



POSTED IN THE NEVADA
 COUNTY CLERKS OFFICE
 FROM 10/10/24 TO 11/10/24
 BY [Signature] (DEPUTY)

Filed T. Jay October 10 2024
 Natalie Adona
 Nevada County Clerk-Recorder
 AM, deputy
 File # 20240000040

NOTICE OF EXEMPTION

TO: X Office of Planning & Research
 1400 Tenth Street, Rm. 121
 Sacramento, CA 95814

From: Nevada County Planning Department
 950 Maidu Ave., Nevada City, CA

X County Recorder
 County of Nevada

Applicant: Josh Russell
 14812 165th Avenue
 S.E Monroe Washington 98272
 475-350-8800

Project Title:

Russel Well Variance Notice of Exemption

Project Location – Specific:

Property is located at 14463 Arrowhead Mine Road, in Grass Valley, APN 012-750-025.

COPY

Description of Nature, Purpose, and Beneficiaries of Project:

An Environmental Health variance for the installation of a residential well within the 100-foot setback from a septic tank and septic system sumps. The variance requests to install the Class II residential well 41 feet from the septic tank of an existing sewage disposal system. The well will provide water to a residence and has been approved by the Department of Environmental Health.

Name of Public Agency Approving Project:

Nevada County

Name of Person or Agency Carrying Out Project (Applicant):

Peters' Drilling & Pump Service, Inc.

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268
- Declared Emergency
- Guidelines for Implementation (State Guidelines §15004(b)(2)(A))
- Emergency Project [Sec. 15071 (b) and (c)]
- Categorical Exemption. 15303 – New Construction or Conversion of Small Structures

Reasons why project is exempt:

The project includes a variance for the drilling of a residential well within the 100-foot setback to a septic tank. The well is a small structure covered by categorical exemption 15303. The well will be located on an area that has been graded and will not require significant vegetation removal or impact sensitive species. No adverse physical impacts are expected to occur as a result of installing the well.

Contact Person -David Nicholas

Telephone: (530) 265-1257

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project?

Yes No

Date Received for Filing: _____

[Signature]
 Brian Foss, Planning Director
 Nevada County Planning Department

Date 10/9/20



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 29 — 10/10/2024 — 040
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Nevada County Planning Dept	LEAD AGENCY EMAIL	DATE 10/10/2024
COUNTY/STATE AGENCY OF FILING Nevada	DOCUMENT NUMBER 20240000040	

PROJECT TITLE

Russel Well Variance Notice of Exemption

PROJECT APPLICANT NAME Josh Russell	PROJECT APPLICANT EMAIL	PHONE NUMBER (425) 350-8800
PROJECT APPLICANT ADDRESS 14812 165th Ave	CITY S.E Monroe	STATE WA
		ZIP CODE 98272

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|-------------------------------------------------------------------------------------------------------------|------------|----------|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ _____ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ _____ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ _____ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ _____ | 50.00 |
| <input type="checkbox"/> Other | | \$ _____ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Argie Miller Deputy
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Nevada County Clerk-Recorder

Transaction #: 500725

Receipt #: 317803

Scan the QR Code to search our services
or go to www.mynevadacounty.com/nc/recorder



NATALIE ADONA
950 Maidu Avenue Suite 210
Nevada City, CA 95959
530-265-1221
NC.RECORDER@CO.NEVADA.CA.US

Cashier Date: 10/10/2024 08:46:46 AM (AM)

Print Date: 10/10/2024 08:46:48 AM

PETERS DRILLING & PUMP SERVICE INC

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance Due:	\$0.00

1 Payments

<u>Check #92924</u>	\$50.00
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1 Filing Items

