

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: AUGUST 8, 2017

Item 3 - Public Hearing – Appeal of the Planning Department’s denial of Use Permit for a Detached Second Family Dwelling on a parcel that is allowed to have only an attached second family dwelling due to a change in the property’s General Plan designation as a result of the October 2016 General Plan Update.

Appellants: John and Susan Fiore

Supervisorial District V

Location: 18400 Live Oak Court, Plymouth, in the Burke Ranch Subdivision, Unit 3 (APN 008-420-029).

A. General Plan Designation: A-T, Agricultural-Transition (5 acre minimum)

B. Present Zoning: “RE-B5,” Residential Estates, with no further land divisions

C. Background: The appellants submitted an application for a staff-issued Use Permit for a detached second-family dwelling to be located on a 5.07-acre parcel on July 12, 2017. The site has a General Plan designation of A-T, Agricultural-Transition, which requires a minimum lot size of 5 acres. Second family dwellings located on parcels which do not meet the General Plan density for two units are required to meet the standards of County Code Section 19.48.120(C):

- “1. Not exceed one thousand square feet in area;
2. Be attached to the main dwelling by a common roof line or some structural feature which does not exceed a distance of thirty feet from the main dwelling;
3. Be designed to be architecturally consistent with the existing unit, with architectural consistency to be determined by the land use agency staff, or by the planning commission in the event the matter is heard by the commission.”

The plans submitted with the Use Permit application display a main dwelling of 1,701 square feet and a proposed second dwelling of 1,188 square feet, plus a 162 square-foot porch. Staff denied the Use Permit on the basis that the application was for a detached unit in an A-T, Agriculture-Transition, General Plan designation. County Code Section 19.48.120D(1) requires detached second dwelling units to meet the property’s General Plan designation, which would require a 10-acre parcel:

“D. Detached second family dwelling units may be allowed, provided said detached second dwelling unit meets the following requirements:

1. Compliance with either (a) the property’s general plan land use designation family density; or (b) Policy 26 of the county general plan land use element (which provides in part that on a parcel of land twenty acres or more in size and located in a general plan designation which has a family population density of

twenty acres or less, second units are not considered in the calculation of the family population density of the general plan land use classification);”

D. Planning Commission Action: The Planning Commission may either:

1. Grant the appeal, thereby nullifying the staff’s denial of the Use Permit, and direct staff to issue the Use Permit based on the application, as submitted; or
2. Deny the appeal, thereby upholding staff’s denial of the Use Permit.

E. Findings: If the Planning Commission moves to *grant* this appeal, the action must be based on specific findings which are supported by materials or statements presented during the hearing.

Information Submitted by the Appellants

July 11, 2017

Amador County Planning Commission
County Administration Center
810 Court Street
Jackson, CA 95642-2132

Re: Appeal Request Regarding Second Family Dwelling Use Permit Application
Parcel Number 008-420-029-000
Asmt Number: 008-420-029-000
Address: 18400 Live Oak Court, Plymouth, CA 95669
Owner: Fiore Family Trust
John C. and Susan M. Trustees

To the Members of the Planning Commission:

Our appeal request is based on the changes made to the Amador County General Plan that were approved by the Board of Supervisors on October 4, 2016.

Upon selling our primary residence in Napa, California on May 4, 2016, the above address which was formerly a vacation home became our new primary residence. With the cash proceeds from the sale of the Napa property, we planned to build a second family dwelling of 1200 square feet on our 5.07-acre property.

In early June 2016, we met with Charles Beatty at the Amador County Planning Dept. and obtained the permit application package to start the construction process which included a copy of Amador County Code Section 19.48.120. We are attaching the documents that were part of that package labeled as Attachment 1.

In late June 2016, we contacted Heidi Joe Minton at American Home Sales, Inc., the company that built our 1701 square foot modular home on our Plymouth property in 2011. After three meetings and several conference calls over a two-month period, we approved the final original design and waited for Ms. Minton to send us the final estimate to prep the building site, construct and deliver the final design. After waiting two weeks, Ms. Minton informed us that she had the numbers for the construction and land prep portion of the project but was not able to get the estimate from Eckhart's Housing Services for the delivery and set up of the modular home. This is the same company that delivered our first modular home to the property in 2011 and the owner was very cooperative in previously providing his estimate. After multiple phone calls and e-mails to Dan Eckhart which were not answered, we informed Ms. Minton in late September that we would not do business with American Home Sales due to the lack of communication and cooperation among its third-party contractors. We are attaching the e-mail correspondence with American Home Sales during this period under Attachment 2.

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In October 2016, we contacted Nathan Bonner at Mountain Valley Homes in Auburn who visited the property and confirmed that his company would be able to design and construct a modular guest house on our property. After two meetings, we finalized the 1188 square foot design but were told that it would take six months after the \$5,000 deposit was received by the manufacturer to get the plans stamped and approved by a Registered Professional Civil Engineer from the State of California. Mr. Bonner explained that Karsten, the manufacturer, had to make construction and engineering changes to an original manufactured home plan to convert it into a modular approved home. On November 30, 2016, we signed the contract with Mountain Valley Homes and paid the \$5000 deposit. As anticipated, the stamped approved plans were received on June 22, 2017. We are attaching the e-mail correspondence with Mountain Valley Homes during this period under Attachment 3.

Mr. Bonner then prepared and delivered the permit package to the Amador Building Department on June 29, 2017. At this time, he was informed that a change had been made to the Amador County General Plan Section 19.48.120 and that our Use Permit Application would not be approved. Upon meeting with Charles Beatty at the Building Department last week, he recommended that we submit the Second Family Dwelling Use Permit application. Upon rejection, we should then submit an appeal to the Planning Commission requesting relief from the rejection for the following reasons:

1. We began the initial permit process in June 2016 before the change to Section 19.48.120 was approved.
2. Due to delays beyond our control, we were unable to start construction on the second dwelling in 2016.
3. We have already invested \$5,000 in the engineering design of the modular second dwelling home which has already been approved by the State of California.

Thank you for your consideration of our appeal request.

Respectfully submitted,



John C. Fiore



Susan M. Fiore

Attachment 1



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

SECOND FAMILY DWELLING USE PERMIT APPLICATION

Clearances from the Environmental Health Department, Amador Fire Protection District, the Public Works Agency, and where applicable, public water and/or sewer district must be obtained prior to submitting this Use Permit Application to the Planning Department.

AMADOR FIRE PROTECTION DISTRICT: (209) 223-6391

Amador Fire Protection District Representative Signature _____ Date _____

ENVIRONMENTAL HEALTH DEPARTMENT CLEARANCE: (209) 223-6439

Environmental Health Department Representative Signature _____ Date _____

If served by: Public Water Public Sewer

District Representative Signature _____ Date _____

PUBLIC WORKS AGENCY CLEARANCE: (209) 223-6429

Public Works Agency Representative Signature _____ Date _____

PLEASE COMPLETE THE FOLLOWING: ATTACHED UNIT DETACHED UNIT

Applicant's Name _____ Phone No. _____
Please Print

Mailing Address _____
Street No./P.O. Box City State Zip Code

Property Location _____
Street No. City State Zip Code

Assessor Parcel No. 005-420-029 Size of Parcel 5.07

Zoning: R1 R1A X A AG RE R2A General Plan Classification RE RR

Submit the following with this application: Plot Plan and Floor Plan (8-1/2" X 11" size paper) Application Fee (\$66.00)

Applicant's Signature _____ Date _____

TO BE COMPLETED BY PLANNING DEPARTMENT

Application Contains:

- 1. Plot Plan and Floor Plan (8-1/2" X 11" size paper)
- 2. Review for compliance with County Code Section 19.48.120
- 3. Application Fee: \$66.00; Receipt Number _____

Application Received By: _____ Planning Staff Initials

APPROVED DENIED _____ Date _____

Planning Department Representative Signature

CONDITIONS/REASON(S): _____

Date Submitted

The applicant or any interested person may appeal the Planning Director's decision pursuant to Chapter 19.64 (Appeals) of the Amador County Code within 10 days of the decision on this application.

PLANNING COMMISSION ACTION ON APPEAL, IF ANY: _____



LAND USE AGENCY ESTIMATED FEES RELATED TO SINGLE FAMILY DWELLINGS

<u>Septic Application Fee</u>	\$96.00
<u>Site Investigation (Soil Profiles)</u>	\$144.00
<u>Septic Permit Fee</u>	\$128.00 Conventional \$192.00 Non-Engineered with Pump Station \$255.00 Engineered – Non-Alternative \$576.00 Alternative

Well Application and Permit Fee \$288.00
 Septic Fees and Well Fees are paid to the Environmental Health Department. For more information, call the Environmental Health Department at 223-6439.

Sewer District/Water District fee
 Paid to Amador Water Agency, 223-3018 or local C.S.D. prior to issuance of the permit.

Building Permit Fees** All Single Family Dwellings You can reach the Building Department @ (209) 223-6422.

SFD	GARAGE SIZE	DECK SIZE	BUILDING PERMIT FEE
1,200 SQ FT	400 SQ FT	120 SQ FT	\$2,700.00
1,800 SQ FT	400 SQ FT	120 SQ FT	\$2,900.00
2,400 SQ FT	400 SQ FT	120 SQ FT	\$3,400.00
3,200 SQ FT	400 SQ FT	120 SQ FT	\$4,000.00

**The building permit fees are *estimates*. Fees are paid in two increments -1st fee is the plan check fee paid at acceptance of plans and the 2nd fee includes the remainder of the plan check fee and the permit fee.

Planning Department –Plan Review Fee
 This is a one time only fee of \$66.00 for each residential permit. This fee is paid at the time of plan submittal.

County Park & Recreation Impact Fee
 This is a one time only fee of \$4,300.00 for each single family dwelling paid at the Health & Human Services building, 10877 Conductor Blvd., Suite 100. For additional information call 223-6349.

County Facility Fee
 This is a one time only fee of \$3,576.69 for each single family dwelling. This fee is paid at the time the building permit is issued.

Fire District Fee \$250.00 or greater
 These fees are based on the location of the parcel. Call AFD 223-6391 to obtain specific fees for parcel. This fee is paid at Amador Fire Protection District Office prior to the building permit being issued.

Fire and Life Safety Regulation
 Fire Protection Water System (15.30.140) requires that if the parcel is located more than ½ mile from a fire hydrant, a 2,500 gallon water tank must be installed or a \$900 in lieu of fee must be paid prior to the final of the building permit. Please read Fire and Life Safety Regulation handout for all requirements of this regulation. You can find this handout at the Public Works counter or on-line.

Traffic Mitigation Fee
 The fee for a Single Family Dwelling, regardless of square footage, is \$6,380.00. Power will not be provided prior to payment of this fee. See Traffic Mitigation Fee Handout for additional information or call 223-6429.

Encroachment Fee
 A \$625.00 fee is paid to Public Works Agency for all county maintained roads at the time of building plan submission. You can reach the Public Works Agency at 223-6429.

School Impact Fee
 Currently the fees are \$3.36 per sq. ft. of habitable space. This fee is paid at the time the building permit is issued. Call the Amador County School District to verify this figure at 223-1750.

Revised 12-10-2014

Grading Permit Application Instructions

- Fill out the first page of the Grading Permit Application form starting with owner's name, address and phone number. (Phone number is important to ensure prompt service.)
- Site address **MUST** be listed. If an address is not assigned, owner must contact the Amador County Surveyor to receive one for the parcel to be graded.
- Quantity of cut or fill being moved **MUST** also be noted to determine cost of permit and for clearances from other departments. If quantity is over 5,000 cubic yards, engineered plans and an estimate prepared by the engineer are required.
- Purpose of grading must be noted for intended use (house pad, driveway, septic, etc.)
- If you are grading one acre (4840 sq. yds.) or more you must file a "Notice of Intent" with the Regional Water Quality Control Board.
- Check the box indicating whether your grading project is associated with a Subdivision, Lot Split or Use Permit.
- Owner must sign and date application at bottom to acknowledge the form is complete, that a Compaction Report is required for all fills that could support a structure, **AND** that submittal of the application does not grant a permit. Authorization is needed from owner for any others signature.

Second page is for our use only. Please print and submit with application.

- Complete the "Owner-Builder Worker's Compensation Declaration" form and submit with application.
- Sign "Items That Must Be Supplied For Review" sheet. Your Grading Plans must include all items listed and be submitted with your application.
- Grading permits will not be issued with incomplete applications. Submittal of an application does not grant a permit. Permits are subject to clearances and plan check before issuance.

Submit your application at the Public Works office counter at the County Administration Center, 810 Court Street, Jackson, CA 95642 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

APPLICATION FOR GRADING PERMIT

REQUIRED BY ORDINANCE NO. 1619

810 Court Street • Jackson, CA 95842 • Phone: 209-223-6429 • Fax: 209-223-6395
e-mail: publicworks@amadorgov.org • website: www.amadorgov.org



GRADING TYPE **PERMIT #** **DATE ISSUED**

Standard Engineered

OWNER NAME

MAILING ADDRESS

PHONE # () -

EMAIL:

APPLICANT/CONTRACTOR NAME

MAILING ADDRESS

PHONE # () -

EMAIL:

PROJECT STREET ADDRESS

PROJECT PARCEL NUMBER

FORWARD PLAN REVIEW COMMENTS VIA EMAIL USPS FAX # _____

TO: OWNER APPLICANT BOTH OTHER _____

PURPOSE FOR GRADING _____ (house pad, driveway, etc.) Residential Commercial

If you are grading land where a structure is to be constructed, now or in the future, you must provide professional soil stability verification or testing indicating that the soil is suitable for the proposed structure. These items may be submitted after the permit is issued or when you apply for a building permit.

ESTIMATED START DATE

ESTIMATED COMPLETION DATE

QUANTITY OF CUT OR FILL (YARDS)

yards

Are you disturbing one or more acres? No Yes Exempt
If yes, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) is required by the Regional Water Quality Board (RWQB). See Sect. 080, pg. 12 of the County Grading Manual.

Have the NOI & SWPPP been submitted? No Yes Exempt
Is the quantity more than 5000 yards? No Yes Exempt

If yes, the owner must submit engineered plans, prepared and signed by a licensed individual for Public Works approval. Public Works will require engineering certification of the excavation or fill before final inspection.

Date Plans Submitted _____ CEQA Required? Yes No

Are you aware of the erosion control regulation? No Yes

Who will be responsible for erosion control? Name _____ Phone _____

Is grading associated with a...

Project Name or No. _____

Surveyor or Engineer of Record _____

- Subdivision Improvement?
- Use Permit?
- Lot Split or Parcel Split?

OWNER OR AUTHORIZED AGENT SIGNATURE _____

TODAY'S DATE _____

APPL. EXPIRATION DATE _____

Your signature indicates your understanding that submittal of this application does not grant a permit. Permits are subject to clearances and plan check before issuance. Grading without a permit is a violation of Amador County Code Chapter 15.40. Per CBC 105.3.2. This application will be deemed abandoned on the expiration date above (180 days after date of filing) unless a permit is issued. Requests for extensions may be submitted in writing to the address above.

OWNER-BUILDER and CONTRACTOR'S DECLARATION

810 Court Street • Jackson, CA 95642 • Phone: 209-223-6429 • Fax: 209-223-6395
e-mail: publicworks@amadorgov.org • website: www.co.amador.ca.us



PERMIT # _____

LICENSED CONTRACTOR DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS _____ **LICENSE #** _____ **DATE** _____

CONTRACTOR SIGNATURE _____ **PRINTED NAME** _____

OWNER-BUILDER DECLARATION- (Check one box) I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 commencing with Section 7000) of Div. 3 of the Business and Professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as owner of the permit, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.
- I, as owner of the permit, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractors' State License Law).
- I am exempt under Sec. _____, B & P.C. for this reason.

OWNER SIGNATURE _____ **DATE** _____

WORKERS' COMPENSATION DECLARATION: (Check one box) I hereby affirm under penalty of perjury one of following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

CARRIER # _____ **POLICY #** _____
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

- I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

OWNER OR AUTHORIZED AGENT SIGNATURE _____ **DATE** _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.).

LENDER'S NAME _____
LENDER'S ADDRESS _____

I CERTIFY THAT I HAVE READ THIS APPLICATION and state that the above information is correct. I agree to comply with all county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

OWNER OR AUTHORIZED AGENT SIGNATURE _____ **DATE** _____

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____

Project Address: _____

Name of Authorized Agent: _____ Telephone Number: _____

Address of Authorized Agent: _____

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license or form notarization must be presented to the Public Works Agency when the permit is issued to verify the property owner's signature.

Property Owner's Signature: _____ Date: _____

TRAFFIC IMPACT FEE **INFORMATION**

Amador County (as has other Counties) implemented a program, in effect October 25, 1999, to mitigate adverse impacts caused by new development (additional traffic) within the County.

Funds for construction, improvement, and maintenance of County maintained roads are not sufficient to cover the impact of new additional traffic. The Board of Supervisors therefore adopted a Public Road Impact Fee ordinance (Ord. No. 1614) with a "Base Fee" for a single family dwelling of \$6,380.00. The fee for commercial developments depends on the amount of traffic the development is estimated to generate over and above the existing volume of traffic.

The fee is only to be used to finance construction, improvement, and maintenance of public roads as defined in the County Capital Road Improvement Plan. The Capital Improvement Plan is broken into two components, Regional & Local. The improvements to Regional roads (State Highways) are to be partially funded by 54% of the fee, while 45% goes toward improvements to certain Local Roads (County Maintained) while 1% of the fee goes toward administering the program. The Regional roads are driven on by most residents of Amador County. The Local roads assisted by the fee are the higher volume roads maintained by the County. They are:

- | | |
|-----------------------|-----------------------|
| * Buena Vista Road | * Michigan Bar Road |
| * Climax Road | * New York Ranch Road |
| * Fiddletown Road | * Ridge Road |
| * Jackson Valley Road | * Shenandoah Road |
| * Latrobe Road | |

The State Highways and County maintained roads are maintained mostly from fuel taxes which do not cover the necessary cost to maintain the roads. Very little property tax revenue goes into County roads. The Traffic Impact Fee is an attempt to cover necessary improvements to mitigate the impacts from new development. Even the fee amount adopted is not enough to cover the road improvement expenses completely.

The Amador County Building Department will not approve the rough electric inspection, or subsequent inspections when the dwelling is deemed substantially complete, until the traffic mitigation fee is paid.

The applicant is not required to sign the form if he/she disagrees with the fee and desires to appeal the amount of the fee or request a waiver. Any appeal of the traffic mitigation fee or request for waiver should be submitted in writing to the Director of Transportation and Public Works, 810 Court Street, Jackson, CA 95642. Written appeals or waiver requests should be accompanied with adequate information to fully explain and justify the reason why a different fee or no fee should apply. Nothing written hereon shall prevent an applicant for appealing or requesting a waiver of fees directly to the Board of Supervisors pursuant to Sections 66020 and 66021 of the California Government Code if the applicant so desires.

EXEMPTIONS FROM TRAFFIC MITIGATION FEES

The following permits are exempt from Traffic Mitigation Fees:

Modifications to Residential Dwelling Units:

- Additions, regardless of square footage.
- Accessory structures such as garages, barns, sheds, etc.
- Remodeling.
- Re-roofing, new siding, window replacement, and other exterior changes.
- Replacement of a dwelling unit destroyed by fire, earthquake, landslide or other natural disaster unless the replacement includes an increase in square footage.
- Any other permit that does not involve the construction of an additional living unit on a parcel (usually determined by the addition of a separate kitchen).

Modifications to Commercial and Industrial Buildings:

- Interior remodeling within the existing walls of a building.
- Re-roofing, new siding, and other exterior changes that do not add gross floor area.
- Replacement of a structure destroyed by fire, earthquake, landslide or other natural disaster unless the replacement includes an increase in square footage.
- **NOTE:** Additions or expansions of commercial and industrial buildings do require payment of traffic mitigation fees.

Construction of or Additions to Public Buildings as follows:

- County and City office buildings
- Courthouses
- Firehouses
- Police Departments
- Parking Structures/Lots
- Public Libraries

Miscellaneous Exemptions that will not be charged traffic mitigation fees:

- Mobile Food Vendors
- 6-month Mobile Home Use Permit
- 1-year Mobile Home Use Permit (while building with valid permit)
- 2-year Medical & Disaster Hardship Mobile Home Use Permit (Even upon renewal)
- Mobile Homes & Manufactured Homes located within a Mobile Home Park.
- Cellular Towers

ORDINANCE NO. 1614

ORDINANCE AMENDING CHAPTER 7.84 REGARDING TRAFFIC

IMPACT FEES

The Board of Supervisors of the County of Amador ordains as follows:

Section 1. Chapter 7.84 of the Amador County Code is hereby repealed.

Section 2. Chapter 7.84 is hereby added to said Code as follows:

“Traffic Impact Fees”

7.84.010 Purpose and declaration of intent.

A. In order to implement the goals and objectives of the county’s general plan, for the county to meet its requirement to mitigate significant adverse impacts as set forth in the California Environmental Quality Act, and to mitigate impacts caused by new development within the county, public road impact fees may be necessary. The fees will be used only to finance construction, improvement, and maintenance of public roads as defined herein. This chapter accomplishes this purpose by authorizing the imposition of a public road impact fee on development projects to be used to mitigate development projects’ impact on public roads.

B. This chapter is enacted pursuant to and shall be administered in compliance with Chapters 5, 6, 7, 8, and 9 (commencing with section 66000) of the Government Code collectively entitled the ‘Mitigation Fee Act’.

C. The board of supervisors finds and determines that:

1. New development projects will cause the need for new and/or additional construction, improvement, and maintenance of public roads within the county including those within incorporated cities in the county in order to mitigate the development projects’ impact on those public roads.

2. Funds for construction, improvement, and maintenance of public roads used in part by traffic from new development projects are not sufficient which will result in inadequate public roads and levels of service within the county. This chapter, while recognizing this problem, does not have the purpose of allowing or mandating the imposition of a traffic impact fee on those development projects which do not impact public roads and when such a fee is imposed, it may be imposed only to the extent necessary to mitigate said impact.

3. The fee shall be based on the trip-ends generated by the development project as determined by the standard text 'Trip Generation', most recent edition, published by the Institute of Transportation Engineers.

4. The public health, safety, peace, morals, convenience, comfort, prosperity and general welfare of all county residents, including those living in incorporated cities, will be promoted by the adoption of this chapter, with the fee to generate a portion of the funds necessary for the construction, improvement, and maintenance of public roads.

7.84.020 Definitions.

Words, when used in this chapter and in resolutions adopted thereunder, shall have the following meanings:

'Capital improvement plan' means the capital improvement plan described in Section 7.84.110 of this chapter.

'Development project' means any project undertaken for the purpose of development which has the potential for impacting the county's public roads.

'Impact' means physical injury and wear and tear or reduction in level of service.

'Public road impact fee' means a monetary exaction, other than a tax or assessment, which is charged by the county to the development project in connection with its approval for the purpose of offsetting the degrading of public roads caused by the development project. Public road impact fees are referred to herein as the 'fee'. The 'base fee' is for a single-family residence which is determined to generate ten trip-ends per day.

'Public roads' means county roads, city streets, state highways, public bridges, public rights-of-way, and appurtenant surface transportation infrastructure and supporting improvements located in Amador County.

