas proposed or required?

Yes, see plans.

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**18. Building Characteristics of each proposed building:**

- a. Building size in square feet (existing and proposed): golf clubhouse  
 1st floor - refer to plans for each bldg. square foot tabulations. 3rd floor \_\_\_\_  
 2nd floor \_\_\_\_\_ 4th floor \_\_\_\_\_
- b. If assembly area without fixed seats, state UBC and/or designed occupancy: A-2 Dining & A-3 Conference
- c. Building height, measured from average finished grade to highest point Clubhouse - 31'6", Townhomes - see diagram provided on elevation sheets

- d. Proposed exterior building:

<u>Materials</u>	<u>Colors</u>
Roofing: <u>Metal standing seam</u> _____	<u>See colored renderings</u>
Siding: <u>Wood, stone, metal</u> _____	<u>for each building type</u>
Trim: <u>None</u>	
Windows: <u>Wood clad, metal</u> _____	

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:  
Clubhouse and townhouse buildings are designed with natural materials, sloped roof lines, generous overhangs, articulated massing and exterior wall surfaces.  


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**19. Building Permits:** List any building or grading permits related to this project that have been applied for and/or issued.

No building permits have been applied for.

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20. Signage: Golf Course and subdivision monument signage is existing, no separate plan is provided.

     A Comprehensive Sign Plan been submitted that identifies:

- a. Number of signs
- b. Total sign square footage
- c. Sign style (wall sign, monument, free-standing)
- d. Sign lighting
- e. Sign placement/location
- f. Design, e.g., colors, materials, lettering style

21. Residential Projects

a. Number of dwelling units:

Single-family 14 single family  
 + 64 townhomes (32 bldgs. x 2  
units)  
 Multiple-family \_\_\_\_\_

b. If multiple family or condominium project, number of dwelling units with: One  
 Bedroom \_\_\_\_\_ Two Bedrooms \_\_\_\_\_  
 Three Bedrooms 32 proposed Four or More Bedrooms 32 prop

c. Does this project include a conversion of residential real property to a condominium project?     yes   X  no

If yes, have you provided tenant notice pursuant to Sec. 66427.4 of the Subdivision Map Act, and attached a report on the impact to tenants are required by Sec. 66427.4?  
    yes     no

If yes, you must provide verification of such notice.  
 Is that documentation attached?     yes     no



*I understand that failure to provide a complete and accurate response to all questions on this form may deem this application incomplete and may result in project processing delays.*

Signature of ( ) Property Owner(s) or (X) Authorized Representative that completed this document:

\_\_\_\_\_ Date: \_\_\_\_\_

**NEVADA COUNTY**  
**HAZARDOUS MATERIALS / WASTE STATEMENT**

APN: 11-181-05,06; 11-171-67; Property Owner: Asian Pacific Group  
11-161-27,28; 11-160-29,30

**Hazardous sites:** General Plan policy requires the County pursue the cleanup of sites contaminated by mine waste or other hazardous materials prior to approving land use projects. Where hazardous waste or hazardous materials may occur on a project site, a Phase I site assessment may be required prior to processing or approving your project. Respond to the following questions and provide the requested information:

1. Is there evidence of any past, potentially hazardous use on or near the project site, including underground fuel storage tanks, dumpsites, artillery ranges, surface or subsurface mining activity?

**Yes Provide a Memo from the County Dept. of Environmental Health that adequate information is on file to accept the project for processing.**

Refer to Golf Course Chemical Application Management Plan for Darkhorse Golf Course on file with Nevada County.

**No List the research and/or source of information justifying your response.**

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**Hazardous use.** It is the applicant's responsibility to understand the definition of "hazardous material" and "hazardous waste," as defined in the California Health & Safety Code, Chapter 6.5. The storage of hazardous materials and the generation of hazardous waste are regulated under federal, state and county codes. The storage of hazardous materials in quantities equal to or greater than, a total weight of 500 pounds, or a total volume of 55 gallons, or 200 cubic feet at standard temperature and pressure for compressed gas; or the generating of hazardous wastes in any quantity, requires a permit from the Nevada County Department of Environmental Health.

2. *Will hazardous materials be used, or will hazardous waste be generated from the facility resulting from this project? Check the appropriate response and provide the listed information.*

**Yes** A Hazardous Materials Inventory Statement (HMIS), obtained from the Department of Environmental Health, must be filed with this project application.

**No** Explain why no hazardous materials are used for the proposed use or business:

Storage of hazardous materials (fuel, fertilizer, herbicide, fungicide, etc.) is proposed to continue to be used at relocated golf maintenance building. Use of hazardous materials will continue at golf course.