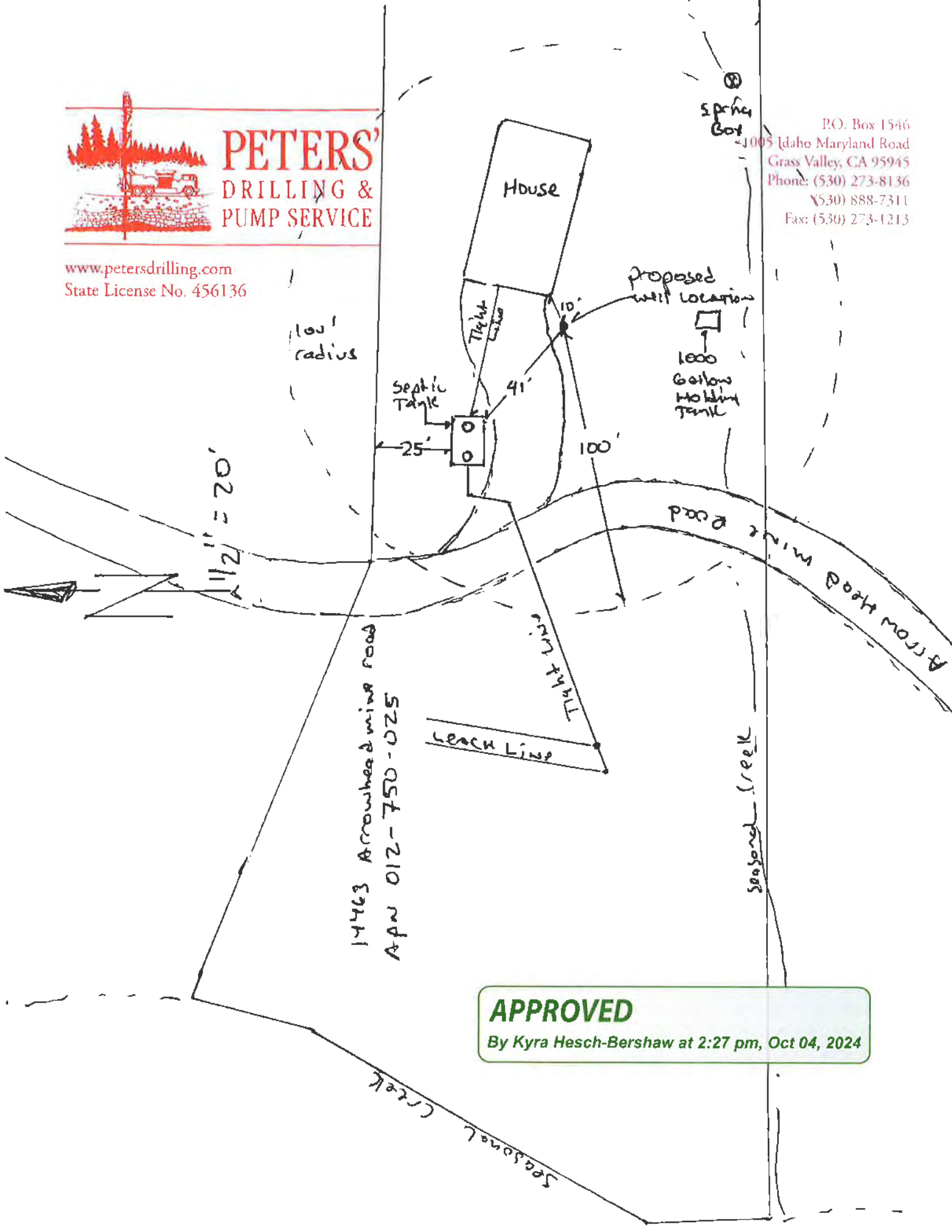
<u>Notice of Exemption</u>		CFN: 2024000040	Date: 10/10/2024 08:46:46 AM
From: NEVADA COUNTY PLANNING DEPT to RUSSELL JOSH			
Fish & Game Admin Fees		1	\$50.00



PETERS' DRILLING & PUMP SERVICE

www.petersdrilling.com
State License No. 456136

P.O. Box 1546
1005 Idaho Maryland Road
Grass Valley, CA 95945
Phone: (530) 273-8136
(530) 888-7311
Fax: (530) 273-1213