7.84.030 Establishment of the public road impact fee.

The board of supervisors shall establish and amend the fee by resolution which is a legislative act. Prior to approving or amending a fee, the board of supervisors shall hold at least one regularly scheduled public meeting at which oral or written presentations may be made. Notice of said meeting shall be given as provided in Government Code Section 66016. No new fee shall be imposed sooner than sixty days following the board's final action on the adoption of or increase in the fee.

7.84.040 Collection of public road impact fee.

A. The fee authorized by this chapter shall be collected at the earliest time permitted by law. Except as set forth in subsection B of this chapter for residential development projects, that time shall be when an entitlement, such as a final subdivision map, rezoning, use permit, or building permit is finally approved and the impact caused by the development project is known. The foregoing notwithstanding, a fee imposed on a development project at the entitlement stage

does not foreclose the imposition of an additional fee if additional development is to be carried out on the site.

B. Imposition of Fees on a Residential Development Project.

1. A fee imposed on a residential development project shall not be required to be paid until the earliest of the following dates: (a) when the dwelling is able to be occupied, meaning when public utility-supplied electrical power is connected to the dwelling, (b) when the final inspection is made and the certificate of occupancy is issued, or (c) a dwelling constituting all or part of the development project is occupied. 'Final inspection' and 'certificate of occupancy' as used in this section, have the same meaning as described in Sections 305 and 307 of the Uniform Building Code, International Conference of Building Officials, 1985 Edition, or as said code may be amended from time to time.

2. If the residential development project contains more than one single-family dwelling, the county, at the time of the imposition of the fee, may determine that the fee should be paid at an earlier date than set forth in subsection (B)(1) of this section as set forth in Government Code Section 66007.

7.84.050 Additional conditions.

A. The fee is not intended to, and shall not, limit the discretion of the county's approving bodies to impose conditions of approval in addition to the base fee to mitigate traffic impacts on public roads when approving development projects.

B. Said conditions may only be imposed when the approving body finds that:

1. The development project exceeds the projected growth for the area as set forth in the general plan; or

2. A public road impacted by the development project is unsafe at the time of approval of the development project; or

3. The development project will directly and substantially add to traffic congestion at a specific location outside of the area of the development project.

C. Said conditions may require the payment of money to the traffic impact fee fund or the construction of improvements by the developer at the time of final approval of the development project.

7.84.060 Conditions for collection.

A. Unless specific findings allowing the imposition of fees in addition to the base fee for the reasons set forth in Section 7.84.050 are made for any development project, the base fee shall be imposed and added to the traffic impact fee fund to be expended on projects set forth in the capital improvement plan without the approving body's being required to make additional findings.

B. In establishing and imposing a fee as a condition of approval of a development project when findings are made pursuant to Section 7.84.050 the county shall follow the procedures set forth in Government Code Section 66001.

Said procedures are herein summarized.

1. In any action imposing a fee as a condition of approval of a development project, the county shall do all of the following:
 - a. Identify the purpose of the fee;
 - b. Identify the use to which the fee is to be put, including the identification of public roads on which the fee is to be expended. In the alternative, the county may refer to its capital improvement plan or general plan;
 - c. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
 - d. Determine how there is a reasonable relationship between the need for the public road and the type of development project on which the fee is imposed;
 - e. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public road or portion thereof attributable to the development project upon which the fee is imposed.

C. The county shall expend a fee for public roads collected pursuant to subsection B of this section solely and exclusively for the purpose for which the fee was collected.

7.84.070 Conditions for reimbursement.

A. The county auditor shall report to the board once each fiscal year any portion of a fee remaining unexpended or uncommitted in an account five or more years after deposit and identify the purpose for which the fee was collected. The board shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after deposit of the fee, to identify the purpose to which the fee is put, and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

B. A refund of unexpended or uncommitted fees for which a need cannot be demonstrated along with accrued interest may be made to the current owner of the development project on a prorated basis. The county auditor may refund unexpended and uncommitted fees that have been found by the board to be no longer needed, by direct payment or by offsetting other obligations owed to the county by the current owner of the development project.

C. If the administrative costs of refunding unexpended and uncommitted fees exceed the amount to be refunded, the county, after a public hearing, for which lawful notice has been given, may determine that the revenue shall be allocated for some purpose other than for which the fees were collected that serve the development project on which the fee was originally imposed.

7.84.080 Subsequent events allowing changes in the fee already imposed.

A. When application is made for a new development project following the expiration of a previously approved development project for which a fee was paid shall not be required unless the fee schedule has been amended during the interim or an additional fee as set forth in subsection B hereof is warranted, in which event the appropriate decrease or increase shall be imposed.

B. In the event that subsequent development occurs with respect to property for which fees have been paid, additional fees shall be required only for additional square footage of development or more intensive use that was not included in computing the prior fee. Also, the fee on any development project shall be reduced by its pro rata share of any traffic mitigation or traffic impact fee imposed and collected by the county on a development project approved before the effective date of the ordinance codified in this chapter of which the subject development project is a part.

C. When a fee is paid for a development project and that project is subsequently reduced so that it is entitled to a lower fee, the county shall issue a partial refund of the fee.

D. When a fee is paid for a development project and the project is subsequently abandoned, the payor shall be entitled to a refund of the fee paid, less the administrative portion of the fee.

7.84.090 Public road impact fee fund.

Fees paid pursuant to this chapter shall be held by the county auditor in a separate public road impact fee fund to be expended for the purpose for which they were collected. The county auditor shall retain interest accrued on fees and allocate it to the accounts for which the fees were imposed. Upon receipt of a fee the county shall deposit, invest, account for, and expend the fee pursuant to Government Code Section 66006.

7.84.100 Natural disaster fee exemption.

No fee shall be imposed on the reconstruction of any residential, commercial, or industrial development project that is damaged or destroyed as a result of a natural disaster as declared by the Governor.

7.84.110 Capital improvement plan.

A. The board of supervisors shall adopt by resolution a capital improvement plan which indicates the approximate location, size, time of availability, and estimates of costs for public roads to be financed with fees.

B. The public works director shall annually submit the capital improvement plan to the board of supervisors for adoption at a noticed public hearing.

C. The fee adopted by the board of supervisors shall be annually reviewed by the board for consistency with the capital improvement plan and amendments necessary shall be made by resolution of the board.

7.84.120 Construction.

This chapter, the capital improvement plan, and any resolution adopting or amending a fee and any subsequent amendments thereto shall be construed together.

7.84.130 Adjustment to or waiver of fees.

A. A developer of any project subject to the fee described in this chapter may apply to the board of supervisors for reduction or adjustment to that fee, or a waiver of that fee, following the procedures set forth in Government Code Sections 66020 and 66021.

7.84.140 Acceptance of real property in lieu of fee.

The county may accept, by dedication or grant, real property from the developer in lieu of fees otherwise imposed pursuant to this chapter provided that the developer shall show proof satisfactory to the county that the value of the real property offered by the developer is at least equal in value to the fee for which the real property is a substitute.”

Section 3. This ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the day of 2005, by the following vote:

AYES: Rich F. Escamilla, Richard P. Vinson, Louis D. Boitano and
 Richard M. Forster

NOES: None

ABSENT: Mario Biagi

GRADING PLANS SUBMITTAL CHECKLIST

THE FOLLOWING ITEMS MUST BE SUBMITTED ALONG WITH YOUR COMPLETED AND SIGNED APPLICATION:

2 COMPLETE LEGIBLE SETS (MINIMUM 11" X 17") TO INCLUDE:

- Entire legal lot included, drawn to scale**, showing north arrow, property lines, easements, cuts and fills, footprints of existing structures, abutting streets, driveway locations and utilities. (Note: For large lots, show only the areas to be graded and tied to a property line.)
- Topography** with existing and planned drainage features and structures (culverts, creeks, swales)
- Location of any** existing environmentally sensitive areas on the site: **septic system, leach lines, wells, creeks.**
- Existing surfacing** and features on all portions of the site, such as asphalt, landscaping, lawn, gravel, storm-water swale, etc.
- Proposed finished grades** and limits for grading per Chapter 15.30.
- Proposed Erosion Control Plan**
- Copy of Easements or Right-of-Way Agreements (If applicable)**

This is to certify that I have supplied all needed items for review of my Grading Plans. I understand that if any of the information supplied is insufficient, my plans may be returned and could delay the approval of my Grading Permit.

Signature of Owner/Applicant

Date

AMADOR COUNTY PUBLIC WORKS

GUIDE TO GRADING PERMIT REQUIREMENTS

Why Grading is a Concern:

Grading means to remove or deposit soil (cut or fill). It is usually done to construct a building pad or a driveway. Grading is regulated because it can cause serious problems when not done properly. Also, it is California State Law that grading be regulated.

- Newly exposed soil can erode easily, moving from areas where you want it (e.g. on the hill behind your house) to areas where you don't want it (e.g. up against your house, in a street or creek, or on a neighbor's property).
- If soil placed under a building is not dense enough or if the density varies too much, the building can settle and suffer damage.
- Excessive grading causes loss of natural vegetation and damages other natural resources for years to come.
- Even minor grading can change the way water drains across your property, which can cause erosion problems for a neighbor (and liability for you).
- Even though your grading might not affect your existing septic system, you could destroy the replacement area designated for future use.

Grading permits are required for all but the smallest earth-moving operations so that the above problems can be prevented. Even when a permit isn't required, you should still use great care in grading to preserve your own property and to protect adjoining properties and public roads.

Grading Requirements for your Project:

If your project includes grading for a driveway and/or a building pad, **you should determine how much grading will be done before you apply for your house permit.** This means you need to design your driveway, decide how your house will sit on the lot, and determine how much soil will be moved. As a rule of thumb, and Chapter 33 of the 2001 California State Building Code, a grading permit is one of the requirements for moving over 50 cubic yards of dirt. (50 cubic yards would be roughly enough to fill a medium-sized bedroom.)

To Obtain a Permit:

There are three types of permits possible:

1. Residential Grading Permit
2. Commercial Grading Permit
3. Septic Fill Permit

In some cases, grading projects will require a report from a licensed engineer verifying that the grading work was done correctly. To do this, the engineer must inspect certain grading operations and perform soils tests while the grading is in progress. Therefore, **you need to engage an engineer before you start grading.** Remember that an engineered grading plan is required for all projects in excess of 5,000 cubic yards. Be sure the engineer knows that their report must verify all of the following:

- Grading was done according to approved plans, including location and extent of grading, and the finish slopes of cuts and fills.
- Areas, where fill is placed, have been properly prepared (vegetation removed, keying and benching where required).
- Fill has achieved at least 90% relative compaction throughout its depth.
- Where a building pad has been created, the pad is "suitable" for its intended use: (i.e., to support a residential structure). This is particularly important when the building is partly on cut and partly on fill. On permitted grading projects, a county inspector must inspect slope preparation before fill placement. Please call the Public Works Agency for more information.

“As-Built” Grading

To get a permit for grading that is already complete (“as-built”), you follow the same procedure as for all other grading projects. However, you may have to pay violation fees in addition to permit fees. And, if your plans are approved, you must then excavate, remove and/or replace soil as directed by your engineer. This will allow the engineer to evaluate the grading and ensure that it meets all county requirements. You will also need to perform all mitigation measures required by land use and environmental regulations. If for some reason your plans cannot be approved, you may need to partially or completely restore the site to its original state.

Final Grading Approval:

As mentioned above, a county inspector or your engineer must inspect your project before any fill is placed. The inspector or your engineer will tell you what other observations and tests are necessary during grading operations. You must also schedule a final inspection with our department. A public works inspector or, in some cases, an engineer will check all of the following:

- Setbacks to property lines
- Overburden removal
- Scarifying prior to receiving fills
- Toe benching
- Grading must be complete and meet the approved plans
- Erosion control or winterization measures are in place
- Areas where soil was exposed must be revegetated or stabilized per your approved erosion control plan
- Mitigation measures and other special requirements listed on your permit must be complete
- The engineer’s final report must provide all required information (see “Before you Start Grading” above)

Grading During the “Rainy Season”:

County ordinance defines October 15 to April 15 as the rainy season. Grading during this time is particularly vulnerable to erosion. Therefore, to grade during that time, you are required to install special protective measures to minimize damage. You must submit erosion and sedimentation control plans with your grading plans. Before October 15, you must install the approved erosion control features shown on your plans and have them inspected by a public works inspector.

Also, at anytime of the year, Clean Water Act regulations require that a “Notice of Intent” must be filed with the Regional Water Quality Control Board for all grading projects more than one acre in size. These projects will require a “Storm Water Pollution Prevention Plan”(SWPPP). When the project is complete, a “Notice of Termination” shall also be filed. More information on storm water pollution prevention requirements can be found at www.swrcb.ca.gov/stormwtr/construction.html.

For More Information please contact the Amador County Public Works Agency at:

810 Court Street
Jackson, CA 95642
209-223-6429
www.amadorgov.org

Office hours are 8:00 to 5:00, Monday-Thursday

Grading Permit Applications Accepted 8:00-4:30, Monday - Friday

APPENDIX B

GRADING PERMIT FEES

Per the Erosion Control and Grading Permit Ordinance, the Public Works Agency shall establish a fee for the review and inspection of Grading Permits.

The Public Works Agency establishes the following fees*:

- **Pre-site inspection** (Optional, at request of the permittee) = \$85.00/hr (one hour minimum)
- **Excavation between 50 and 250 Cubic Yards** = \$439.00, then actual costs if more than four inspections.
- **Excavation over 250 Cubic Yards through 1000 CY** = \$439.00 plus \$0.20/CY over 250 CY up to 1000 CY, then actual costs.
- **Excavation over 1000 CY through 5,000 CY** = \$530.00 plus \$0.15/CY over 1000 CY but less than 5000 CY, then actual costs.
- **Excavation over 5,000 CY** (requires Engineered Plans be reviewed and on-site construction inspection):
 - a. Plan review fee deposit¹ = 2.5% of Engineer's Certified Estimate of construction cost – paid with plan submittal
 - b. Inspection fee deposit¹ = 2.5% of Engineer's Certified Estimate of construction cost – paid prior to release of final reviewed plans and issuance of grading permit.
- **Reinspections** = \$50.00 each.
- **Plan Revisions Requiring Additional Review Submittals** = \$50.00 per revision submittal.
- **Septic Fill Permits** = \$150.00.

¹ For engineered projects over 5000cy only, the fees "deposited" are based on estimated time. The final Fee amount will be based on actual time spent on plan review and inspection multiplied by the hourly rate of individuals involved. If actual costs fall over or under the deposit by more than \$50 the permittee pays or is reimbursed the difference respectively.

*** Note:** Compaction tests are required by an independent qualified firm. The costs are additional and borne by the permittee. All grading done to support a structure will require soil stability verification prior to issuance of a building permit. Failure to call for the required grading inspections does not relieve the applicant of the required inspections.



AMADOR COUNTY TRANSPORTATION AND PUBLIC WORKS

GUIDELINES FOR DRIVEWAY SLOPE

Driveways shall comply with Amador County Ordinance
Chapter 15.30. Article 2. Emergency Access.

The maximum driveway slope per county ordinance is 16%. To exceed the maximum slope of 16% on any parcel, property owners must request a deviation from the minimum standards from Amador County Transportation and Public Works.

With an approved Deviation, the following driveway slopes may be permitted:

- When a parcel is located at 3000 foot elevation or less, a slope increase up to 24% may be approved.
- When a parcel is located above 3000 foot elevation, a slope increase up to 20% may be approved.

******* In no case shall a driveway slope exceed 24% *******

The minimum requirements for approval of the Deviation Request are:

1. A driveway/grading/plot plan is required. Plans by a licensed engineer are required when the driveway slope exceeds 20%. Plans shall also show/specify driveway grades/elevations and all driveway and slope easements.
2. Driveway grade shall be certified by a licensed engineer or surveyor prior to final county approval.
3. Driveway shall be a minimum of 18' wide and paved. If the topographical conditions will not allow the minimum 18' width, paved turnouts pursuant to county standards shall be provided approximately every 400' and wherever the line of sight is restricted.
4. A fire management plan for the parcel pursuant to requirements set forth in Amador County Ordinance 15.30.080 may be required.
5. Installation of a National Fire Code 13D Sprinkler System for single family dwellings may be required.

Minimum Paving Specifications:

Construction shall be either:

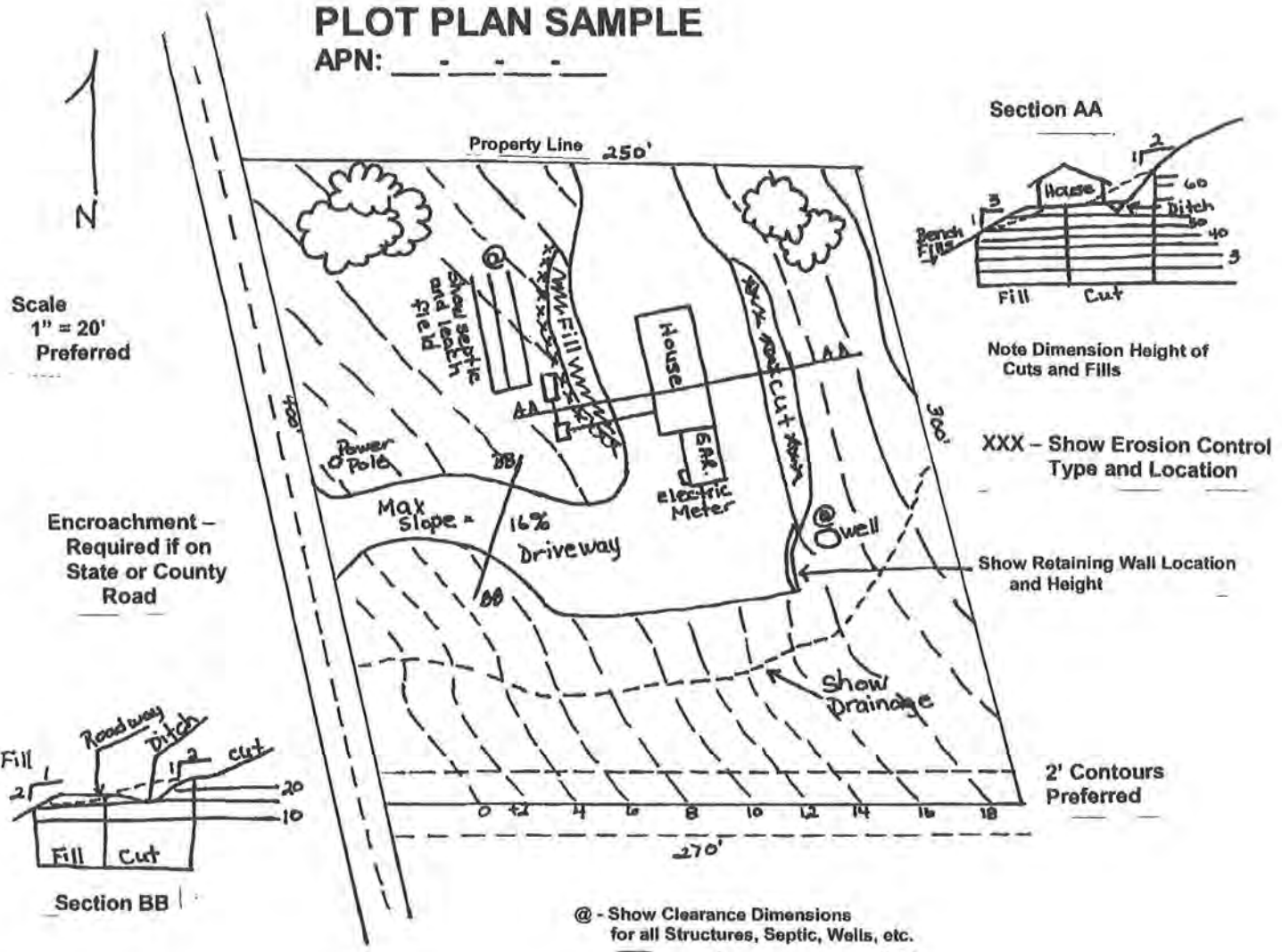
1. 2" Asphalt over 4" of compacted Class II aggregate base, compacted to 95%.
2. 5" Concrete (2500 PSI) with # 10 gauge wire mesh in the upper 1/3 of slab, or Nikon Fibermesh over 2" of compacted Class II aggregate base, compacted to 95%.

CHAPTER 15.30 ROADS, DRIVEWAY, EROSION, DUST AND WINTERIZATION GUIDELINES

1. Grade of driveway encroachment for first 20' = 5% max, that is a 1 ft. grade change.
2. Residential Driveway – Minimum 3" class II base rock 10' wide with 15' vehicle clearance.
3. Turnouts at mid point of driveway 150' or more. Over 800' turnouts every 400' and turnarounds every ¼ mile.
4. Maximum grade for any driveway is 16%. Over 16% you must apply for a deviation from this requirement, apply at the Public Works Agency.
5. **All disturbed areas and any bare dirt shall be covered with seed & straw-mulch (Rye & Blando Brome 50 / 50 2lb – 5 lb per 1000 sq ft, straw mulch 2" – 4" thick) or equivalent.**
6. **Pad areas around house should have straw, gravel or blanket material covering exposed dirt. (Plastic should not be used because it breaks down quickly and is hard to walk on and keep in place.)**
7. Driveway culverts – 12" minimum; Maximum drainage area is 3.5 acre. 18" culvert for maximum drainage area of 8 acres. 24" culvert for maximum drainage area of 15 acres. Any larger culvert requires Engineered Drainage Study.
8. 40' radius turnaround or Hammerhead is required at building sites.
9. A partially or fully-engineered driveway improvement plans may be required based on site specific terrain and site limitations.
10. Existing roads serving residential development on existing parcels for which total ADT is estimated to be less than 100 ADT shall be designed with two nine-foot (9') lanes, with at least three-inch (3") Class II AB.

PLOT PLAN SAMPLE

APN: - - - -



CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE APPENDIX J – GRADING

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	BSC-CG	SFM	HCD			DSA			OSHPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
				1	2	1/AC	AC	SS	SS/CC	1	2	3	4								
Adopt entire chapter																					
Adopt entire chapter as amended (amended sections listed below)				X	X																
Adopt only those sections that are listed below																					
Chapter / Section																					
J104.1				X	X																

APPENDIX J GRADING

The provisions contained in this appendix are not mandatory unless specifically adopted by a state agency, or referenced in the adopting ordinance.

SECTION J101 GENERAL

J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments. Where conflicts occur between the technical requirements of this chapter and the geotechnical report, the geotechnical report shall govern.

J101.2 Flood hazard areas. Unless the applicant has submitted an engineering analysis, prepared in accordance with standard engineering practice by a registered design professional, that demonstrates the proposed work will not result in any increase in the level of the base flood, grading, excavation and earthwork construction, including fills and embankments, shall not be permitted in floodways that are in flood hazard areas established in Section 1612.3 or in flood hazard areas where design flood elevations are specified but floodways have not been designated.

SECTION J102 DEFINITIONS

J102.1 Definitions. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the *California Building Code* for general definitions.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

COMPACTION. The densification of a fill by mechanical means.

CUT. See "Excavation."

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION. The removal of earth material by artificial means, also referred to as a cut.

FILL. Deposition of earth materials by artificial means.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade prior to grading.