14463 Arrowhead mine road
APN 012-750-025

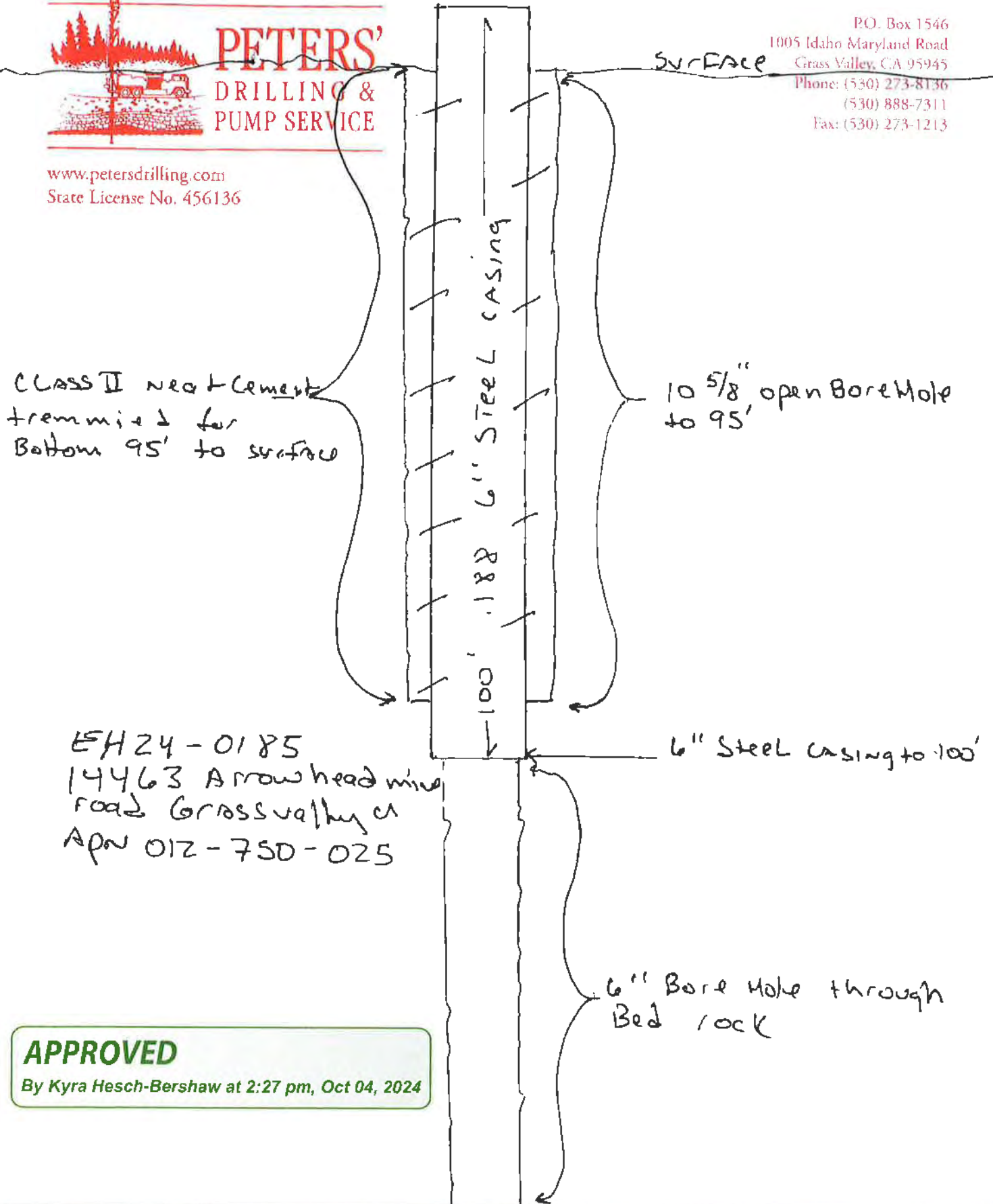
APPROVED
By Kyra Hesch-Bershaw at 2:27 pm, Oct 04, 2024



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(530) 888-7311
Fax: (530) 273-1213



CLASS II neat Cement
tremmie for
Bottom 95' to surface

10 5/8" open Bore Hole
to 95'

6" Steel Casing to 100'

6" Bore Hole through
Bed rock

EH 24 - 0185
14463 Arrowhead mine
road Grass Valley CA
APN 012 - 750 - 025

APPROVED
By Kyra Hesch-Bershaw at 2:27 pm, Oct 04, 2024



October 4th, 2024

Delivered Electronically

Russel Home Enterprises, LLC
Attn: Josh Russell
14812 165th Ave. SE
Monroe, WA 98272