GRADE, FINISHED. The grade of the site at the conclusion of all grading efforts.

GRADING. An excavation or fill or combination thereof.

KEY. A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

SLOPE. An inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

TERRACE. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

SECTION J103 PERMITS REQUIRED

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefor from the building official. A grading permit does not include the construction of retaining walls or other structures.

APPENDIX J

J103.2 Exemptions. A grading permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

SECTION J104 PERMIT APPLICATION AND SUBMITTALS

J104.1 Submittal requirements. In addition to the provisions of Sections 105.3 and 1.8.4, as applicable, the applicant shall state the estimated quantities of excavation and fill.

J104.2 Site plan requirements. In addition to the provisions of Section 107, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code.

J104.3 Geotechnical report. A geotechnical report prepared by a registered design professional shall be provided. The report shall contain at least the following:

1. The nature and distribution of existing soils.
2. Conclusions and recommendations for grading procedures.
3. Soil design criteria for any structures or embankments required to accomplish the proposed grading.
4. Where necessary, slope stability studies, and recommendations and conclusions regarding site geology.

Exception: A geotechnical report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

J104.4 Liquefaction study. For sites with mapped maximum considered earthquake spectral response accelerations at short periods (S_v) greater than 0.5g as determined by Section

1613, a study of the liquefaction potential of the site shall be provided and the recommendations incorporated in the plans.

Exception: A liquefaction study is not required where the building official determines from established local data that the liquefaction potential is low.

SECTION J105 INSPECTIONS

J105.1 General. Inspections shall be governed by Section 110, Chapter 1, Division II of this code.

J105.2 Special inspections. The special inspection requirements of Section 1705.6 shall apply to work performed under a grading permit where required by the building official.

SECTION J106 EXCAVATIONS

J106.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be not more than one unit vertical in two units horizontal (50-percent slope) unless the owner or the owner's authorized agent furnishes a geotechnical report justifying a steeper slope.

Exceptions:

1. A cut surface shall be permitted to be at a slope of 1.5 units horizontal to one unit vertical (67-percent slope) provided that all of the following are met:
 - 1.1. It is not intended to support structures or surcharges.
 - 1.2. It is adequately protected against erosion.
 - 1.3. It is no more than 8 feet (2438 mm) in height.
 - 1.4. It is approved by the building code official.
 - 1.5. Ground water is not encountered.
2. A cut surface in bedrock shall be permitted to be at a slope of one unit horizontal to one unit vertical (100-percent slope).

SECTION J107 FILLS

J107.1 General. Unless otherwise recommended in the geotechnical report, fills shall comply with the provisions of this section.

J107.2 Surface preparation. The ground surface shall be prepared to receive fill by removing vegetation, topsoil and other unsuitable materials, and scarifying the ground to provide a bond with the fill material.

J107.3 Benching. Where existing grade is at a slope steeper than one unit vertical in five units horizontal (20-percent slope) and the depth of the fill exceeds 5 feet (1524 mm) benching shall be provided in accordance with Figure J107.3. A key shall be provided that is at least 10 feet (3048 mm) in width and 2 feet (610 mm) in depth.

J107.4 Fill material. Fill material shall not include organic, frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall be included in fills.

J107.5 Compaction. All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth.

J107.6 Maximum slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than one unit vertical in two units horizontal (50-percent slope) shall be justified by a geotechnical report or engineering data.

SECTION J108 SETBACKS

J108.1 General. Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks.

J108.2 Top of slope. The setback at the top of a cut slope shall be not less than that shown in Figure J108.1, or than is required to accommodate any required interceptor drains, whichever is greater.

J108.3 Slope protection. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the building official, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

SECTION J109 DRAINAGE AND TERRACING

J109.1 General. Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this section.

Exception: Drainage facilities and terracing need not be provided where the ground slope is not steeper than one unit vertical in three units horizontal (33-percent slope).

J109.2 Terraces. Terraces at least 6 feet (1829 mm) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance.

Where more than two terraces are required, one terrace, located at approximately mid-height, shall be at least 12 feet (3658 mm) in width.

Swales or ditches shall be provided on terraces. They shall have a minimum gradient of one unit vertical in 20 units horizontal (5-percent slope) and shall be paved with concrete not less than 3 inches (76 mm) in thickness, or with other materials suitable to the application. They shall have a depth not less than 12 inches (305 mm) and a width not less than 5 feet (1524 mm).

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1256 m²) (projected) without discharging into a down drain.

J109.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet (12 192 mm), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the building official, but shall be not less than one unit vertical in 50 units horizontal (2-percent slope). The drain shall be paved with concrete not less than 3 inches (76 mm) in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the building official.

J109.4 Drainage across property lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

SECTION J110 EROSION CONTROL

J110.1 General. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

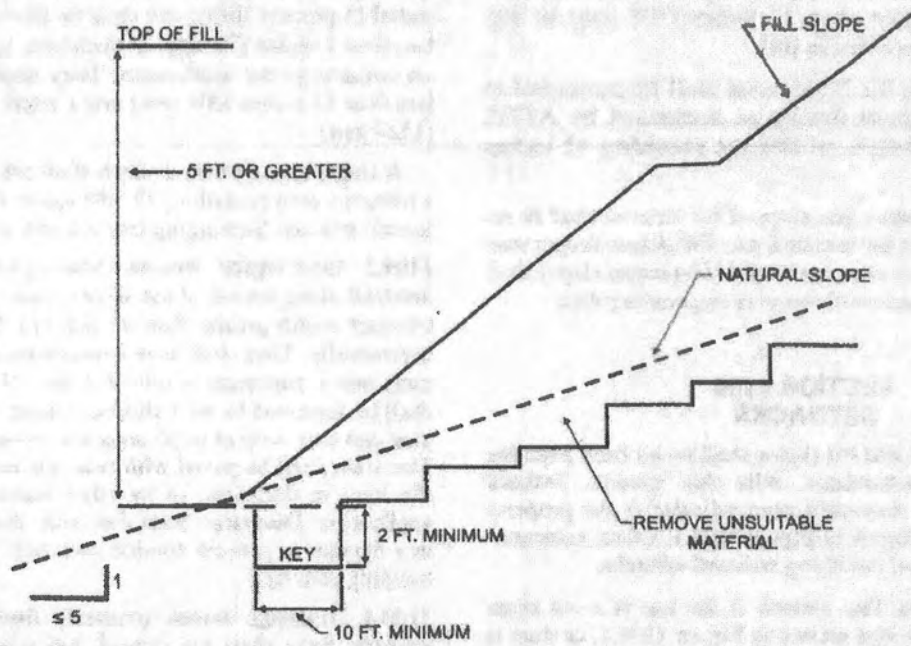
Erosion control for the slopes shall be installed as soon as practicable and prior to calling for final inspection.

J110.2 Other devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

SECTION J111 REFERENCED STANDARDS

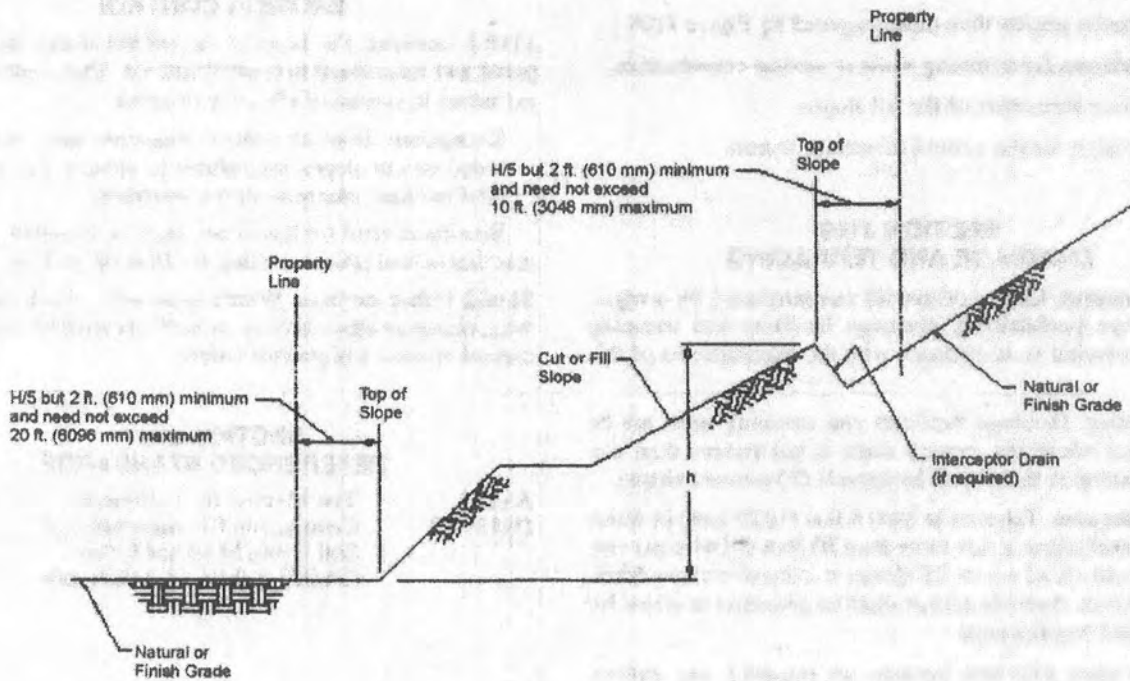
ASTM D1557-12	Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort [56,000 ft-lb/ft ³ (2,700kN-m/m ³)].	J107.5
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APPENDIX J



For SI: 1 foot = 304.8 mm.

FIGURE J107.3
BENCHING DETAILS



For SI: 1 foot = 304.8 mm.

FIGURE J108.1
DRAINAGE DIMENSIONS

Attachment 2

Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
<[REDACTED]>
Sent: Monday, July 10, 2017 11:01 AM
To: Susan Fiore
Subject: Fwd: 18400 Live Oak Court Plymouth Fiore House

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-4

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accessible to all.

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----- Forwarded message -----
From: American Home Sales Heidi Jo <[REDACTED]>
Date: Thu, Jun 23, 2016 at 11:49 AM
Subject: Re: 18400 Live Oak Court Plymouth Fiore House
To: Susan Fiore <[REDACTED]>

Hi Susan, I left you a voice mail this morning. Call me when you can. Talk to you soon

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-5

www.ecomanufacturedhomes.com

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On Tue, Jun 21, 2016 at 12:49 PM, American Home Sales Heidi Jo <[REDACTED]> wrote:

Hi Susan, I just got back from a little vacation. I'll be back in tomorrow. We can touch basis then. Good to hear from you. Take care

On Jun 20, 2016 12:06 PM, "Susan Fiore" <[REDACTED]> wrote:

We have permanently moved to Plymouth after selling our home in Napa. John wishes to build a modular granny unit on our Plymouth property to accommodate visitors. We would like to meet with you to discuss possible options. I left you a voice mail message last week.

Regards,

Susan Fiore



Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
<[REDACTED]>
Sent: Monday, July 10, 2017 11:01 AM
To: Susan Fiore
Subject: Fwd: 18400 Live Oak Court Plymouth

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-4

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----- Forwarded message -----

From: American Home Sales Heidi Jo <[REDACTED]>
Date: Mon, Jun 27, 2016 at 11:54 AM
Subject: Re: 18400 Live Oak Court Plymouth
To: Susan Fiore [REDACTED] <[REDACTED]>

just gorgeous, thank you- see you tomorrow

Blessings,

Heidi Jo Minton

13651 Bowman RD, Auburn, Ca 95603

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On Sun, Jun 26, 2016 at 4:34 PM, Susan Fiore [REDACTED] wrote:

Here are some pics of the house and vineyard. The first two are more current and the third one was taken in 2013 after finishing the deck and cover.

For the guest house we are interested in the gold series 27 foot 2 bedroom 2 bath with a front porch at around 1,188 square feet not to exceed 1200 square feet. We are trying to stay within a budget of \$200,000.

See you on Tuesday morning at 10:00 AM!

Regards,

Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
<[REDACTED]>
Sent: Monday, July 10, 2017 11:02 AM
To: Susan Fiore
Subject: Fwd: floor plan attached

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-4

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----- Forwarded message -----

From: American Home Sales Heidi Jo [REDACTED] >
Date: Wed, Jul 27, 2016 at 11:00 AM
Subject: Re: floor plan attached
To: Susan Fiore [REDACTED]

Ok- I like that- I will make the changes and send your way- give me a few. thanks

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
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Open M-F 10-5

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On Wed, Jul 27, 2016 at 10:11 AM, Susan Fiore <[REDACTED]> wrote:

I have a bank of drawers between our sinks in our current Master Bath now and it works well for us. The counter space is important so that's why I didn't want the linen closet in between. The linen closet between the water heater and toilet wall is a much better idea.

Regards,

Susan Fiore

From [REDACTED] [mailto:[REDACTED]] On Behalf Of American Home Sales Heidi Jo
Sent: Tuesday, July 26, 2016 6:11 PM

To: Susan Fiore
Subject: Re: floor plan attached

how about a bank of drawers in between? I wont be able to put drawers under each sink because of the plumbing.

How about a linen for the master bath between the Water heater and the toilet wall?

Blessings,

Heidi Jo Minton

13651 Bowman RD, Auburn, Ca 95603

530-885-4555

Open M-
F 10-5

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On Tue, Jul 26, 2016 at 3:42 PM, Susan Fiore <[REDACTED]> wrote:

Looking good. In the Master bath if that is a linen closet between the sinks, you can remove it. Perhaps we can put a linen closet in the hallway across from the guest room. Drawers under each sink in the master bath should be sufficient.

Susan Fiore
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Tuesday, July 26, 2016 2:44 PM
To: Susan Fiore
Subject: floor plan attached

Hi there, see how you like this one. see kitchen and water heater--
Ill fix where the water heater was after I hear from you.

Take care

Blessings,

Heidi Jo Minton

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Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
<[REDACTED]>
Sent: Monday, July 10, 2017 11:02 AM
To: Susan Fiore
Subject: Fwd: Plan 1 -- Floor plan

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
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----- Forwarded message -----

From: Susan Fiore [REDACTED] >
Date: Tue, Jul 19, 2016 at 4:46 PM
Subject: RE: Plan 1 -- Floor plan
To: [REDACTED], John Fiore [REDACTED] >

We have a six foot by two foot antique cherry library furniture piece that I would like to put in the living area on the opposite wall from the TV table that measures four feet by 1 ½ feet. That might be important in the placing of the windows.

Both bedrooms look about the same size which was not my plan. The coffered ceiling may not be necessary and the sink in the kitchen is positioned a little out of the way.

Regards,

Susan Fiore

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo

Sent: Tuesday, July 19, 2016 1:43 PM

To: Susan Fiore; John Fiore

Subject: Plan 1 -- Floor plan

Hi there, sorry this has taken me so long-- as you know I had knee surgery but also had a little bit of trouble lining this home up enough to not close off the kitchen but I think I did it. See how you like this one. And please let me know and let me know the changes you would like. I did not add windows or any kind of light detail etc... in until I know if you like this lay out first- then I will add the detail Let me know thanks

Blessings,

Heidi Jo Minton

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Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
<[REDACTED]>
Sent: Monday, July 10, 2017 11:03 AM
To: Susan Fiore
Subject: Re: hows this

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-4

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On Tue, Aug 2, 2016 at 4:02 PM, American Home Sales Heidi Jo <[REDACTED]> wrote:

awesome. I am going to do those changes and clean it up and get all the correct measurements on it and get it in for pricing. Then we can get it moving along quicker. Thanks for getting back to me. Take care and talk to you soon if I have questions

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
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On Tue, Aug 2, 2016 at 3:37 PM, Susan Fiore [REDACTED] wrote:

You can take the can lights out of the covered porch since I we can put a fan with a light kit in the center of it. The dining space in my current house measures only 6 X 10 and starts at the double door entry. So I think the area between the living area and SGD should be sufficient. You can make the closet in the guest bedroom smaller if necessary. Everything else looks good.

Regards,

Susan Fiore
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Monday, August 01, 2016 10:10 AM

To: Susan Fiore
Subject: Re: hows this

so I will put back the way it was. and I guess the only place to put a table would be at the sgd-- so do you want me to place some can lights above there? Or do you have any ideas? The plan attached shows the true measurements of each room and I have marked some lites and fan preps etc.. in here. I made bed 2 closet a little thinner to allow more space between- in the kitchen. That closet was just to big.

look at the plan below and print it out and mark on it with notes on what you would like to change or are we good to go and the other detail stuff we can worry about after I send it in for a base price. Take care

Blessings,

Heidi Jo Minton

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On Sun, Jul 31, 2016 at 5:15 PM, Susan Fiore [REDACTED] wrote:

I don't want the dining area in front of the stackable washer and dryer and on one side and the shelves and rod on the other.

Regards,

Susan Fiore

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Friday, July 29, 2016 11:11 AM
To: Susan Fiore
Subject: Re: hows this

Hi Sue, look at this one and tell me how you like it- I did something a little different in the ut room

Blessings,

Heidi Jo Minton

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On Wed, Jul 27, 2016 at 4:45 PM, Susan Fiore <[REDACTED]> wrote:

Yes go ahead and place them. One question though—where is the dining area since the coffered ceiling would house the family room? I don't see the width and length of the area behind the covered porch so I don't know if there is room for a table.

Regards,

Susan Fiore

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Wednesday, July 27, 2016 2:18 PM
To: Susan Fiore
Subject: hows this

do you want me to go ahead and place the can lights and the fan preps as shown on the plan?

Blessings,

Heidi Jo Minton

13651 Bowman RD, Auburn, Ca 95603

530-885-4555

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Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo
Sent: Monday, July 10, 2017 11:02 AM
To: Susan Fiore
Subject: Fwd: Fiore plan modified

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-4

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----- Forwarded message -----

From: American Home Sales Heidi Jo [REDACTED] >
Date: Thu, Jul 21, 2016 at 5:21 PM
Subject: Re: Fiore plan modified
To: Susan Fiore <[REDACTED]>

I will add the coffered back in-- How would you like the sink- stove and refer arranged?

The storage room off the covered porch is for winter time when you want to put away the cushions or Barbecue or whatever you are having on that covered porch. I can take it out if you like but it would make your master bedroom closet HUGE> Let me know- Take care

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
530-885-4555
Open M-F 10-5

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On Thu, Jul 21, 2016 at 10:22 AM, Susan Fiore [REDACTED] wrote:

John wants the coffered ceiling so you can add it back (sorry for the error). I am not liking the dishwasher and sink in the island space. I would prefer to use that as a counter prep space and seating on the side to the living area. Beds and baths are fine. What is the outside storage space off the covered porch that has a door? I'm a little confused on that one.

Regards,

Susan Fiore

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Wednesday, July 20, 2016 5:52 PM
To: Susan Fiore
Subject: Re: Fiore plan modified

its not-- the home is under 1200.

On a stick built home the walls are not counted as inside square footage and also we take out for the porch. so we are all good on that. Other then clearing that up-- Do you like the lay out?

Blessings,

Heidi Jo Minton

13651 Bowman RD, Auburn, Ca 95603

530-885-4555

Open M-F 10-5

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On Wed, Jul 20, 2016 at 10:16 AM, Susan Fiore <[REDACTED]> wrote:

House is too big. 27 X 52 comes out to over 1400 square feet. Must stay under 1200. That's why I need the other bedroom to be smaller.

Susan Fiore

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** American Home Sales Heidi Jo
Sent: Tuesday, July 19, 2016 7:15 PM
To: Susan Fiore
Subject: Fwd: Fiore plan modified

----- Forwarded message -----

From: "American Home Sales Heidi Jo" [REDACTED]
Date: Jul 19, 2016 7:12 PM
Subject: Fiore plan modified
To: "Heidi Minton" [REDACTED]
Cc:

How do you like this one? Hopefull you can see it

Susan Fiore

From: [REDACTED] on behalf of American Home Sales Heidi Jo [REDACTED] >
Sent: Wednesday, August 24, 2016 3:17 PM
To: Susan Fiore
Subject: Base price

Hi Sue, I did find out the base price is 102,000. Plus added options

Blessings,

Heidi Jo Minton
13651 Bowman RD, Auburn, Ca 95603
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QUOTE/CONFIRMATION

To: 314555 Phone: 530-883-4555
 AMERICAN HOME SALES, INC.
 1450 GRASS VALLEY HIGHWAY
 AUBURN, CA 95603

Quote No.: 20208
 Quote Date: 09/08/2016
 Sales Rep.: DUANE R STORDAHL
 Sales Note: RUTH X210
 Model #: 72GSA28523DM16 MOD
 Model Series: GOLD SKRINS
 Model Name: G8529F
 Drawing #: 72G8529F
 Print Date: 9/14/2016 - 2:23 PM

CMH MANUFACTURING WEST, INC.
 Albany
 2445 PACIFIC BLVD. SW
 ALBANY, OR 97521

Retail Cust: FTORE
 Financed By:

Ordered by: HEIDI
 Phone No: 341-926-8631

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
080055	LIGHT, CEIL, DBL BULB, 50 LB BOX	1	-	020134	CARPET, MODERN (160Z), COLOR ????	1	-
080139	WIRE & BRACE, FAN W/DBL SWITCH, KEEP	1	45	029999	BEDROOMS ONLY OMIT CARPET AND PAD LIVING ROOM AND HALL	1	360-
100091	CEILING LIGHT FIXTURE DR, 36" INT, ILO 30" STD	1	75				
	THIRD BEDROOM				FAMILY ROOM		
	FOURTH BEDROOM				RETREAT		
	FIFTH BEDROOM				GREAT ROOM		
	MASTER BATHROOM				BONUS ROOM		
090079	LAMINATE, C-TOP, BATH ????	1	-				
090062	LAMINATE, EDGE, M/BATH ????	1	-				
150012	GLASS TILE, B-SPL, LVL, #2 ????	1	125	250470	APPLIANCES COOKTOP, X, RNGE, ELC, D/DFT, RC30DGC60PS	1	1,250
270030	OVERFLW VLVES, INSTALL, ALL TUBS-MOD	1	-	250495	OVEN/MICRO, 30" ELC, S/C, FCMC3065PF, SS	1	2,995
270034	PRESSURE BALNCE VLVES TUB/SHWRS-MOD	1	-	250075	ICE-MAKER, PLUMB, N/C	1	-
270240	GRAB BAR, SEE PRINT FOR LOCATION	3	195	250411	REFR, FREEZER BOTTOM-FFHB2740PS, STN	1	1,750
270012	LAVY, ADD ADDITIONAL SINK	1	195	250455	DISHWASHER, GALLERY, FGDID2466QP, STNLS	1	795
270001	LAVY, M/BATH, CHINA, ADD	2	-				
274265	TOILET, ELONGATED	1	-				
270020	SHOWER, W/RNC, 60", X, ACRYLIC T/S	1	450	150005	WALL FINISHES ROUND DRYWALL CORNERS INC WINDOWS	1	-
080154	LIGHT, WALL, STD, MBTH, BF-135127-801	1	-	200002	PAINT, INTERIOR, STD, COLOR ?????	1	-
100091	DR, 36" INT, ILO 30" STD	2	150	200016	CEILING FINISH, BROCADE STYLE	1	-
110037	TRIM AROUND MIRROR(S)	1	-				
140356	SOLAR TUBE, FULL INSTALL VERIFY LOCATION???	1	275				
110040	TOWEL & TISSUE BARS, NICKEL *****SHIP LOOSE*****	1	-				
	SECOND BATHROOM						
090079	LAMINATE, C-TOP, BATH ????	1	-				
090063	LAMINATE, EDGE, G/BATH ????	1	-				
150089	CERAMIC, B-SPL, LAVY, G/BATH, 6"W/CAP, ??	1	75				
270030	OVERFLW VLVES, INSTALL, ALL TUBS-MOD	1	-	110115	CABINETS HARDWARE, CAB, NICKEL, STD, T/O H WGES	1	-
270034	PRESSURE BALNCE VLVES TUB/SHWRS-MOD	1	-	110043	CAB, UPGRADE, HARD WOOD, INCLUDES: *DRAWER OVER DOOR CONFIGURATION KIT *CROWN MOLDING *LIP MOLDING *REPER OVERHEAD CABINET *SKYSCAPE CABS (PER PLAN) *BANK OF DRAWERS EA. BATH (PER PLAN) *CABINET BACK PANEL ***	1	-
270240	GRAB BAR, SEE PRINT FOR LOCATION	2	130	110460	CABS, ASHLEY ALDER, RAISED PNL, W/GLZE	1	2,100
270142	LAVY, G/BATH, CHINA, ADD	1	-				
274265	TOILET, ELONGATED	1	-				
270050	TUB/SHOWER, 2RH, FIBERGLASS 1 PC	1	195				
080153	LIGHT, WALL, STD, BF-135127-801	1	-				
100091	DR, 36" INT, ILO 30" STD	1	75				
110037	TRIM AROUND MIRROR(S)	1	-				
110040	TOWEL & TISSUE BARS, NICKEL	1	-				
	THIRD BATHROOM						
	FOURTH BATHROOM						
	UTILITY						
160020	FURNACE, GAS, MIMC-056ABW	1	690	120025	INTERIOR MINIBLIND, 2" KIRI WOOD, ILO METAL, EA.	9	495
270136	WATER HEATER, TANKLESS, RINNIA ????	1	1,795	120106	DRAPES/VALANCES/HARDWARE-NONE	1	-
	PROPANE			110466	DR, INT, HARDWARE, NICKEL ceiling vents thru out	1	-
	NATURAL GAS			100250	DR, INT, HARDWARE, NICKEL, ADD, LEVR T/O	1	95
160017	DRYER VENT, RECESSED, STD, PER PLAN	1	-	160002	CEILING AIR RETURNS, BDRMS	1	150
080302	PREP FOR STACKING WASHER/DRYER	1	75	160076	HEAT REGISTERS, BROWN	1	-
080058	RECEPT, STD, FOR FREEZER, PER PLAN	1	-	100209	DR, INT, 2-PNL, WHT, W/9RD KNOBS T/O lever handles	1	-
160018	THERMOSTAT, DUAL CONTROL	1	-	150028	INTERIOR, DR TRIM, #356	1	-
270036	WTR HAMMR ARRESTR-WSHRBOX, DSHWSH MD	1	-	150301	WINDOW SILLS, WOOD W/APRON, T/O	1	-
034007	SHUT OFF VALVES @ TOILETS & SINKS	1	-	120001	WIRE WARDROBE SHELIVING T/O	1	-
030005	WHOLE HOUSE WATER SHUTOFF, STD	1	-				
	HALL						
	DEN						
	STUDY						
	MULTI-PURPOSE ROOM						
290043	CARPET & LINO LINO, EXTEND INTO DINING RM	1	delete				
290030	LINO, OMIT, THRU OUT	1	350-				
020005	CARPET PAD, REBOND, 3/8 5LB	1	-				

(Continued on Page 3)

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

** FAX No: 341-926-8016 Please sign and FAX X _____ Date _____

QUOTE/CONFIRMATION

Revision #: 1

05:34 PM

FINAL

QUOTE/CONFIRMATION

Page 1 of 3

To: 314555 Phone: 330-885-4555 AMERICAN HOME SALES, INC. 1490 GRASS VALLEY HIGHWAY AUBURN, CA 95603		Quote No.: 20208 Quote Date: 08/08/2016 Sales Rep.: DUANE R STORDAHL Sales Note: RUTH X210 Model #: 7208A28523DN16 MOD Model Series: GOLD SERIES Model Name: Q3529F Drawing #: 7203539F Print Date: 10/04/2016 - 1:03 PM		CHH MANUFACTURING WEST, INC. Albany 2445 PACIFIC BLVD, SW ALBANY, OR 97321 Ordered by: HEIDI Phone No: 541-926-8631			
Retail Cust: FIORE Financed By:							
Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
010009	SPECIAL INSTRUCTION			130159	SIDING, VERTICAL SMART PANEL - WUI	1	-
070034	*****FRIGIDAIRE APPLIANCES*****	1	-	090013	SUB SIDING, 7/16" EXT WALL OSB-CSAMOD	1	-
070033	CALIFORNIA ENERGY CODE	1	-	180010	WINDOW TRIM, 4" CEMENT, STD, T/O	1	-
	CALIFORNIA MODULAR SPECIFICATIONS	1	-	140022	WDW, W21 X W63	6	660
	**ALL GAS APPLIANCES WILL COME				IN BEDROOMS. IN LIVING AREAS WITH		
	24" STUBS WITH SHUT OFF VALVES ON				PACKAGE.		
	ONE END - SHIPPED LOOSE. NOT TO			140570	WDWS, VINYL, LOW-E WITH ARCON	1	-
	PENETRATE THRU THE FLOOR. NO GAS			070102	HOME IS BEING BUILT FOR CALIFORNIA	1	-
	LINE WILL BE SHIPPED WITH HOME.						
070016	HUD SPECS	1	-		INSULATION		
010029	2016 GOLD SERIES SPECS	1	-	060021	INSULATION, CEILING, R-49 (MOD)	1	-
070007	C.A.R.B.	1	-	060019	INSULATION, FLOOR, R-33 (MOD)	1	-
	NOTE: IF HOME HAS PORCH, TOP OF			060020	INSULATION, WALL, R-21, (MOD)	1	-
	PORCH RAIL TO BE 42" FROM DECK.						
010024	PACKAGES			080014	BREAKERS, ARCH FAULT MOD	1	-
	9'0" FLAT CEILING T/O (DOUBLE WIDE)	1	3,700	080013	RECEPTACLES, TAMPER RESIST T/O MOD	1	-
	*INCLUDES 80" TALL WINDOWS IN ALL			080305	ELEC SERVICE, 200 AMP	1	-
	LIVING AREAS, NOT BEDRMS, BATHS, DENS			080010	AC READY, 220V OUTLET	1	135
	OR STUDYS.			080009	SMOKE ALARM W/CO DETECTOR	1	-
	*NOT AVAILABLE ON Z240.			080232	LIGHT, WHITE BASE O/H LIGHTS T/O	1	-
140006	WILDLAND-URBAN INTFACE, 7/16 LP DW	1	1,500	080110	ROCKER SWITCHES, THRU OUT	1	150
	HOME TO HAVE WUI FIRE MATERIALS			080018	RECEPT, ADD, INTERIOR GFI, SEE PRINT	1	95
	INCLUDE: 7/16" LP SMARTPANEL ILO				MASTER BATH VANITY ONE ON EITHER		
	STD 3/8" SMARTPANEL, TEMPERED WDCWS				SIDE.		
	T/O, NON VENTED HARDI SOFFITS AND						
	HI-LO POT VENTS (NO RIDGE VENTING)			080150	LIVING ROOM		
	ALL EXTERIOR DOORS TO BE WUI			080135	LIGHT, ADD, RECESS CAN, 6"	6	330
	APPROVED.			280006	WIRE & BRACE, FAN W/DBL SWTCH	1	45
070036	BUILD AS MODULAR (PER SF) CALIFORNIA	1404	-		CEILING, COPPER	1	425
	***NOTE - ALL W35 WINDOWS WILL BE						
	CHANGED TO W63 IN BEDROOMS TO MEET				DINING ROOM		
	EGRESS. PER DRAFTING PRINTS***						
120062	CA-GREEN	1	-		BREAKFAST		
230003	CARRIER RETURN FEE PER FLOOR	2	-				
	CARRIER MUST BE RETURNED WITHIN 90						
	DAYS TO CLAIM DEPOSIT			090071	KITCHEN		
070009	IRC INSPECTION AND INSIGNIA FEES	1	-	LAM, C-TOP, TYPHOON GOLD 4953K-22	1	-	
031500	FIRE SPRINKLER SYSTEM	1	5,440	LAM, EDGE, TYPHOON GOLD 4953K-22	1	-	
	**REQUIRES, BELL & STROBE LIGHT			CER, B-SPL, KIT, 6"W/CAP, HLO2-RAEFIA	1	300	
031501	FIRE SPRINKLER SITE WORK DISCLAIMER	1	-	270101	FAUCET, KIT, GOOSE, W/SPRAY, NICKEL	1	130
	SITE WORK IS NOT INCLUDED IN QUOTE				"MISS KAY" STYLE		
	RETAILER IS RESPONSIBLE FOR BOTH			270215	SINK, KIT, S/S, 9" SELF RIM, DPG	1	65
	THE COST & COORDINATION OF ALL WORK			080041	LIGHT, ADD PENDANT (STEM LIGHT)	2	120
	AFTER THE HOME LEAVES THE FACTORY.			080150	LIGHT, ADD, RECESS CAN, 6"	1	55
240020	AXLES ON A-HALF	5	-	080375	LIGHT, 6" REC, STD, (5) CAN LIGHT PKG	1	-
240025	AXLES ON B-HALF	5	-	110600	CAB, BANK OF DRAWERS, STD	1	-
				110332	CAB, KIT O/H, 52" W/4" SOFFIT	1	-
				110291	CAB, REFER, OVERHEAD	1	-
				140356	SOLAR TUBE, FULL INSTALL	1	275
130031	EXTERIOR				VERIFY LOCATION???		
130032	PAINT, BODY, 0768 HISTORIC TAN	1	-	160008	FIRE EXTINGUISHER UNDER SINK	1	-
160038	PAINT, TRIM, 1866 BASIC BEIGE	1	-				
130069	RIDGE VENT, FULL LENGTH	1	-		BREAKING ROOM		
390000	ROOF, ICE BARRIER	1	-				
180026	SHINGLE, LNDMRK ARCH, WEATHERED WOOD	1	595				
090014	FLOOR JOIST, 2X10	1	-				
240000	FLOOR DECKING, 19/32" OSB	1	-	080055	MASTER BEDROOM		
080003	AXLES, ALL BRAKING PER FLOOR	2	300	LIGHT, CEIL, DBL BULB, 50 LB BOX	1	-	
030037	GFI, EXTERIOR, WEATHER RESISTANT, STD	2	-	080139	WIRE & BRACE, FAN W/DBL SWTCH, KEEP	1	45
130029	HOSE BIB, STANDARD	2	-		CEILING LIGHT FIXTURE		
130016	EAVES, 14" SIDES, FRONT & REAR	1	-				
120600	OVERHANG, 12", FRN&REAR ENDWALLS, STD	1	-				
100155	DOOR, EXT, NICKEL, STD	1	-				
100022	DOOR, FRONT, GW4, 9-LITE ILO GW2	1	190				
084022	DOOR, SGD, X-DOOR, LOW-E, OX	1	425				
084023	LIGHT, EXT, BACK, JELLY JAR	1	-				
180031	LIGHT, EXT, FRONT DR, STD BLACK COACH	1	-				
280023	WALLS, EXTERIOR, 2X6	1	-				
280017	GROUND SNOW LOAD, 30#	1	-				
130021	ROOF PITCH, 6:12, HINGED TRUSS	1	5,850				
130090	TARPS, FOR GAPPED ROOF	1	-				
180017	SIDEWALL, 9' (108"), FLAT CEILING	1	-				
130000	FASCIA, *** ROUGH SAWN ***	1	-				
130079	HOUSE WRAP T/OUT	1	-				
	SIDING, LAP, CEMENT (CRMPLANK) PLF-MOD	158	1,106				

(Continued on Page 2)

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

** FAX No: 541-926-8016 Please sign and FAX X _____ Date _____

Note: 3 HDR 2.0 BTH

QUOTE/CONFIRMATION

Revision #: 1

05:34 PM

QUOTE/CONFIRMATION

To: 314555 Phone: 530-865-4555
AMERICAN HOME SALES, INC.
 1450 GRASS VALLEY HIGHWAY
 AUBURN, CA 95603

Quote No.: 20208
 Quote Date: 09/08/2016
 Sales Rep.: DUANE R STORDAHL
 Sales Note: RUTH E210
 Model #: 72GSA28523DM16 MOD
 Model Series: GOLD SERIES
 Model Name: GS529F
 Drawing #: 10/04/2016
 Print Date: 10/04/2016 - 1:03 PM

CHH MANUFACTURING WEST, INC.
 Albany
 2443 PACIFIC BLVD. SW
 ALBANY, OR 97321

Retail Cust: FIORE
 Financed By:

Ordered by: HEIDI
 Phone No: 541-926-8631

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
100091	DR.36" INT,ILO 30" STD	1	75	020135	CARPET,NEW DAY, HONEY WHEAT 201	1	290
	SECOND BEDROOM			029999	OMIT CARPET AND PAD LIVING ROOM AND HALL	1	360-
080055	LIGHT,CEIL,DLB BULB,50 LB BOX	1	-		FAMILY ROOM		
080139	WIRE & BRACE,FAN W/DBL SWTCH,KEEP	1	45		RETREAT		
100091	DR,36" INT,ILO 30" STD	1	75		GREAT ROOM		
	THIRD BEDROOM				BONUS ROOM		
	FOURTH BEDROOM				APPLIANCES		
	FIFTH BEDROOM			250181	RANGEHOOD,STAINLESS STEEL	1	195
090079	LAM,C-TOP,TYPHOON GOLD 4953K-22	1	-	250745	COOKTOP,X.RANGE,GAS FGGC3047QS,STLS	1	1,050
090062	LAM,EDGE,TYPHOON GOLD 4953K-22	1	-	250495	OVEN/MICRO,30"ELC,S/C,FGMC3065PF,SS	1	2,995
150087	CER,B-SPL,LAVY,6"W/CAP,HL02-RAFFIA	1	75	250075	ICE-MAKER,PLUMB,N/C	1	-
270030	OVERFLW VLVES,INSTALL,ALL TUBS-MOD	1	-	250411	REFRER,FREEZER BOTTOM-FFHB2740PS,STN	1	1,750
270034	PRESSURE BALNCE VLVES TUB/SHWRS-MOD	1	-	250455	DISHWASHER,GALLERY,PGID2466QP,STNLS	1	795
270240	GRAB BAR,SEE PRINT FOR LOCATION	2	195		WALL FINISHES		
270012	LAVY,ADD ADDITIONAL SINK	1	195	150005	ROUND DRYWALL CORNERS INC WINDOWS	1	-
270001	LAVY,M/BATH,CHINA,ADD	2	-	200002	PAINT,INTERIOR,STD. COLOR ?????	1	-
274265	TOILET,ELONGATED	1	-	200016	CEILING FINISH,BROCADE STYLE	1	-
270020	SHOWER,W/ENC,60",X.ACRYLIC T/S	1	450		DOORS		
080154	LIGHT,WALL,STD.MBTH,BF-135127-801	2	-		EXT DOORS/SKYLIGHTS		
100091	DR.36" INT,ILO 30" STD	2	150		WINDOWS		
110037	TRIM AROUND MIRROR(S)	1	-		FLOORING		
140356	SOLAR TUBE, FULL INSTALL	1	275		CABINETS		
110040	TOWEL & TISSUE BARS,NICKEL	1	-	110043	CAB,UPGRADE,HARD WOOD,INCLUDES: *DRAWER OVER DOOR CONFIGURATION KIT *CROWN MOLDING *LIP MOLDING *REFRER OVERHEAD CABINET *SKYSCAPE CABS (PER PLAN) *BANK OF DRAWERS EA.BATH (PER PLAN) *CABINET BACK PANEL ***	1	-
	*****SHIP LOOSE*****			110460	CABS,ASHLEY ALDER,RAISED PNL,W/GLZE NO CABINET HARDWARE	1	2,100
090079	LAM,C-TOP,TYPHOON GOLD 4953K-22	1	-		INTERIOR		
090063	LAM,EDGE,TYPHOON GOLD 4953K-22	1	-	120025	MINI BLIND,2"XIRI WOOD,ILO METAL,EA.	9	495
150089	CER,B-SPL,LAVY,6"W/CAP,HL02-RAFFIA	1	75	120106	DRAPES/VALANCES/HARDWARE-NONE	1	-
270030	OVERFLW VLVES,INSTALL,ALL TUBS-MOD	1	-	110466	DR,INT,HARDWARE,NICKEL	1	-
270034	PRESSURE BALNCE VLVES TUB/SHWRS-MOD	1	-	100250	DR,INT,HARDWARE,NICKEL,ADD,LEVR T/O	1	95
270240	GRAB BAR,SEE PRINT FOR LOCATION	2	130	160002	CEILING AIR RETURNS,BDRMS	1	150
270142	LAVY,G/BATH,CHINA,ADD	1	-	160076	HEAT REGISTERS,BROWN	1	-
274265	TOILET,ELONGATED	1	-	100209	DR,INT,2-PNL,WHT,W/STD KNOBS T/O	1	-
270050	TUB/SHOWER,2BH,FIBERGLASS 1 PC	1	195	150028	INTERIOR,DR TRIM,#356	1	-
080153	LIGHT,WALL,STD,BF-135127-801	1	-	150301	WINDOW SILLS,WOOD W/APRON,T/O	1	-
100091	DR.36" INT,ILO 30" STD	1	75	120001	WIRE WARDROBE SHELVING T/O	1	-
110037	TRIM AROUND MIRROR(S)	1	-				
110040	TOWEL & TISSUE BARS,NICKEL	1	-				
	THIRD BATHROOM						
	FOURTH BATHROOM						
160020	UTILITY						
270136	FURNACE,GAS,M1MC-056ABW	1	690				
	WATER HEATER,TANKLESS,RINNIA ????	1	1,795				
	PROPANE						
160017	DRYER VENT,RECESSED,STD,PER PLAN	1	-				
080302	PREP FOR STACKING WASHER/DRYER	1	75				
080058	RECEPT,STD,FOR FREEZER,PER PLAN	1	-				
160018	THERMOSTAT, DUAL CONTROL	1	-				
270036	WTR HAMMR ARRESTR-WSHRBOX,DSEWSH MD	1	-				
034007	SHUT OFF VALVES @ TOILETS & SINKS	1	-				
030005	WHOLE HOUSE WATER SHUTOFF,STD	1	-				
	HALL						
	DEN						
	STUDY						
	MULTI-PURPOSE ROOM						
290030	CARPET & LINO						
020005	LINO,OMIT,THRU OUT	1	350-				
	CARPET PAD,REBOND,3/8 5LB	1	-				

(Continued on Page 3)

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

** FAX No: 541-926-8016 Please sign and FAX X

Date _____

QUOTE/CONFIRMATION

To: 314555 Phone: 530-885-4555 AMERICAN HOME SALES, INC. 1450 GRASS VALLEY HIGHWAY AUBURN, CA 95603		Quote No.: 20208 Quote Date: 09/08/2016 Sales Rep.: DUANE R STORDAHL Sales Note: RUTH X210 Model #: 72GSA28523DM16 MOD Model Series: GOLD SERIES Model Name: GS529F Drawing #: 72GS529F Print Date: 10/04/2016 - 1:03 PM		CSEI MANUFACTURING WEST, INC. Albany 2445 PACIFIC BLVD, SW ALBANY, OR 97321			
Retail Cust: FIORE Financed By:		Ordered by: HEIDI Phone No: 541-926-8631					
Opt. #	Description	Qty	Price	Opt. #	Description	Qty	Price
	TAGS						
	MISCELLANEOUS						
270017	FAUCET, MILLENIUM NICKEL T/O	1	-				
070010	ENGINEERING FEE	1	1,500				
070005	PLAN APPROVAL FEE	1	300				
060030	THERMAL ZONE 3	1	-				
180005	WIND ZONE CONSTRUCT -I	1	-				
	99 OPEN ITEMS						
	VERIFY LOCATION???						
270136	WATER HEATER, TANKLESS, RINNIA ????	1	-				
200002	PAINT, INTERIOR, STD, COLOR ?????	1	-				
						Base Cost of Home	102,000.00
						Options Total	-49,627.00
						Quote Total	151,627.00
						Dealer Discount	-12,416.00
						Quote total	139,211.00

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.

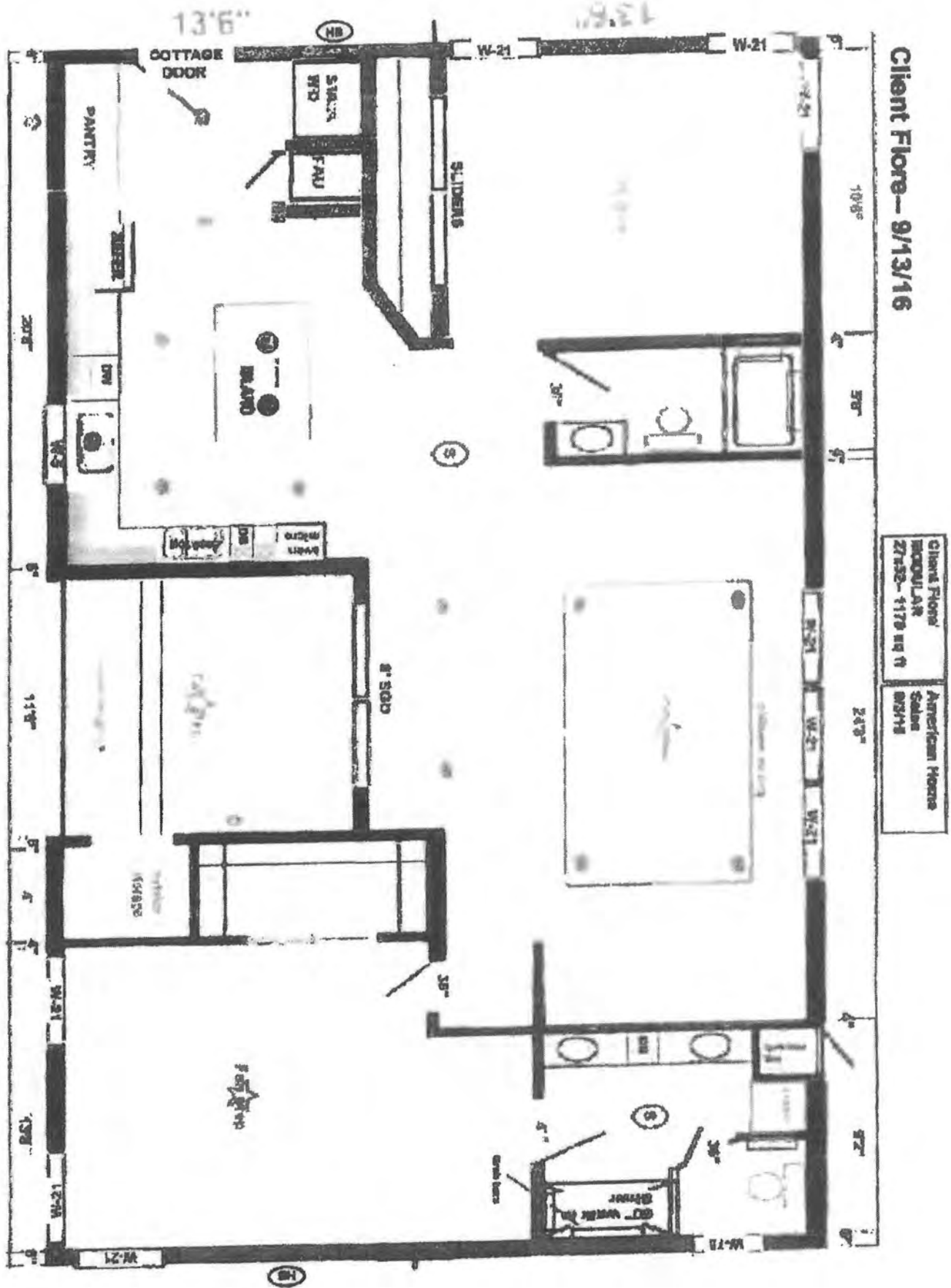
** FAX No: 541-926-8016 Please sign and FAX X _____ Date _____

Note: 3 BDM 2.0 BTH

QUOTE/CONFIRMATION

Revision #: 1

05:34 PM



Attachment 3

Nathan went to site

MESSAGE

Message For John

from Susan Fiore date 10/28/16

number [REDACTED] time 4:00 AM/PM

message Golden West modular she lives in now

Wants a Guest modular 900-1000 Pioneer

taken by DM

best call back time _____ date _____

MESSAGE

Message For [REDACTED]

from Tim date 10/28/16

number [REDACTED] time _____ AM/PM

message moved to G.V.