RE: Well Variance Request for 14463 Arrowhead Mine Road, Grass Valley, APN 012-750-025

Dear Mr. Russell,

You have submitted a request for a variance from Section 15.06.100 Well Location, Table 1 Minimum Distance, Title 15 of the Nevada County Code ("Well Ordinance"). The Well Ordinance requires that a well be located a minimum of 100 feet from a septic tank and septic system sumps. Your variance request proposes to install a Class II residential well 41 feet from the septic tank of the existing sewage disposal system, as shown in well permit application number EH24-0185. A Notice of Exemption from the California Environmental Quality Act (CEQA) for drilling the well within the setback has also been initiated through the Nevada County Planning Department under application number PLN24-0136.

Section 15.06.290 of the Well Ordinance specifies the method by which variances may be approved. Typically, a variance can only be given under special circumstances applicable to a property where size, shape, topography, location or surroundings would involve practical difficulties or unnecessary hardship depriving the property of privileges enjoyed by similar properties in the vicinity. A variance may be granted if, in the opinion of Nevada County Department of Environmental Health (NCDEH), no public health or water quality hazard would be created. Sufficient information has been provided so that the finding can be made by NCDEH as listed below:

Factors considered in this variance review include:

1. Upon review of this parcel, it is found that there is no suitable location for the proposed well that would meet the 100-foot setback to the existing septic tank and septic system sumps. The shape and topography of the parcel does not allow access by well drilling equipment to the northern part, which would be outside of the required setback. Moving the proposed well location to the southern end of the parcel would result in encroachment on the 100-foot setback to the existing sewage disposal field. Furthermore, public water is not currently available in this area.
2. The proposed seal depth for the well has been increased to 95 feet in order to mitigate setback deficiencies by increasing the minimum distance between the well and the existing septic tank and septic system sumps. The increased seal depth is adequate to maintain the ideal minimum distance between the well and the existing septic tank and septic system sumps.
3. The existing septic tank has been brought up to code by a Certified System Service Provider (CSSP) and has passed a watertight test to demonstrate integrity.

These conditions have been evaluated by NCDEH staff including an Environmental Health Specialist familiar with Class II residential wells, as well as the design and operation of on-site sewage disposal

systems. Adequate consideration has been given to the proposed well location and it is not expected that the reduced setback will result in a public health hazard or degradation of water quality.

In consideration of these factors, the following findings are made:

- Special circumstances exist for the property that creates a unique hardship; and
- The hardship was not intentionally caused by the action of the applicant; and
- Granting the variance would not have any significant adverse environmental effect and would not significantly affect use of adjoining property; and
- Reduction of requirements would not present a public health hazard or the pollution or degradation of public waters.

Therefore, the variance is granted, the installation of a Class II residential well 41 feet from the existing septic tank and septic system sumps, as shown in the submitted site plan meeting all other Class II residential well requirements, is approved. The following requirements augment this approval, and shall become conditions of the Class II residential well construction permit:

- A. By moving forward, the owner agrees to hold the County harmless for any complications or repairs proceeding out of or in connection with the construction of the Class II residential well within the 100-foot setback to the existing septic system and septic sumps.*
- B. The well seal shall be a minimum of 3 inches in radial thickness and shall be into a consolidated layer.*
- C. A representative from NCDEH shall be present to witness the sealing of the annular space during the construction of this well.*
- D. The well permit application will be updated to reflect the updated proposed changes.*

The decision of NCDEH regarding a variance request may be appealed by any interested party to the Health Officer within fifteen (15) calendar days of the variance decision pursuant to Nevada County Code, Section 15.05.180.

If you have any questions or wish to discuss this matter further, please contact the Department of Environmental Health at (530) 265-1222.

Respectfully,



Digitally signed by
Catrie Levenson
Date: 2024.10.04
13:58:23 -07'00'

Catrie Levenson, REHS
Environmental Health Specialist
Catrie.Levenson@nevadacountyca.gov

cc: Greg Steffen, Peters' Drilling and Pump Service