Looking at Manufactured built options

Returned his call 2x

taken by DM

best call back time lt messages date _____

MESSAGE

Message For [REDACTED]

from Mark date 10/29/16

number Looking for land time _____ AM/PM

message like Mariposa

taken by LL

best call back time _____ date _____

MESSAGE

Message For Back in 10/30

from Julie Comstock date 10/29/16

number [REDACTED] time _____ AM/PM

message Has prop. Lake Davis with yurt.

She called in also last week

taken by LL

best call back time _____ date _____

7/8/2017

Gmail - Fwd: Friday November 4th appointment



Debi Murnan <[REDACTED]>

Fwd: Friday November 4th appointmentNathan Bonner <[REDACTED]>
To: Debi Murnan <[REDACTED]>

Wed, Nov 2, 2016 at 10:54 AM

Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: Friday November 4th appointment
From: Susan Fiore <[REDACTED]>
To: Nathan Bonner <[REDACTED]>
CC:

Hi Nathan,

We will need to reschedule our appointment this coming Friday since John got called out on a charter this weekend from Friday to Sunday. Let me know your availability for next week. I apologize for the inconvenience.

I am sending you a copy of what I saw in the Karsten brochure that we liked very much for the kitchen design of the guest house. The only change would be to make the bar the same level as the island since we are not fans of bar stool seating.

Thank you for taking the time to come out and look at the property. John did pay a visit to the Planning Dept. and got the rules for second dwellings which are different from the Home Owners Assn guidelines. However, the County regs are changing for the better on January 1, 2017. We will share that info when we come to your office.

Regards,

Susan Fiore
[REDACTED]

7/8/2017

Gmail - Mountain Valley Homes/Karsten modular



Debi Murnan [redacted]

Mountain Valley Homes/Karsten modular

Susan Fiore <[redacted]>
To: Debi Murnan [redacted] m>

Mon, Nov 14, 2016 at 4:20 PM

Thank you. Will do.

Regards,

Susan Fiore

From: Debi Murnan [mailto:[redacted]]
Sent: Monday, November 14, 2016 3:42 PM
To: Susan Fiore [redacted] >
Subject: Re: Mountain Valley Homes/Karsten modular

[Quoted text hidden]

7/8/2017

Gmail - Mountain Valley Homes/Karsten modular



Debi Murnan [redacted]

Mountain Valley Homes/Karsten modular

Susan Fiore [redacted]
To: Debi Murnan <[redacted]>

Mon, Nov 14, 2016 at 3:27 PM

I would like to set up a time to have a conference call with Nathan to review some items in the estimate. Is he available this Wednesday 11/16 at 10:00 am?

Regards,

Susan Fiore

Cell: [redacted]

From: Debi Murnan [mailto:[redacted]]
Sent: Monday, November 14, 2016 1:06 PM
To: [redacted]; [redacted]
Subject: Mountain Valley Homes/Karsten modular

[Quoted text hidden]

7/8/2017

Gmail - Mountain Valley Homes/Karsten modular



Debi Murnan <[REDACTED]>

Mountain Valley Homes/Karsten modular

Debi Murnan <[REDACTED]>
To: [REDACTED]

Mon, Nov 14, 2016 at 1:05 PM

Hi John and Susan,

Please see attached (5 pages) for the home price and the onsite work. The delivery and set up is included in the price of the home. Please let me know if you have any questions. Thank you.

Sincerely,

Debi Murnan

Mountain Valley Homes

1375 Grass Valley Hwy


Auburn, CA 95603

530 885-4663 Office

530 885-4669 Fax

www.mtnvalleyhomes.com



 SKMBT_28316111413170.pdf
443K

7/8/2017

Gmail - Mountain Valley Homes/Karsten Homes SS Appliance Packages



Debi Murnan <[REDACTED]>

Mountain Valley Homes/Karsten Homes SS Appliance PackagesDebi Murnan <[REDACTED]>
To: Susan Fiore <[REDACTED]>, [REDACTED]

Thu, Nov 17, 2016 at 2:57 PM

Hi John and Susan,

Please see attached for the stainless steel appliances packages the factory offers. I wrote the price on each appliance package for you.

You can omit the factory appliances and do your own if you would like. We would just need the specs of the appliances to have the proper openings.

I have made a couple adjustments on the quote. I took out the foundation ready and fixed my mistake on the eaves price. Sorry about that. I fixed the cornice box charge. The cornice boxes are in the bodega package and you should not be charged for those. I have added the 2 grab bars in the master bath. I talked with the factory about the LED lights. They are very close to offering them.

Please let me know if you have any other questions, I am happy to help.

Sincerely,

Debi Murnan

Mountain Valley Homes

1375 Grass Valley Hwy

Auburn, CA 95603

530 885-4663 Office

530 885-4669 Fax

www.mtnvalleyhomes.com

[REDACTED]



SKMBT_28316111714510.pdf
688K

7/8/2017

Gmail - Mountain Valley Homes/Karsten Homes SS Appliance Packages



Debi Murnan [redacted] >

Mountain Valley Homes/Karsten Homes SS Appliance Packages

Susan Fiore <[redacted]>
To: Debi Murnan [redacted], [redacted]

Thu, Nov 17, 2016 at 4:37 PM

Please put us down for the \$5,795 Frigidaire appliance package. Thanks.

Regards,

Susan Fiore

[redacted]

From: Debi Murnan [mailto:[redacted]]
Sent: Thursday, November 17, 2016 2:57 PM
To: Susan Fiore [redacted]; [redacted]
Subject: Mountain Valley Homes/Karsten Homes SS Appliance Packages

[Quoted text hidden]

7/8/2017

Gmail - Mountain Valley Homes/Karsten Homes SS Appliance Packages



Debi Murnan <[REDACTED]>

Mountain Valley Homes/Karsten Homes SS Appliance Packages

Debi Murnan <[REDACTED]>
To: Susan Fiore <[REDACTED]>

Thu, Nov 17, 2016 at 4:46 PM

okay I will add that for you.

thank you,
Debi
[Quoted text hidden]

Susan Fiore

changes) - DRAFT

From: Debi Murnan <[REDACTED]>
Sent: Monday, November 14, 2016 1:06 PM
To: [REDACTED]; [REDACTED]
Subject: Mountain Valley Homes/Karsten modular
Attachments: SKMBT_28316111413170.pdf

Hi John and Susan,

Please see attached (5 pages) for the home price and the onsite work. The delivery and set up is included in the price of the home. Please let me know if you have any questions. Thank you.

Sincerely,

Debi Murnan

-\$1,500.00 deposit needed

Mountain Valley Homes

1375 Grass Valley Hwy

Ash County desert septic requirements & den requirements (den position)

Auburn, CA 95603

530 885-4663 Office

Not a Sunday removal estimate

530 885-4669 Fax

www.mtnvalleyhomes.com

[REDACTED]

Add: for - in MB, at Den, Bunkroom & living room

*Next meeting:
Wed 11/30/16 - 10:30AM*

11/14/16 -

Order Builder Retail Customer Worksheet

Grand Total: \$161424.00

NOT AN OFFICIAL QUOTE ITEMS PENDING APPROVAL

To: 316028 Phone: (530) 884-4683
 MOUNTAIN VALLEY HOMES
 DBA: MOUNTAIN VALLEY HOMES
 1375 GRASS VALLEY HWY
 AUBURN, CA 95603
 Retail Cust: FIORE, JOHN

Quote: 54976
 Quote Date: 11/08/2016
 Sales Rep: PAUL F FLURTSCH
 Sales Note: 18% MODULAR
 Model No: 91AVA27442AH16
 Model Desc: MARIPOSA
 Print Date: 11/14/2016 - 3:33 PM

9908 OLD PLACERVILLE
 SACRAMENTO, CA 95827
 Phone: (916) 363-2881
 Fax: (916) 363-4537
 Ordered By: DEBI SC8,03

Option Description	Qty	Price	Option Description	Qty	Price
RETAILER SPECIAL REQUESTS			180031 FOUNDATION READY (NO Z-BAR W/ FULL LAP SIDING) <i>modular</i>	1	185.00 <i>no</i>
MODULAR			180025 CLAM SHELL GRAY-TREX ENHANCE LOWES 6' FULL PORCH INCLUDES RECESSED ENTRY	162	4536.00
PACKAGES			249999 ALL BRAKE AXLES ON TWO SECTIONS MODULAR CARRIER CHASSIS	1	
060110 ENERGY SAVER PLUS PACKAGE INCLUDES: COMPACT FLUORESCENT LIGHTS T/OUT - NO DIMMER SWITCHES	1	95.00	289999 STD 30 LB ROOF LOAD	1	
010800 PKG - AVALON BODEGA PACKAGE <i>LED? - no</i>	1	7000.00	139999 6 ROWS LAP (PKG ITEM ALLOWANCE)	44	-308.00
120017 POLISHED PKG: FAUCETS, LIGHTS, HRDWARE ***THIS OPTION IS A PART OF ANOTHER PACKAGE***	1		ENTRY DOORS		
EXTERIORS			100009 SLIDING GL DOOR 6'X6"8" ILO WINDOW CENTERED ON A-1/2 DIN RM ENDWALL	1	595.00
075400 ??? EXTERIOR BODY PAINT COLOR	1		100045 RECESSED ENTRY (16")	1	595.00 <i>delete</i>
075600 ??? EXTERIOR TRIM PAINT COLOR	1		WINDOWS		
075500 ??? EXTERIOR FASCIA PAINT COLOR	1		140205 2" BLINDS MOST WINDOWS	1	
075700 ??? EXTERIOR ACCENT PAINT COLOR	1		150110 CORNICHE BOXES MOST WINDOWS	1	
??? SHAKE ACCENT IN DORMER GABLE AREA	1		140043 ADDITIONAL WINDOW CENTERED ON DIN RM SIDEWALL <i>(2)</i>	1	300.00 <i>delete</i>
075800 ??? SHINGLE ROOF COLOR	1		140040 SUN TUBE HALL	1	295.00
180085 BODEGA CLASSIC EXTERIOR ***INCLUDES THREE CORBELS AND SHAKE ACCENT AT DORMER PEAK. "CLASSIC" STYLE BOLD COLUMNS AT DORMER. 6 ROWS OF WAINSCOT LAP AT FRONT DOOR SIDEWALL. INCL. #9 DORMER INCLUDES CLASSIC COLUMNS ON PORCH	1		140046 SUN TUBE (REPL WINDOW) <i>200 cuts from window dog</i> G BATH	1	85.00
130018 W.U.I. 1-SECT. & 52" & UNDER 2-SECT FIRE RESISTIVE EXTERIOR PKG ***7/16" SMARTPANEL EXTERIOR SIDING	1	1295.00	140020 ADD ONE OPTIONAL WINDOW IN EA BATH (WINDOW SIZE PER PLAN)	1	
181058 VAULTED CEILINGS T/OUT (REPL FLAT) INCLUDES 7'-6" SIDEWALLS 4/12 ROOF PITCH ON 20 & 24 WIDES 3/12 ROOF PITCH ON 27 & 30 WIDES	1	3000.00	GABLES & DORMERS		
130014 2"X8" ROUGH SAWN WOOD FASCIA	1		280075 (#9) FLUSH DORMER (8" TO 24") 10' STEEP PITCH DORMER CENTERED ABOVE LIV RM ENTRY	1	
130035 LAP SIDING - 7-1/2" OR 8" SIDEWALLS FLOOR TO EAVE - ALL 4 SIDES - * KEEP ACCENT SHAKE SIDING IN DORMER GABLE (PKG ITEM)	142	2698.00	HOME MODIFICATIONS		
130143 2"X4" WINDOW & DOOR TRIM T/O	1		180011 APPROVED OPTIONAL STUDY/DEN	1	150.00
280041 15 LB ROOFING FELT MOISTURE BARRIER	1		070091 FIRE SPRINKLER IN HOUSE DESIGN (DW) - WITH CONCEALED HEADS - ALL ON SITE CONNECTIONS, HOOK UPS AND INSPECTIONS BY OTHERS	1	4320.00
130086 NOMINAL 16" SIDEWALL EAVES (PER LF) REQUIRES ALL BRAKES AXELS FULL LENGTH BOTH SIDES	88	618.00	070100 MODULAR/IRC CONVERSION (PER HOME SQ. FT.) INCL: 12" WEBBED FLOOR TRUSSES & 2 X 12 FLOOR JOISTS W/DOUBLE PERIMETER RAIL, CALCULATED CEILING TRUSSES, 30# ROOF LOAD, OVERHEAD ENGINEERED HEATING SYSTEM, TITLE 25 HIGH EFFICIENCY LIGHTING, 3/4" OSB FLOORING, RADIANT BARRIER ROOF SHEATHING, MODULAR PLUMBING SYSTEM, FLOOR & CEILING INSULATION PER TITLE 24 ENERGY	1188	11880.00
130135 OVERHANG-NOMINAL 16" REAR ENDWALL (PLF)	44	308.00 189			
130136 OVERHANG-NOMINAL 16" FRONT ENDWALL (PLF)	44				

Option Description	Qty	Price	Option Description	Qty	Price
HOME MODIFICATIONS			ELECTRICAL SERVICE & OPTIONS		
CALCULATIONS, R-19 WALL INSULATION, IN 2 X 8 EXTERIOR WALLS			080130 DOORBELL	1	
070111 MODULAR CHASSIS DEPOSIT(REFUNDABLE) (PER CHASSIS)	2	5000.00	080200 EXTRA 3/4" CONDUIT FROM PANEL BOX	9	50.00
DEPOSIT AMOUNT WILL BE REFUNDED TO PURCHASER UPON RETURN TO FACTORY AND SATISFACTORY COMPLETION OF THRUOUGH INSPECTION. ANY WEAR AND TEAR WILL REDUCE THE AMOUNT REFUNDED.			080010 WIRE AND BRACE FOR CEILING FAN (REPL. CEILING LIGHT IF APPLICABLE)	1	70.00
429999 DOWN FLOW FAU (REPL. IRC PKG ITEM)	1		181210 CEILING LIGHTS IN BEDROOMS & BATHS - ALL -	1	
CABINETRY			080092 RECESSED CAN LIGHTS 2EA IN DIN/RM (REPL. STD) POLISHED/SATIN PKG ITEM * AND *	1	
078020 CARAMEL MISSION CABINETS	1		080065 RECESSED ENTRY SOFFIT	1	145.00
121628 UPG VINTAGE CABINET KNOBS & PULLS	1	95.00	080065 EXTERIOR GFI RECEPT (STD HEIGHT) ??? HAND MARK PRINT LOCATION	1	145.00
110108 BANK OF DRAWER IN MASTER BATH ***MAY REQUIRE FIXED TOP DRAWER IN SMALLER SINK CABINETS	1		***** RETAILER NOTE *****		
110085 BALL BEARING DRAWER GUIDES	1	50.00	END WALL PORCH		
110120 CITYSCAPE OVERHEAD KITCHEN CABINETS TALLER OH CAB AT REFER-RANGE-PANTRY ***INCLUDES STD DEPTH REFER OVERHEAD INCLUDES DEEP REFER OH CAB	1		080053 USB CHARGER + RECEPT (ADDITIONAL) ??? HAND MARK PRINT LOCATION	1	85.00
119999 OMIT M BATH LINEN CAB	1		***** RETAILER NOTE *****		
119999 2 DOOR WASHER/DRYER OH CAB HRD WO - EXCHANGE - OMIT SNACK BAR OH CABS	1		GUEST BEDROOM		
KITCHEN OPTIONS			080015 TV/PHONE COMBO BOX NO CABLE OR PHONE WIRE INCLUDED	1	105.00
078504 ??? KIT CNTERTOP SLD SURFACE COLOR			080045 WIRE FOR AC	1	110.00
077800 ??? VINYL FLOOR COLOR INCLUDES UTILITY RM & G BATH			089999 WALL MOUNT PORCH LIGHT - SGD - (REPL. STD)	1	
270030 SINK - SOLID SURFACE 60/50			MASTER BATH OPTIONS		
280017 APPL. PKG STAINLESS GAS FS LEVEL 1 STAINLESS REFRIGERATOR-SIDE BY SIDE COUNTER DEPTH DISPENSER IN DOOR FFSC2323LS. RANGE-GAS SELF CLEAN SEALED BURNERS CAST GRATES 5.0CF FFGF3063LS. MICROWAVE/RANGEHOOD-1000W 1.8CF FFMV184LS. DISHWASHER-ELECTRONIC CONTROL 60DBS FFBD2408NS PLUMB FOR ICEMAKER GARBAGE DISPOSAL (1/2 HP)	1	8425.00	078600 ???M/BATH CNTERTOP SLD SRFACE COLOR	1	
			077800 ??? VINYL FLOOR COLOR	1	
			274933 ELONGATED TOILET	1	
			119100 MEDICINE CABINET	1	
			270050 ADDITIONAL SINK IN EXISTING LAVY	1	150.00
			270075 SOLID SURFACE SINK SEAMLESS OFF WHT	1	300.00
			270045 FIBERGLASS STALL SHOWER (REPL. STD) ***INCLUDES SHOWER ENCLOSURE***	1	315.00
			GUEST BATH OPTIONS		
			078700 ???G/BATH CNTERTOP SLD SRFACE COLOR	1	
			077800 VINYL FLOOR COVERING MATCH KITCHEN	1	
			274933 ELONGATED TOILET	1	
			119100 MEDICINE CABINET	1	
			270075 SOLID SURFACE SINK SEAMLESS OFF WHT	1	150.00
			FLOOR COVERINGS		
			020121 CARPET GO 8OFTLY 722 WARM OATMEAL BOTH BEDROOMS ONLY	32	320.00
			020092 OMIT ENTRY VINYL FLOORING	1	
			020108 3-1/4" COLONIAL BASEBOARDS T/OJT (SEE SHIP LOOSE ITEMS)	1	
			020005 OMIT STD CARPET - PER LF LIV RM, DIN RM, HALL	36	-108.00
			020085 OMIT STD CARPET PAD - PER LF	72	-72.00
			080107 TOE KICK HEAT REGISTERS	1	
UTILITY ROOM					
077800 VINYL FLOOR COVERING MATCH KITCHEN	1				
279901 METAL SHUTOFF VALVES AT WASHER/DRYR					
030015 PLUMB FOR GAS DRYER AND WIRE FOR ELECTRIC DRYER (BOTH)		95.00			
270136 40GAL GAS WATER HEATER ILO 30GL GAS	1				
030020 HOSE BIB - WET HALF ??? HAND MARK PRINT LOCATION	1	95.00			
180080 ADD SMALL CLOSET COAT/PNTRY/LIN 1DR BUILD PANTRY CLOSET ON SIDEWALL	1	275.00			
020002 SILENT AIR RETURNS IN THE CEILING	1				

NOT AN OFFICIAL QUOTE
ITEMS REQUIRING APPROVAL

FRIGIDARE

Delbia
Sealing
upgraded
porches

add *
add *

Delbia

Korston

Option Description Qty Price

INTERIOR DOORS

100144	LEVER DOOR KNOBS TO FINISH DEM	1	
100122	PASSAGE DOOR TO UTILITY ROOM W/ AIR RETURN OPENING IN WALL ABOVE	1	
110130	TWO PANEL INTERIOR DOORS THRU OUT		
140141	POCKET DOOR (IN BLANK WALL) NOT AVAILABLE ON MARRIGE LINE WALLS		100.00
***** RETAILER NOTE *****			
KITCHEN/UTILITY			
UTILITY/GUEST BATH			
100087	PINE DOOR JAMBS 3/4" F.J THROUGH OUT	1	

MISCELLANEOUS

010000	BULL NOSE DRYWALL CORNERS	1	
010010	MOISTURE RESISTANT SHEETROCK BATHROOMS AND WET WALLS IN KITCHEN AND UTILITY ROOM	1	
075900	STD INTERIOR WALLS - SWISS COFFEE2	1	

SHIP LOOSE

150415	SHIP LOOSE BASEBOARD (SELECT AREAS) ??? PLEASE ADVISE IF NEEDED	1	
200025	EXTRA EXTERIOR BODY PAINT 1 GAL	5	100.00
200030	EXTRA EXTERIOR TRIM PAINT 1 GAL	1	20.00

OTHER

290010	WHERE USED IN THE FABRICATION OF THIS HOME, MEDIUM DENSITY FIBER- BOARD (MDF) MATERIALS ARE IN COMPLIANCE WITH THE CARB PHASE 2 FORMALDEHYDE EMISSIONS STANDARDS IN CCR 93120.2	1	
129999	SALES TAX - MODULAR HM - ESTIMATED AMOUNT SHOWN WILL ADJUST THROUGH OUT THE BUILDING PROCESS	1	3896.00

factory calculation

SPECIAL INSTRUCTIONS

- ??? SITE ADDRESS
- ?
- ??? ESC#
- ?
- \$5,000 NON-REFUNDABLE
DEPOSIT TO
BEGIN ENGINEERING
- ?

ORDER SUMMARY

Base Cost of Home
Surcharge Amount
Options Total
Association Dues
MHI Dues
Quote Total

100234.00
11274.00
49641.00
200.00
35.00
161424.00

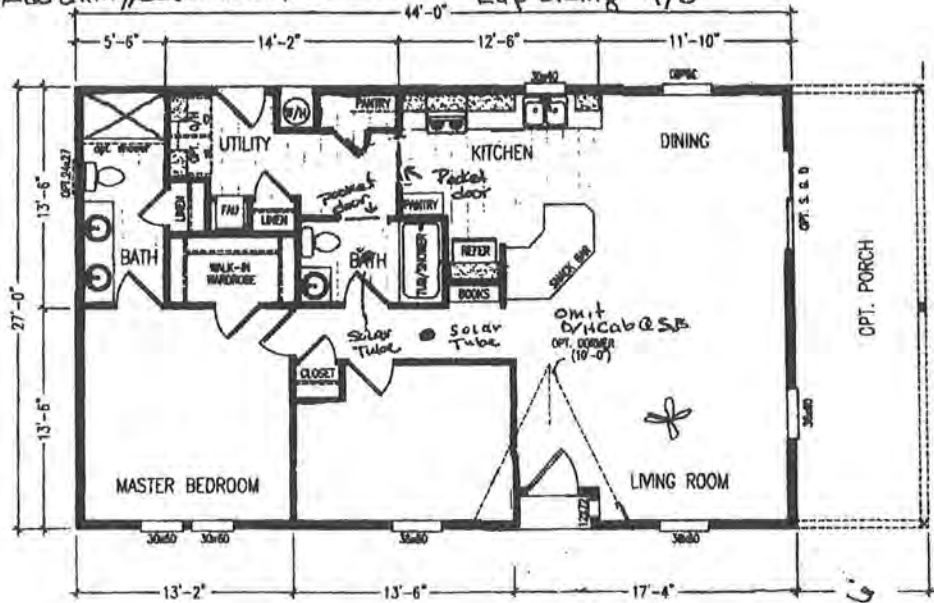
factory compared
MHI lobbyist charge \$100 per price



John & Susan Fiore

Add pantry door
 Add Kitchen/utility packet door
 Add Utility/guest bath Packet door

recessed entry
 Cathedral ceiling
 Lap siding t/o



omit
 Small linen
 Add Lavatory
 master bath



K27442A
Mariposa



1,188 SQUARE FEET
 KS44001F

Mountain Valley Homes

1375 Grass Valley Highway

Auburn, Ca 95603

530-885-HOME (4663)

530-885-4669 fax



Project cost Susan Fiore *on site*

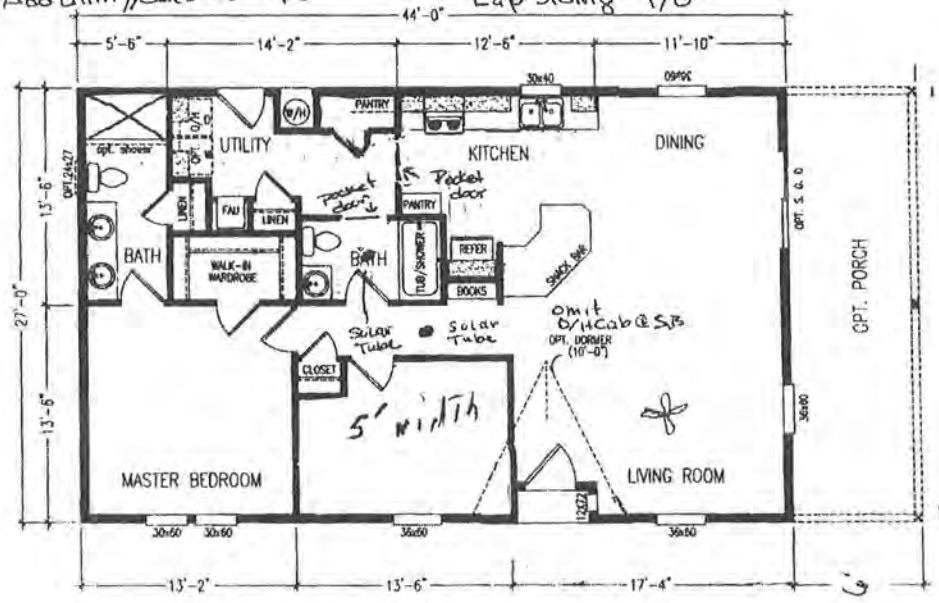
1. Excavation –house pad, pit, footings & finish grade	\$4,380
2. Foundation-concrete portion & wood portions 27x50	\$16,900
3. Front door step 3x4 landing straight in	\$2,000
4. Deck step	\$1,800
5. Utility room door step	\$2,000
6. Water & sewer	\$2,300
7. Gas line trench, pipe to be plumbed by gas company	\$300
8. Air Conditioner 3 ton 14 seer	\$3,950
9. Site plan & permit acquisition	\$1,500
10. Laminate floors kitchen, dining, living & hall	\$3,723
11. Tile entry	\$400
 Total	 \$39,253

Does not include cost of permits, electricity, driveway or jack hammer (if needed for hard rocks).

John & Susan Fiore

Add pantry door
 Add Kitchen/utility pocket door
 Add Utility/guest bath Pocket door
 recessed entry
 Cathedral ceiling
 Lap siding t/o

FINAL



omit
 Small linen
 Add Lavvy
 master bath



K27442A
 Mariposa



1,188 SQUARE FEET
 KS44001F

Order Builder Retail Customer Worksheet

Grand Total: \$161424.00

To: 318028 Phone: (530) 834-4888
 MOUNTAIN VALLEY HOMES
 DBA: MOUNTAIN VALLEY HOMES
 1375 GRASS VALLEY HWY
 AUBURN, CA 95603
 Retail Cust: FIORE, JOHN

Quote: 54976
 Quote Date: 11/08/2016
 Sales Rep: PAUL F FURTSCH
 Sales Name: JOHN MODULAR
 Model No: 91AVA27442AH16
 Model Desc: MARIPOSA
 Print Date: 11/14/2016 - 3:33 PM

9288 OLD PLACERVILLE
 SACRAMENTO, CA 95827
 Phone: (916) 383-2881
 Fax: (916) 383-4537
 Ordered By: DEBI SC8.03

NOT AN OFFICIAL QUOTE
ITEMS PENDING APPROVAL

Option Description	Qty	Price	Option Description	Qty	Price
RETAILER SPECIAL REQUESTS			180031 FOUNDATION READY (NO Z-BAR W/FULL LAP SIDING)	1	185.00
MODULAR			180025 CLAM SHELL GRAY-TREX ENHANCE LOWES ✓ FULL PORCH INCLUDES RECESSED ENTRY	182	4538.00
PACKAGES			249999 ALL BRAKE AXLES ON TWO SECTIONS MODULAR CARRIER CHASSIS	1	
060110 ENERGY SAVER PLUS PACKAGE INCLUDES: COMPACT FLUORESCENT LIGHTS T/OUT - NO DIMMER SWITCHES	3	95.00	289999 STD 30 LB ROOF LOAD	1	
010800 PKG - AVALON BODEGA PACKAGE	1	7000.00	139999 6 ROWS LAP (PKG ITEM ALLOWANCE)	44	-308.00
120017 POLISHED PKG:FAUCETS,LIGHTS,HRDWARE ***THIS OPTION IS A APART OF ANOTHER PACKAGE***	1		ENTRY DOORS		
EXTERIORS			100009 SLIDING GL-DOOR 6'X6" 1/2 WINDOW CENTERED ON A-1/2 DIN RM ENDWALL	1	595.00
075400 ??? EXTERIOR BODY PAINT COLOR	1		100045 RECESSED ENTRY (16")	1	395.00
075600 ??? EXTERIOR TRIM PAINT COLOR	1		WINDOWS		
075500 ??? EXTERIOR FASCIA PAINT COLOR	1		140205 2" BLINDS MOST WINDOWS	1	
075700 ??? EXTERIOR ACCENT PAINT COLOR	1		150110 CORNICE BOXES MOST WINDOWS	1	
??? SHAKE ACCENT IN DORMER GABLE AREA	1		140043 ADDITIONAL WINDOW CENTERED ON DIN RM SIDEWALL	1	385.00
075800 ??? SHINGLE ROOF COLOR	1		140040 SUN TUBE HALL	1	295.00
180095 BODEGA CLASSIC EXTERIOR ***INCLUDES THREE CORBELS AND SHAKE ACCENT AT DORMER PEAK. "CLASSIC" STYLE BOLD COLUMNS AT DORMER. 6 ROWS OF WAINSCOT LAP AT FRONT DOOR SIDEWALL INCL. #9 DORMER INCLUDES CLASSIC COLUMNS ON PORCH	1		140046 SUN TUBE (REPL WINDOW) G BATH	1	95.00
130018 W.U.I. 1-SECT. & 52' & UNDER 2-SECT FIRE RESISTIVE EXTERIOR PKG ***7/16" SMARTPANEL EXTERIOR SIDING	1	1295.00	140020 ADD ONE OPTIONAL WINDOW IN EA BATH (WINDOW SIZE PER PLAN)	1	
181056 VAULTED CEILINGS T/OUT (REPL FLAT) INCLUDES 7'-6" SIDEWALLS 4/12 ROOF PITCH ON 20 & 24 WIDES 3/12 ROOF PITCH ON 27 & 30 WIDES	1	1000.00	GABLES & DORMERS		
130014 2"X8" ROUGH SAWN WOOD FASCIA	1		280075 (#9) FLUSH DORMER (6' TO 24') 10' STEEP PITCH DORMER CENTERED ABOVE LIV RM ENTRY	1	
130035 LAP SIDING - 7-1/2" OR 8" SIDEWALLS FLOOR TO EAVE - ALL 4 SIDES - * KEEP ACCENT SHAKE SIDING IN DORMER GABLE (PKG ITEM)	142	2698.00	HOME MODIFICATIONS		
130143 2"X4" WINDOW & DOOR TRIM T/O	1		180011 APPROVED OPTIONAL STUDY/DEN	1	150.00
280041 15 LB ROOFING FELT MOISTURE BARRIER	1		070091 FIRE SPRINKLER IN HOUSE DESIGN (DW) - WITH CONCEALED HEADS - ALL ON SITE CONNECTIONS, HOOK UPS AND INSPECTIONS BY OTHERS	1	4320.00
130086 NOMINAL 16" SIDEWALL EAVES (PER LF) REQUIRES ALL BRAKES AXELS FULL LENGTH BOTH SIDES	88	616.00	070100 MODULAR/IRC CONVERSION (PER HOME SQ. FT.) INCL: 12" WEBBED FLOOR TRUSSES & 2 X 12 FLOOR JOISTS W/DOUBLE PERIMETER RAIL, CALCULATED CEILING TRUSSES, 30# ROOF LOAD, OVERHEAD ENGINEERED HEATING SYSTEM, TITLE 25 HIGH EFFICIENCY LIGHTING, 3/4" OSB FLOORING, RADIANT BARRIER ROOF SHEATHING, MODULAR PLUMBING SYSTEM, FLOOR & CEILING INSULATION PER TITLE 24 ENERGY	1188	11880.00
130135 OVERHANG-NOMINAL 16" REAR ENDWALL (PLF)	44	308.00			
130136 OVERHANG-NOMINAL 16" FRONT ENDWALL (PLF)	44				



Option Description	Qty	Price	Option Description	Qty	Price
HOME MODIFICATIONS			ELECTRICAL SERVICE & OPTIONS		
070111	2	5000.00	080110	1	
CALCULATIONS, R-19 WALL INSULATION, IN 2 X 6 EXTERIOR WALLS			080200	3	50.00
MODULAR CHASSIS DEPOSIT(REFUNDABLE) (PER CHASSIS)			080010	1	70.00
DEPOSIT AMOUNT WILL BE REMITTED TO PURCHASER UPON RETURN TO FACTORY AND SATASFACTORY COMPLETION OF THUROUGH INSPECTION. ANY WEAR AND TEAR WILL REDUCE THE AMOUNT REFUNDED.			080082	1	
429999	1		RECESSED CAN LIGHTS 2EA IN DIN/RM (REPL STD) POLISHED/SATIN PKG ITEM * AND *	1	145.00
DOWN FLOW FAU (REPL IRC PKG ITEM)			080065	1	145.00
			RECESSED ENTRY SOFFIT EXTERIOR GFI RECEPT (STD HEIGHT) ??? HAND MARK PRINT LOCATION ***** RETAILER NOTE ***** END WALL PORCH *****		
CABINERY			080053	1	95.00
078020	1		USB CHARGER + RECEPT (ADDITIONAL) ??? HAND MARK PRINT LOCATION ***** RETAILER NOTE ***** GUEST BEDROOM *****		
121628	1	95.00	080016	1	106.00
110198	1		TV/PHONE COMBO BOX NO CABLE OR PHONE WIRE INCLUDED ??? HAND MARK PRINT LOCATION		
BANK OF DRAWER IN MASTER BATH ***MAY REQUIRE FIXED TOP DRAWER IN SMALLER SINK CABINETS			080045	1	110.00
110085	1	150.00	089999	1	
BALL BEARING DRAWER GUIDES			WALL MOUNT PORCH LIGHT - SGD - (REPL STD)		
110120	1		MASTER BATH OPTIONS		
CITYSCAPE OVERHEAD KITCHEN CABINETS TALLER OH CAB AT REFER-RANGE-PANTRY **INCLUDES STD DEPTH REFER OVERHEAD INCLUDES DEEP REFER OH CAB			078600	1	
119999	1		077800	1	
OMIT M BATH LINEN CAB WIDEN LAVE CAB			274933	1	
119989	1		119100	1	
2 DOOR WASHER/DRYER OH CAB HRD WO - EXCHANGE - OMIT SNACK BAR OH CABS			270050	1	150.00
			270075	1	300.00
			270045	1	315.00
			FIBERGLASS STALL SHOWER (REPL STD) ***INCLUDES SHOWER ENCLOSURE***		
KITCHEN OPTIONS			GUEST BATH OPTIONS		
078504	1		078700	1	
??? KIT CNTERTOP SLD SURFACE COLOR			077800	1	
077800	1		VINYL FLOOR COVERING MATCH KITCHEN		
??? VINYL FLOOR COLOR			274933	1	
INCLUDES UTILITY RM & G BATH			ELONGATED TOILET		
270030	1		119100	1	
SINK - SOLID SURFACE 50/50			MEDICINE CABINET		
260017	1	2425.00	270075	1	150.00
APPL PKG STAINLESS GAS FS LEVEL 1 STAINLESS:REFRIGERATOR-SIDE BY SIDE COUNTER DEPTH DISPENSER IN DOOR FFSC2323LS. RANGE-GAS SELF CLEAN SEALED BURNERS CAST GRATES 5.0CF FFGF3053LS. MICROWAVE/RANGEHOOD- 1000W 1.8CF FFMV184LS. DISHWASHER- ELECTRONIC CONTROL 60DBS FFB2408NS PLUMB FOR ICEMAKER GARBAGE DISPOSAL (1/2 HP)			FLOOR COVERINGS		
			020121	32	320.00
			CARPET GO SOFTLY 722 WARM OATMEAL BOTH BEDROOMS ONLY		
			020092	1	
			OMIT ENTRY VINYL FLOORING		
			020108	1	
			3-1/4" COLONIAL BASEBOARDS T/OUIT (SEE SHIP LOOSE ITEMS)		
			020005	36	-108.00
			OMIT STD CARPET - PER LF LIV RM, DIN RM, HALL		
			020085	72	-72.00
			OMIT STD CARPET PAD - PER LF		
			080107	1	
			TOE KICK HEAT REGISTERS		
			UTILITY ROOM		
077800	1		077800	1	
VINYL FLOOR COVERING MATCH KITCHEN			METAL SHUTOFF VALVES AT WASHER/DRYR		
279001	1		030015	1	85.00
METAL SHUTOFF VALVES AT WASHER/DRYR			PLUMB FOR GAS DRYER AND WIRE FOR ELECTRIC DRYER (BOTH)		
030015	1	85.00	270138	1	
PLUMB FOR GAS DRYER AND WIRE FOR ELECTRIC DRYER (BOTH)			40GAL GAS WATER HEATER ILO 30GL GAS		
270138	1		030020	1	95.00
40GAL GAS WATER HEATER ILO 30GL GAS			HOSE BIB - WET HALF ??? HAND MARK PRINT LOCATION		
030020	1	95.00	180080	1	275.00
HOSE BIB - WET HALF ??? HAND MARK PRINT LOCATION			ADD SMALL CLOSET COAT/PNTRYL IN 1DR BUILD PANTRY CLOSET ON SIDEWALL		
180080	1	275.00	020002	1	
ADD SMALL CLOSET COAT/PNTRYL IN 1DR BUILD PANTRY CLOSET ON SIDEWALL			SILENT AIR RETURNS IN THE CEILING		
020002	1				
SILENT AIR RETURNS IN THE CEILING					

NOT AN OFFICIAL QUOTE
ITEMS PENDING APPROVAL



Option Description Qty Price

INTERIOR DOORS

100144	LEVER DOOR KNOBS 1/2" PIG DEM	1	
100122	PASSAGE DOOR TO UTILITY ROOM W/ AIR RETURN OPENING IN WALL ABOVE	1	
110130	TWO PANEL INTERIOR DOORS 3/4" OAK		
140141	POCKET DOOR (IN BLANK WALL) NOT AVAILABLE ON MARRIGE LINE WALLS	1	100.00
***** RETAILER NOTE *****			
KITCHEN/UTILITY UTILITY/GUEST BATH *****			
100087	PINE DOOR JAMBS 3/4" FJ THROUGH OUT	1	

MISCELLANEOUS

010000	BULL NOSE DRYWALL CORNERS	1	
010010	MOISTURE RESISTANT SHEETROCK BATHROOMS AND WET WALLS IN KITCHEN AND UTILITY ROOM	1	
075900	STD INTERIOR WALLS - SWISS COFFEE2	1	

SHIP LOOSE

150415	SHIP LOOSE BASEBOARD (SELECT AREAS) ??? PLEASE ADVISE IF NEEDED	1	
200025	EXTRA EXTERIOR BODY PAINT 1 GAL	5	100.00
200030	EXTRA EXTERIOR TRIM PAINT 1 GAL	1	20.00

OTHER

290010	WHERE USED IN THE FABRICATION OF THIS HOME, MEDIUM DENSITY FIBER- BOARD (MDF) MATERIALS ARE IN COMPLIANCE WITH THE CARB PHASE 2 FORMALDEHYDE EMISSIONS STANDARDS IN CCR 93120.2	1	
129999	SALES TAX - MODULAR HM - * ESTIMATED AMOUNT SHOWN WILL ADJUST THROUGH OUT THE BUILDING PROCESS	1	3898.00

SPECIAL INSTRUCTIONS

??? SITE ADDRESS
*
??? ESC#
*
\$5,000 NON-REFUNDABLE
DEPOSIT TO
BEGIN ENGINEERING
*

ORDER SUMMARY

Base Cost of Home	100274.00
Surcharge Amount	11274.00
Options Total	49641.00
Association Dues	200.00
MHI Dues	35.00
Quote Total	161424.00

NOT AN OFFICIAL QUOTE
ITEMS PENDING APPROVAL



Mountain Valley Homes

1375 Grass Valley Highway

Auburn, Ca 95603

530-885-HOME (4663)

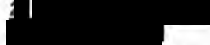
530-885-4669 fax

Project cost Susan Fiore

1. Excavation –house pad, pit, footings & finish grade	\$4,380
2. Foundation-concrete portion & wood portions 27x50	\$16,900
3. Front door step 3x4 landing straight in	\$2,000
4. Deck step	\$1,800
5. Utility room door step	\$2,000
6. Water & sewer	\$2,300
7. Gas line trench, pipe to be plumbed by gas company	\$300
8. Air Conditioner 3 ton 14 seer	\$3,950
9. Site plan & permit acquisition	\$1,500
10. Laminate floors kitchen, dining, living & hall	\$3,723
11. Tile entry	\$400
 Total	 \$39,253

Does not include cost of permits, electricity, driveway or jack hammer (if needed for hard rocks).

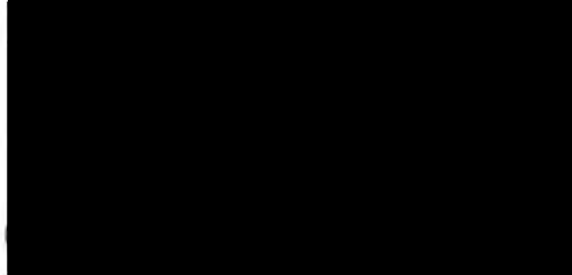
JOHN C. FIORE
SUSAN M. FIORE



11/30/16
Date



Pay to the Order of Mountain Valley Homes \$ 5000.00
Five thousand and 00/100 Dollars



Susan M. Fiore

BLUE CHEFOLD™

Rec'd 12/1/16

Debi Murnen

Mountain Valley Homes

Second Family Dwelling Application - Denied by Planning Department Staff



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

SECOND FAMILY DWELLING USE PERMIT APPLICATION

Clearances from the Environmental Health Department, Amador Fire Protection District, the Public Works Agency, and where applicable, public water and/or sewer district must be obtained prior to submitting this Use Permit Application to the Planning Department.

AMADOR FIRE PROTECTION DISTRICT: (209) 223-6391

Amador Fire Protection District Representative Signature

Date 7/3/17

ENVIRONMENTAL HEALTH DEPARTMENT CLEARANCE:

Environmental Health Department Representative Signature

Date 7/5/17 (209) 223-6439

If served by: Public Water Public Sewer

District Representative Signature

Date _____

PUBLIC WORKS AGENCY CLEARANCE:

Public Works Agency Representative Signature

Date 7-3-17 (209) 223-6429

PLEASE COMPLETE THE FOLLOWING: ATTACHED UNIT DETACHED UNIT

Applicant's Name John Fiore Phone No. 707 738 9276

Please Print

Mailing Address 18400 Live Oak CT W Plymouth CA 95669
Street No./P.O. Box City State Zip Code

Property Location Same as Above
Street No. City State Zip Code

Assessor Parcel No. 008-420-029 Size of Parcel 5.07

Zoning: R1 R1A X A AG RE R2A General Plan Classification A-T

Submit the following with this application: Plot Plan and Floor Plan (8-1/2" X 11" size paper) Application Fee (\$66.00)

Applicant's Signature JG Fiore Date 3/4/17

TO BE COMPLETED BY PLANNING DEPARTMENT

Application Contains:

- 1. Plot Plan and Floor Plan (8-1/2" X 11" size paper)
- 2. Review for compliance with County Code Section 19.48.120
- 3. Application Fee: \$66.00; Receipt Number 80899 (includes appeal fee)

Application Received By: SG Planning Staff Initials

APPROVED DENIED Susan Arjalva Date 7/12/17
Planning Department Representative Signature

CONDITIONS/REASON(S): permit application is for an 1188 sq ft detached unit in an AT general plan designation which does not meet Co. Code Section 19.48.120 D due to the parcel size of 5.07 ac.

Date Submitted
7/12/17

The applicant or any interested person may appeal the Planning Director's decision pursuant to Chapter 19.64 (Appeals) of the Amador County Code within 10 days of the decision on this application.

PLANNING COMMISSION ACTION ON APPEAL, IF ANY: _____

PLOT PLAN

Include the Following:

1. Outline of property with dimensions.
2. Sizes, dimensions and distances from property lines of all structures on property.
3. Proposed second family dwelling with dimensions.
4. Names of nearest roads and intersection.
5. North arrow and scale.
6. Driveway location.
7. Any other pertinent information.

Amador County Code Section 19.48.120 - Second Family Dwellings in Single-Family Zone Districts. Second family dwelling units shall be permitted on lots or parcels in any R1, R1A, X, A, AG, RE, or R2A zone district, provided a use permit is obtained from the Planning Department and the following regulations are met:

- A. One of the dwelling units is owner-occupied; and
- B. Payment of all impact fees and compliance with all ordinances applicable to the construction of a single family dwelling.
- C. Attached second family dwelling units shall:
 - 1. Not exceed 1000 square feet in area;
 - 2. Be attached to the main dwelling by a common roof line or some structural feature which does not exceed a distance of 30 feet from the main dwelling;
 - 3. Be designed to be architecturally consistent with the existing unit, with architectural consistency to be determined by the Land Use Agency staff, or by the planning commission in the event the matter is heard by the commission.
- D. Detached second family dwelling units may be allowed, provided said detached second dwelling unit meets the following requirements:
 - 1. Compliance with either (a) the property's General Plan Land Use Designation family density; or (b) Policy 26 of the Amador County General Plan Land Use Element (which provides in part that on a parcel of land 20 acres or more in size and located in a general plan designation which has a family population density of 20 acres or less, second units are not considered in the calculation of the family population density of the general plan land use classification);
 - 2. Not exceed 1200 square feet in area if located on a parcel less than twenty (20) acres in size;
 - 3. Not exceed 2000 square feet in area if located on a parcel twenty (20) to forty (40) acres in size;
 - 4. Separate utility connections from the existing unit may be allowed for detached units;
 - 5. Use permit conditions of approval shall be:
 - a. detached second units shall meet the County's land division requirements for on-site sewage disposal; and
 - b. in the event subject property is divided in the future, all requirements for divisions of land at the time said land division application is made shall be met as though the second unit did not exist; and furthermore said second unit shall be increased in size, if necessary, to meet the minimum square footage and dimensions for a dwelling unit as set forth in County Code Sections 19.26.010A and 19.26.010B.

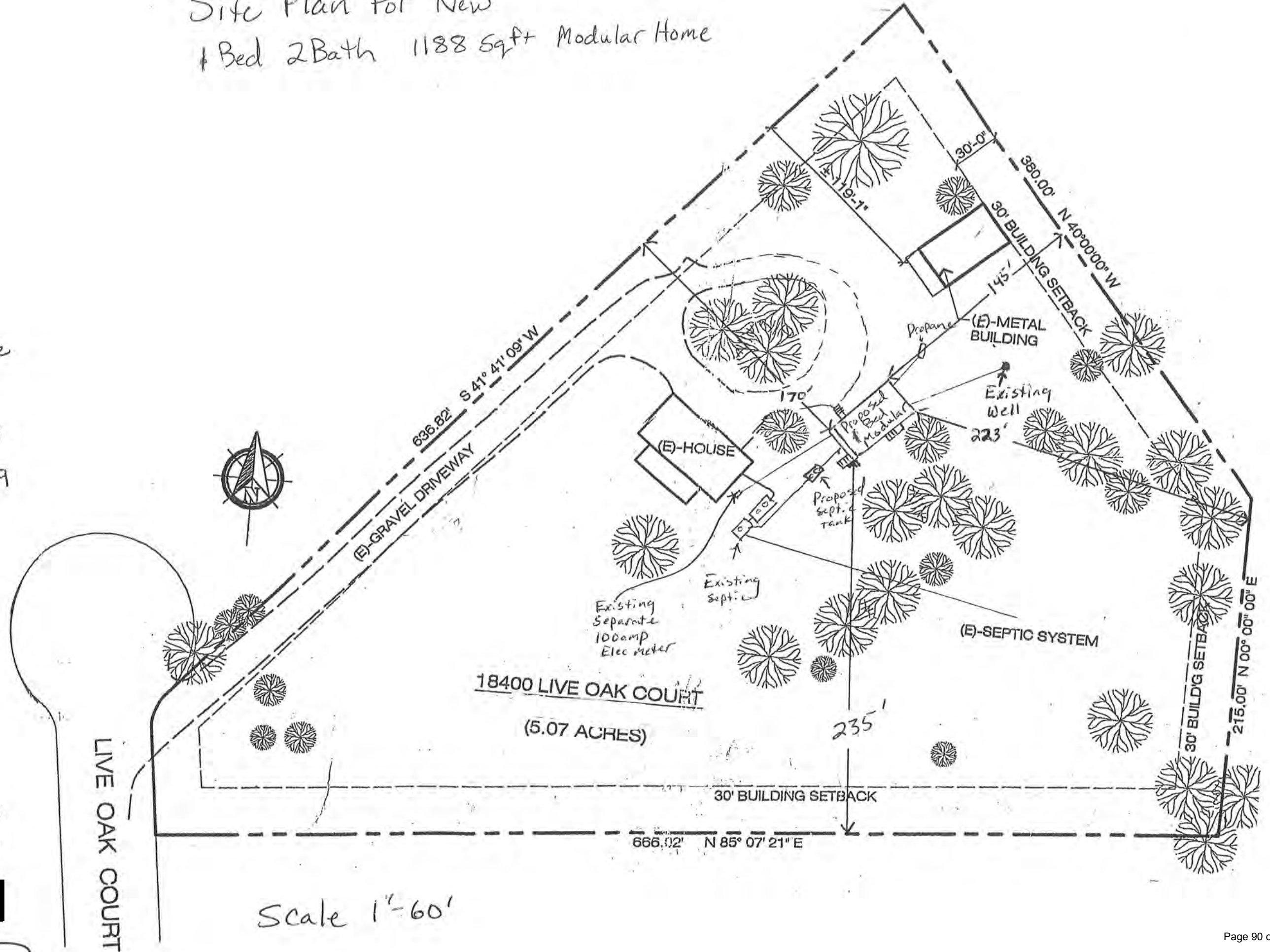
Any person desiring to construct a new structure or convert an existing structure to a second family dwelling shall meet all other provisions of the Amador County Code related to construction including, but not limited to, sewer, water, building permit.

A use permit application which does not comply with Section C., D. 2., or D. 3. may be granted by the Planning Commission on appeal of the use permit denial by the planning department pursuant to Chapter 19.64 of this title. Such appeal may be granted if the planning commission finds that it is infeasible to comply with these criteria and the modification is not detrimental to the public interest or surrounding residents or properties. (Ords. 1524 & 1525, 2001; Ord. 1438 §3, 1997; Ord. 930 §2, 1983.)

Site Plan For New 1 Bed 2 Bath 1188 Sqft Modular Home

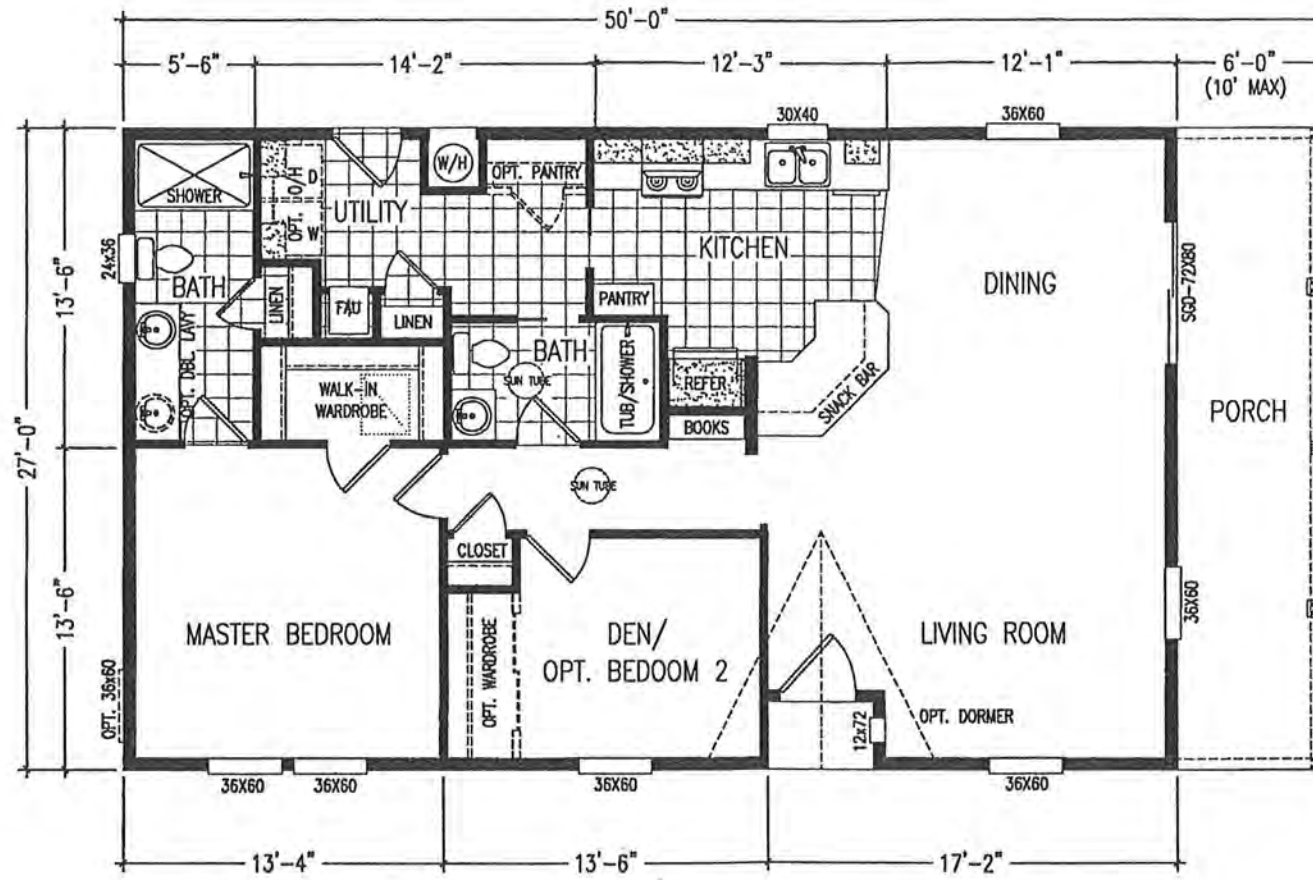
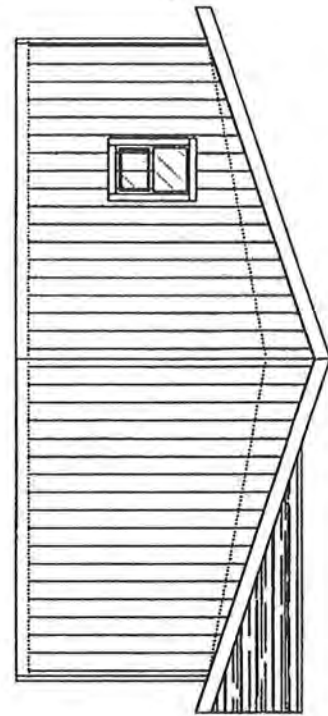
Property Owners:
John & Susan Fiore
mail & site address:
18400 Live Oak Ct
Plymouth CA 95669
AP# 008-420-029

Prepared by:
Nathan Bonner
Mountain Valley Homes
1375 Grass Valley Hwy
Auburn CA 95603

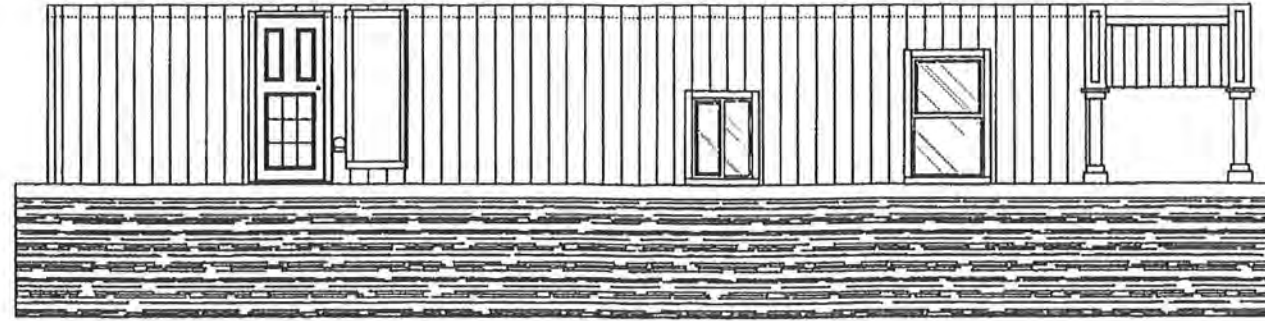


Scale 1" = 60'

REAR ENDWALL



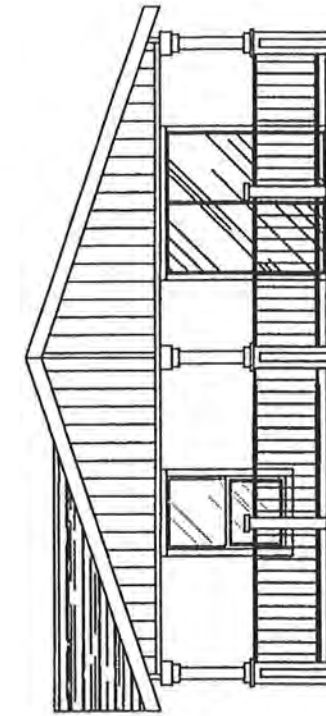
SIDEWALL ELEVATION REAR



SIDEWALL ELEVATION FRONT



FRONT ENDWALL



PAGE:

A-2.1

Karsten HOMES
 9998 OLD PLACERVILLE ROAD
 Sacramento, CA, 95827
 Phone: (916) 363-2681; Fax: (916) 363-4537
 www.thekarstenco.com

MODEL NO.: KU44001F

SCALE: AS NOTED

DRAWN BY: -

DATE: 04-24-17

TITLE: EXTERIOR ELEVATIONS

REVISIONS:

Additional information submitted by the Appellant

RECEIVED
Amador County

JUL 31 2017

PLANNING DEPARTMENT

July 31, 2017

Amador County Planning Commission
County Administration Center
810 Court Street
Jackson, CA 95642-2132

Re: Appeal Request Regarding Second Family Dwelling Use Permit Application
Parcel Number 008-420-029-000
Asmt Number: 008-420-029-000
Address: 18400 Live Oak Court, Plymouth, CA 95669
Owner: Fiore Family Trust
John C. and Susan M. Trustees

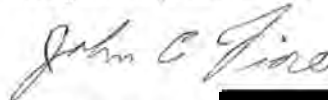
To the Members of the Planning Commission:

We filed our initial appeal on July 11, 2017 and request that the attached documentation be added to our initial package to be reviewed at the August 8, 2017 Planning Commission Meeting.

In June 2016, we began the process to install a ground mounted solar system (including generator) and petitioned PG& E to upgrade our electrical system from 220 amp to 320 amp service. This coincided with our plan to begin construction of a 1200 square foot guest house on the property. All estimates we received included the projected energy use for this additional structure. After reviewing proposals from three vendors for the ground mounted solar system, we chose Magic Sun Solar on September 8, 2016.

Our cash investment for these improvements totaled \$55,000. The Amador County Building Dept. signed off on the completed solar installation on October 28, 2016, the PG&E upgrade on December 5, 2016 and the generator connection to the solar system on May 9, 2017 (heavy rains caused delay in completion). Copies of these documents are attached.

Respectfully submitted,



John C. Fiore



Susan M. Fiore

AMADOR COUNTY BUILDING DEPARTMENT

810 COURT STREET

JACKSON CA 95642

OFFICE PHONE: 209-223-6422

INSPECTION LINE: 209-223-6423

PERMIT NUMBER: 37926

OWNER NAME: FIORE

PROJECT ADDRESS: 18400 LIVE OAK CT W

PROJECT DESCRIPTION: GROUND MOUNT SOLAR

INSPECTION	APPROVAL	
	DATE	INSP
Grading		
Setback		
Foundation <i>Piers</i>	<i>10/21/16</i>	
UFER Ground / Ground Rod		
Under Slab Plumbing		
Under Slab Water		
Hold Downs / Anchors		
Bond Beam - See Notes		
Structural Slab		
Underfloor Plumbing		
Underfloor Frame		
Underfloor Gas		
Underfloor Water		
Underfloor Ducts		
Underfloor Insulation		
Exterior Shear		
Roof Nail & Truss Calcs		
Interior Shear / Braced Walls		
Stucco Lath		
Electric Meter		
Electric Trench	<i>10/21/16</i>	<i>[Signature]</i>
Sub-Panels		
Bonding		
Rough Electric		
Rough Plumbing		
Flues & Chimneys		
Ducts / Vents		
Frame & Plans		
Gas Test: Interior		
Gas Test: Exterior		
Water Test		
Insulation: Wall Ceiling		
Blown Certificate		
Sheetrock / Firewalls		
Exterior Firewalls		
Sprinkler(s)		
Finish Grading		
Finish Roof		
Finish Electric		
Finish Plumbing		
Wood / Gas Stove		
Furnace / Water Heater		
15.30 / AFPD		
Well		
Septic / AWA		
Road Encroachment		
Pre-Roof / Siding-In Progress		
BUILDING FINAL	<i>10/20/16</i>	<i>[Signature]</i>

APPROVED

#37924

Fior

RECEIVED

OCT 05 2016

AMADOR COUNTY
BUILDING DEPT.

Solar



MAGIC SUN SOLAR, inc.
"Giving you the Power"

INVOICE

Magic Sun Solar
 PO Box 795
 Loomis, CA 95650
 Phone: (916) 259-2587

Invoice: Fiore

Date: 10/28/2016

To:
 John Fiore
 18400 Live Oak Court
 Plymouth, CA 95669


For:
 10.5 KW Solar System
 (35) SolarWorld SW 300
 (35) Enphase S280-60-LL-2-US

Description	Amount	Balance
Total Contract Amount	\$ 49,000.00	\$ 49,000.00
Deposit check # 1114 09/12/2016 Thank you!	\$ <i>spd</i> 1,000.00	\$ 48,000.00
Material Deposit	<i>spd</i> 35,000.00	<i>spd</i> 13,000.00
Payment Received	\$ 4,500.00	\$ 8,500.00
Due upon installation of generator	\$ 8,500.00	\$ 8,500.00

\$500.00 Referral Fees are eligible to any Magic Sun Solar Customer who refers us to another client!

THANK YOU FOR YOUR BUSINESS!

JOHN C FIORE
SUSAN M FIORE
 [REDACTED] 18400 LIVE OAK CT
 LYHOUTH, CA 95669 9/8/16 [REDACTED]

Pay to the order of MAGIC SUN SOLAR \$ 1500.00
 ONE THOUSAND AND 00/100 Dollars  Security Features Details on Back

[REDACTED] MONEY MARKET SAVINGS ACCOUNT
 Susan M Fiore MP

JOHN C. FIORE
SUSAN M. FIORE

18400 LINE OAK CT
 LY HOOH CA 95669

Date 10/28/16

Pay to the Order of **MAGIC SUN SOLAR** \$ 35,000.00

THIRTY FIVE THOUSAND AND 00/100 Dollars

Susan M Fiore

Photo Safe Deposit™
 Details on back

Harland Clark BLUE STARFIELD

JOHN C. FIORE
SUSAN M. FIORE

18400 LIVE OAK CT
 DRY RIDGE, GA 30099 11/16

Date

Pay to the Order of Margie Len Solar \$ 13000.00

Fifteen thousand and 00/100 Dollars

Susan M Fiore

Photo Deposit On the Spot

ELITE SHELFIELD



MAGIC SUN SOLAR, inc.
"Giving you the Power"

Thursday, September 8, 2016

Dear John & Sue Fiore ,

Thank you for the opportunity to provide a quote on your solar energy project. Everyday, homeowners are joining the ranks of satisfied Magic Sun Solar customers by installing solar electric on their homes, thus eliminating their utility bill, protecting the environment and increasing their property value. Below, please find an overview of your system, as well as information on how to read this Proposal.

The following quote covers a summary of your net investment, your current and future energy profiles, examples of systems like yours, terms and conditions of the Proposal, and a signature page. Note we have provided multiple system sizes in an effort to give you choices for how much you want to offset your bill.

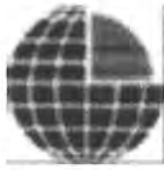
A Personalized Quote for: John & Sue Fiore
18400 Live Oak Court Plymouth , CA 95669

Prepared By: Magic Sun Solar
License Number: 953640
Oscar Briones
3750 Taylor Rd Loomis CA 95650
Office: (916) 259-2587
Direct: (916) 599-9059

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John & Sue Fiore Residence

www.magicsunsolar.com

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16-00345



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"Giving you the Power"

Net Investment Summary

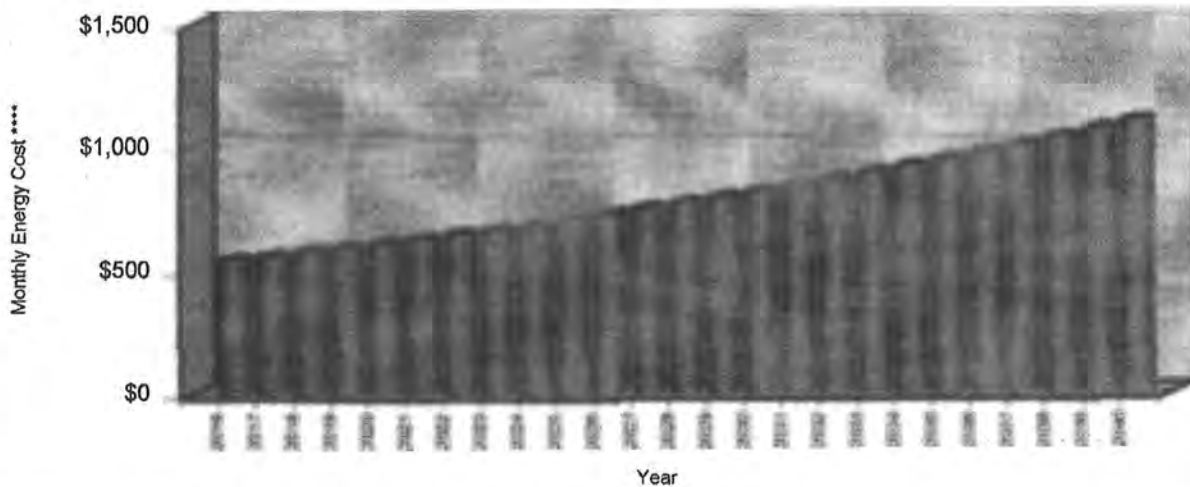
	10.50 kW	12.00 kW	13.50 kW
Old Bill*	\$545.79	\$545.79	\$545.79
New Bill	\$78.87	\$38.70	\$2.74
Savings	\$466.91	\$507.09	\$543.04
Internal Rate of Return (IRR)	19.41%	19.63%	18.96%
New Rate Schedule	Schedule E1	Schedule E1	Schedule E1
Estimated Home Value Appreciation**	\$112,059	\$121,701	\$130,331
First Year Savings	\$5,602.97	\$6,085.04	\$6,516.53
Solar System Payment***	\$351.05	\$376.56	\$418.79

* Old Bill is based on last year's usage with current utility rate schedules.

** Studies performed by the Appraisal Institute have shown homes equipped with Solar have an increased appraisal value of \$20 for every \$1 of annual utility savings. These studies have also been validated by a study performed by UC Berkeley for the Department of Energy.

*** Assumes Solar System net of Utility Rebate is financed at 6.00% and amortized over 20 years.

Estimated Average Monthly Energy Cost Without Solar



**** Estimated Monthly Energy Costs are calculated based on current kWh usage at current utility rates and assumes a 3.00% annual increase in energy costs.



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 "Giving you the Power"

Current Energy Profile

Current Electric Service Provider: Pacific Gas and Electric

Current Rate Schedule: Schedule E1

Territory: S

Baseline Code: Basic

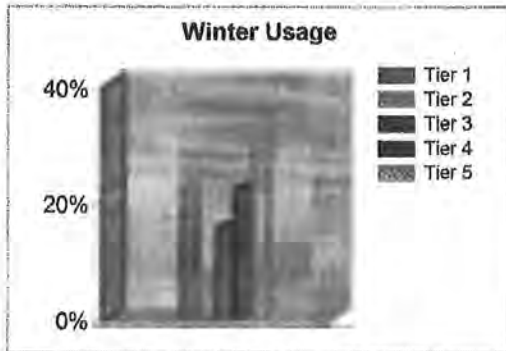
Avg Winter Month Usage: 1,529 kWh

Avg Summer Month Usage: 1,833 kWh

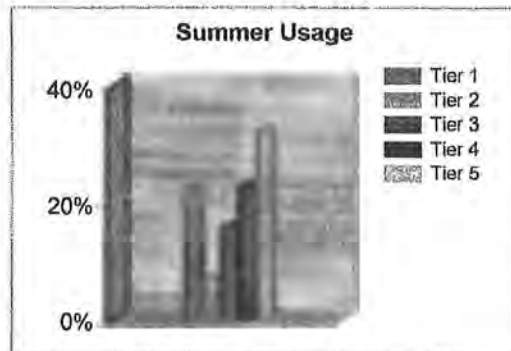
Winter Baseline: 336

Summer Baseline: 414

Energy Usage By Tier



Tier 1: 336 kWh @ \$0.18205
 2: 100 kWh @ \$0.24081
 3: 235 kWh @ \$0.24081
 4: 336 kWh @ \$0.39984
 5: 521 kWh @ \$0.39984



Tier 1: 414 kWh @ \$0.18205
 2: 124 kWh @ \$0.24081
 3: 289 kWh @ \$0.24081
 4: 414 kWh @ \$0.39984
 5: 591 kWh @ \$0.39984

Usage Compared to Production

Your Current Average Usage	1,681 kWh	1,681 kWh	1,681 kWh
Average Monthly Solar Production	1,302 kWh	1,488 kWh	1,674 kWh
Net Billable kWh(s)	379 kWh	193 kWh	7 kWh
New Rate Schedule	Schedule E1	Schedule E1	Schedule E1

* Magic Sun Solar does not assume any liability or responsibility for changes in incentives, tax programs or how they relate to your personal financial situation. This quote reflects potential economic and tax incentives related specifically to the purchase of a photovoltaic solar system. Magic Sun Solar recommends you consult your tax advisor about your eligibility for these financial benefits. Magic Sun Solar is providing this quote based on a shading analysis, documented sunlight hours specific to your region (<http://redc.nret.gov/solar/pubs/redbook/>), estimated system size and assumptions of your current electrical usage, this quote is not reflective of any performance guarantee.

** We are providing an estimated production and bill offset based on shading, sunlight hours, system size and assumptions without how/when you use electricity. This is not a guarantee of performance.

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John & Sue Fiore Residence

16-00345



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 "Giving you the Power"

Terms and Conditions

Description

John & Sue Fiore residence. A photovoltaic system with turn-key installation at 18400 Live Oak Court Plymouth, CA 95669.

System Information	10.50 kW	12.00 kW	13.50 kW
System Size (kW DC)	10.50	12.00	13.50
System Size (kW AC)	9.27	10.60	11.92
Estimated Annual Production	15,624 kWh	17,856 kWh	20,088 kWh
Major Components			
Modules	35 Solar World 300 Watt module	40 Solar World 300 Watt module	45 Solar World 300 Watt module
Inverters	35 Enphase 280 Watt Micro Inverter	40 Enphase 280 Watt Micro Inverter	45 Enphase 280 Watt Micro Inverter
Mounting	Ground Mount Ground Mount -- ProSolar	Ground Mount Ground Mount -- ProSolar	Ground Mount Ground Mount -- ProSolar
Additional Items	20 kW Generac Generator \$8,500.00 * AIR COOLED	16 KW Generac Generator \$5,700.00	16 KW Generac Generator \$5,700.00
Discount	Magic Sun Solar Discount (\$500.00)	Magic Sun Solar Discount (\$500.00)	Magic Sun Solar Discount (\$500.00)

* 25 Year Warranty on Inverters and 10 Year Warranty on Labor

Avg Cost

Without Solar: \$.4735 per kWh

25-Year Levelized Cost per kWh	\$0.1364	\$0.1065	\$0.0835
Cost per Watt (DC)	\$3.86	\$3.91	\$3.91
Cost per Watt (AC)	\$4.37	\$4.42	\$4.43
System Cost	\$49,000.00	\$52,560.00	\$58,455.00

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John & Sue Fiore Residence

16-00345



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Accumulated Cash

Year	10.50 kW	12.00 kW	13.50 kW
0	(\$34,300)	(\$36,792)	(\$40,919)
1	(\$28,529)	(\$30,524)	(\$34,206)
2	(\$22,585)	(\$24,069)	(\$27,293)
3	(\$16,462)	(\$17,420)	(\$20,172)
4	(\$10,156)	(\$10,571)	(\$12,838)
5	(\$3,661)	(\$3,517)	(\$5,283)
6	\$0	\$0	\$0
7	\$9,921	\$11,233	\$10,512
8	\$17,018	\$18,942	\$18,767
9	\$24,329	\$26,881	\$27,270
10	\$31,859	\$35,059	\$36,027
11	\$39,615	\$43,482	\$45,048
12	\$47,603	\$52,158	\$54,339
13	\$55,831	\$61,094	\$63,908
14	\$64,306	\$70,298	\$73,765
15	\$73,036	\$79,778	\$83,918
16	\$82,027	\$89,543	\$94,375
17	\$91,288	\$99,601	\$105,146
18	\$100,826	\$109,960	\$116,240
19	\$110,651	\$120,630	\$127,666
20	\$120,771	\$131,621	\$139,436
21	\$131,194	\$142,941	\$151,559
22	\$141,930	\$154,600	\$164,045
23	\$152,988	\$166,609	\$176,906
24	\$164,377	\$178,979	\$190,153
25	\$176,109	\$191,720	\$203,797

* Initial negative number is the net investment

** Yearly savings are reflective of electrical utility rate inflation. Payback does not reflect maintenance costs.



By installing a Solar System on your home, you will help the environment by not creating 514 tons of CO2 during the lifetime of your system.

This is equal to driving 1,286,051 miles in your automobile or planting 6 acres of trees.



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"Giving you the Power"

Additional Federal Tax Credit May Apply

Source: www.energy.gov

About Tax Credits

A tax credit is generally more valuable than an equivalent tax deduction because a tax credit reduces tax dollar-for-dollar, while a deduction only removes a percentage of the tax that is owed. Consumers can itemize purchases on their federal income tax form, which will lower the total amount of the tax they owe the government.

Residential Renewable Energy Tax Credits

Consumers who install solar energy systems (including solar water heating and solar electric systems), small wind systems, geothermal heat pumps, and residential fuel cell and micro-turbine systems can receive a 30% tax credit for systems placed in service before December 31, 2016; the previous tax credit cap no longer applies.

	10.50 kW	12.00 kW	13.50 kW
Total System Cost	\$49,000.00	\$52,560.00	\$58,455.00
Less Federal Tax Credit (May Apply)	(\$14,700.00)	(\$15,768.00)	(\$17,536.50)
Net System Investment	\$34,300.00	\$36,792.00	\$40,918.50
Total Savings	\$14,700.00	\$15,768.00	\$17,536.50
Percent of System Cost Savings	30%	30%	30%

The State Agencies and Federal Government Want to Help You Go Solar

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John & Sue Fiore Residence

16-00345

MADON COUNTY BUILDING DEPARTMENT

810 COURT STREET

JACKSON CA 95642

OFFICE PHONE: 209-223-6422

INSPECTION LINE: 209-223-6423

PERMIT NUMBER: 38057

OWNER NAME: FIORLE

PROJECT ADDRESS: 18400 LIVE OAK CT
PLYMOUTH

PROJECT DESCRIPTION: ELEC SERVICE

UPGRADE 200-320 APPROVAL

INSPECTION	DATE	INSP
Grading		
Setback		
Foundation		
UFER Ground / Ground Rod		
Under Slab Plumbing		
Under Slab Water		
Hold Downs / Anchors		
Bond Beam - See Notes		
Structural Slab		
Underfloor Plumbing		
Underfloor Frame		
Underfloor Gas		
Underfloor Water		
Underfloor Ducts		
Underfloor Insulation		
Exterior Shear		
Roof Nail & Truss Calcs		
Interior Shear / Braced Walls		
Stucco Lath		
Electric Meter		
Electric Trench		
Sub-Panels		
Bonding		
Rough Electric		
Rough Plumbing		
Flues & Chimneys		
Ducts / Vents		
Frame & Plans		
Gas Test: Interior		
Gas Test: Exterior		
Water Test		
Insulation: Wall Ceiling		
Blown Certificate		
Sheetrock / Firewalls		
Exterior Firewalls		
Sprinkler(s)		
Finish Grading		
Finish Roof		
Finish Electric		
Finish Plumbing		
Wood / Gas Stove		
Furnace / Water Heater		
15.30 / AFPD		
Well		
Septic / AWA		
Road Encroachment		
Pre-Roof / Siding-In Progress		
BUILDING FINAL	<u>12/5/16</u>	<u>[Signature]</u>

BUILDING PERMIT



Amador County Building Department

Jackson, CA. Phone (209) 223-6422

APN: 008-420-029-000 Type: Combination Bldg Permit Permit No: **38057**
 Owner: FIORE FAMILY TRUST
 Job Address: 18400 LIVE OAK CT PLY
 Mailing Address: 21 EDGEFIELD CT NAPA CA 94558
 Contractor: UPCHURCH ELECTRIC Lic. No.: 534777
 Scope of Work: 200 AMP SERVICE TO 320 AMP SERVICE UPGRADE
 Notes:

BUILDING AND LAND USE:

Occup. Group: No. Bedrooms: 0 No. Stories: 0 Supv. Dist.:
 Lot Acres: 5.07 Fire Dist.: Census Code: O/S

GENERAL INFORMATION

FEES:

Sewage Disposal:	Building Code Fees:	\$0.00
Permit No:	Plan check fee @ 65%:	\$0.00
Water Supply:	Minus plan check advanced:	-(\$0.00)
Water District:	Other Plan Check fees:	\$0.00
Use Permits(Y/N):	Electrical Code Fees:	\$101.00
Rd Encroachment(Y/N):	Mechanical Code Fees:	\$0.00
Code Sprinkled(Y/N):	Plumbing Code Fees:	\$0.00
Sewage Disposal Finaled:	BUILDING PERMIT SUB-TOTAL:	\$101.00
Water Supply Finaled:	Strong Motion Instr:	\$0.00
	County Facility Fee:	\$0.00
Fees Waived(Y/N): N	TOTAL PERMIT FEES:	\$102.00
	Previous Payments:	\$102.00
	Balance Due:	\$0.00

VALUATION: \$0.00

Building Square Footage and Fee Factor

Occupancy	Type	Factor	Sq Feet	Valuation
Totals...				\$0.00*

WHEN VALIDATED, THIS IS YOUR PERMIT

Permit fees are non-refundable unless in error. This permit expires if work is not commenced within 180 days or if work is suspended for more than 180 days. After 180 days, plans will be destroyed. To continue with this project after the expiration date new permit applications, plans and all supporting documents must be provided and new fees based on current valuation and ordinances must be paid.

Construction or work for which a permit is required shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved per Section 109 of the California Building Code.

I hereby acknowledge that I have read this application and state that the information given is correct. I agree to comply with all county ordinances and state laws regulating building construction.

Assessment Note: Improvements to your property may result in a change in your property assessment and a site visit from the Assessor's office. Further information is available from the Assessor's office at 810 Court St. in Jackson or by phone at 209-223-6351.

I certify that I am the legal property owner or agent:

 AUTHORIZED SIGNATURE

Date: 12/01/2016

 Validated Date: 12/01/2016

AMADOR COUNTY OFFICIAL RECEIPT

Date: 12-01-2016 Receipt No: 26790

RECEIVED FROM: UPCHURCH ELECTRIC
APD #: 38057 TYPE: Combination Bldg Permit
PERMIT ADDRESS: 18400 LIVE OAK CT PLY
PARCEL: 008-420-029-000

TRANSACTION DATE: 12/01/2016 TOTAL PAYMENT: **102.00**

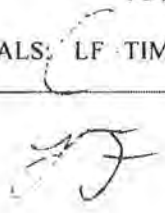
TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	11923	102.00
TOTAL:			102.00

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Calderon State Fee	30010-101318-20S	1.00
Electrical Fees	2620-101110-4212	101.00
TOTAL:		102.00

RECEIPT ISSUED BY: LORI INITIALS: LF TIME: 11:53 AM





An update on your service.

Here is information about our visit to your property today.

Date: 12/7/16 Time: 10:00 AM/PM

Address: 18400 LIVE OAK CT, PLYMOUTH

Field Order Number:

We were not able to complete our work today for the following reasons:

- We did not have access to the meter(s) or other PG&E equipment. Call us at 1-800-743-5000 to schedule an appointment.
- Customer-owned equipment needs repair. See additional comments below.

Work Performed		Comments
Meter Maintenance	<input type="checkbox"/> Electric <input type="checkbox"/> Gas	
Installed <u>Changed Meter</u>	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	OLD # 1009338528-22970 NEW # 1010058274-00000
Tested Meter	<input type="checkbox"/> Electric <input type="checkbox"/> Gas	
Read Meter	<input type="checkbox"/> Electric <input type="checkbox"/> Gas	
Inspected/Sealed Meter	<input type="checkbox"/> Electric <input type="checkbox"/> Gas	
Service Turned <input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Electric <input type="checkbox"/> Gas	

See reverse side for additional details.

Our work today may have required a momentary interruption of your electric service, and you may need to reset digital clocks on your appliances and equipment. We apologize for any inconvenience this may have caused.

PG&E is proud to be your energy provider. We are dedicated to being proactive about safety and reliability. The meter at your property is safe and operating correctly.

We value your feedback. If you would like to provide feedback on today's service, please visit us at www.pge.com/FieldFeedback to complete a brief survey.

Thank you for the opportunity to serve you.

JON LYLE
Service Technician

Additional Comments:

REPLACED EXISTING METER, PANEL UPGRADE
SET 120V 3W SC 320A SMARTMETER WITH
SOLAR.

THANK YOU.



UPCHURCH ELECTRIC, INC.

5960 Martin Lane • Ione, CA 95640
 (209) 274-2343 • Lic.# 534777

Invoice

DATE	INVOICE #
12/6/2016	9935

PAYED

BILL TO
John C. Fiore 18400 Live Oak Court Plymouth, CA 95669

SHIP TO
John C. Fiore 18400 Live Oak Court Plymouth, CA 95669

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	Net 15	JEU	12/5/2016			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	EACH	Install new 320 amp panel and complete service change with PG&E as agreed upon for conversion with Solar Panels.			4,850.00	4,850.00
	PYMT BY C...	PAYMENT RECEIVED CHECK NUMBER 8054			-4,850.00	-4,850.00
Thank you for your business.					Total	\$0.00

810 COURT STREET
JACKSON CA 95642

OFFICE PHONE: 209-223-6422

INSPECTION LINE: 209-223-6423

PERMIT NUMBER: 38260

OWNER NAME: FIORÉ

PROJECT ADDRESS: 18400 LIVE OAK CT

PLYMOUTH

PROJECT DESCRIPTION: GENERATOR

INSPECTION	APPROVAL	
	DATE	INSP
Grading		
Setback		
Foundation		
UFER Ground / Ground Rod		
Under Slab Plumbing		
Under Slab Water		
Hold Downs / Anchors		
Bond Beam - See Notes		
Structural Slab		
Underfloor Plumbing		
Underfloor Frame		
Underfloor Gas		
Underfloor Water		
Underfloor Ducts		
Underfloor Insulation		
Exterior Shear		
Roof Nail & Truss Calcs		
Interior Shear / Braced Walls		
Stusco Lath		
<u>GENERATOR</u>		
Electric Meter		
* Electric Trench / <u>GAS TRENCH</u> <u>4/9/17</u>	<u>4/9/17</u>	<u>KS</u>
Sub-Panels <u>2nd TRENCH</u> <u>7/9/17</u>	<u>7/9/17</u>	<u>KS</u>
Bonding		
Rough Electric		
Rough Plumbing		
Flues & Chimneys		
Ducts / Vents		
Frame & Plans		
* Gas Test: Interior		
Gas Test: Exterior	<u>5/9/17</u>	<u>KS</u>
Water Test		
Insulation: Wall Ceiling		
Blown Certificate		
Sheetrock / Firewalls		
Exterior Firewalls		
Sprinkler(s)		
Finish Grading		
Finish Roof		
Finish Electric		
Finish Plumbing		
Wood / Gas Stove		
Furnace / Water Heater		
15.30 / AFD		
Well		
Septic / AWA		
Road Encroachment		
Pre-Roof / Siding-in Progress		
BUILDING FINAL		

BUILDING PERMIT



Amador County Building Department

Jackson, CA. Phone (209) 223-6422

APN: 008-420-029-000 Type: Combination Bldg Permit Permit No: **38260**
 Owner: FIORE FAMILY TRUST
 Job Address: 18400 LIVE OAK CT PLY
 Mailing Address: 21 EDGEFIELD CT NAPA CA 94558
 Contractor: OWNER Lic. No.: 000000
 Scope of Work: INSTALL BACKUP GENERATOR
 Notes:

BUILDING AND LAND USE:

Occup. Group: No. Bedrooms: 0 No. Stories: 0 Supv. Dist.:
 Lot Acres: 5.07 Fire Dist.: Census Code: O/S

GENERAL INFORMATION

Sewage Disposal:
 Permit No:
 Water Supply:
 Water District:
 Use Permits(Y/N):
 Rd Encroachment(Y/N):
 Code Sprinkled(Y/N):
 Sewage Disposal Finaled:
 Water Supply Finaled:

FEES:

Building Code Fees: \$47.00
 Plan check fee @ 65%: \$0.00
 Minus plan check advanced: -(\$0.00)
 Other Plan Check fees: \$0.00
 Electrical Code Fees: \$41.70
 Mechanical Code Fees: \$0.00
 Plumbing Code Fees: \$26.50
BUILDING PERMIT SUB-TOTAL: \$115.20
 Strong Motion Instr: \$0.50
 County Facility Fee: \$0.00
TOTAL PERMIT FEES: \$116.70
 Previous Payments: \$116.70
 Balance Due: \$0.00

Fees Waived(Y/N): N

VALUATION: \$0.00

Building Square Footage and Fee Factor

Occupancy	Type	Factor	Sq Feet	Valuation
Totals...				\$0.00*

WHEN VALIDATED, THIS IS YOUR PERMIT

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I hereby acknowledge that I have read this application and state that the information given is correct. I agree to comply with all county ordinances and state laws regulating building construction.

Assessment Note: Improvements to your property may result in a change in your property assessment and a site visit from the Assessor's office. Further information is available from the Assessor's office at 810 Court St. in Jackson or by phone at 209-223-6351.

I certify that I am the legal property owner or agent:

AUTHORIZED SIGNATURE

Date: 03/07/2017

Validated Date: 03/07/2017

AMADOR COUNTY OFFICIAL RECEIPT

Date: 03-07-2017 Receipt No: 27106

RECEIVED FROM: JOHN FIORE
APD #: 38260 TYPE: Combination Bldg Permit
PERMIT ADDRESS: 18400 LIVE OAK CT PLY
PARCEL: 008-420-029-000

TRANSACTION DATE: 03/07/2017 TOTAL PAYMENT: 116.70

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Cash		116.70
TOTAL:			116.70

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Calderon State Fee	30010-101318-20S	1.00
Electrical Fees	2620-101110-4212	41.70
Inspection Fee	2620-101110-4788	47.00
Plumbing Fees	2620-101110-4212	26.50
Strong Motion Instrument	30010-101318-20S	.50
TOTAL:		116.70

RECEIPT ISSUED BY: LORI

INITIALS: LF TIME: 11:27 AM



Public Comment Letters

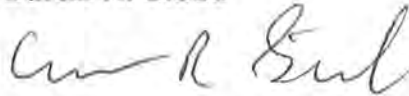
RECEIVED
Amador County
AUG - 1 2017
PLANNING DEPARTMENT

July 28, 2017

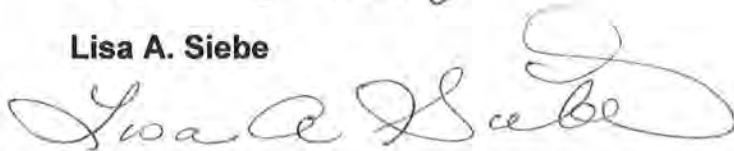
Amador County Planning Commission:

In regards to the appeal hearing for John and Susan Fiore, we, Curtis R. and Lisa A. Siebe, being owners of the adjacent property on Burke Drive, have no objection to the Amador County Planning Commission allowing the construction of an unattached second dwelling on their property on Live Oak court in the Burke Ranch Subdivision. Thank you.

Curtis R. Siebe



Lisa A. Siebe



**18535 Burke Drive
Plymouth CA 95669**

DATE: July 31, 2017

TO: Amador County Planning Department
Susan C. Grijalva, Planning Director
810 Court Street
Jackson, CA

RECEIVED
Amador County

JUL 31 2017

PLANNING DEPARTMENT

FROM: John Guthrie
17696 Overlook Ct. E.
Plymouth, CA 95669-9747 Lot 34 Burke Ranch

RE: Notice of Public Hearing, Fiore, J. and S.-Appeal of
Staff's denial... August 8, 2017

While I concur in part with the Planning Commission denial of the above entitled issue, please be advised, 18400 Live Oak Ct. is lot number 66 of the Burke Ranch Subdivision, a Planned Development under California Civil Code 4000, the Davis - Stirling Common Interest Development Act.

Attached please find a copy of Burke Ranch Subdivision Amended Declaration of Covenants and Restrictions Establishing a Planned Development Ownership For Burke Ranch Subdivision. Please note "e) Single Family Residential Use. All of the lots are declared to be residential in character and no structures shall be erected or placed on any lot other than (1) detached single-family dwelling, not to exceed two (2) stories in height or thirty (30) feet from ground level to the top or peak of the roof, with other outbuildings incident to the residential use of the Lot. All structures shall be constructed in conformation with all County and State building codes and requirements. No Lot shall be used except for single-family residential purposes."

Also attached please find a copy of Declaration RE Annexation Burke Ranch Subdivision Unit 3.

Paragraph 3 "...is hereby subject to all of the Covenants, terms and conditions set forth in the Declaration of Covenants and Restrictions establishing a planned development ownership for Burke Ranch Subdivision as previously filed and amended."

Attached please find a letter dated October 30, 2000. "Please keep in mind these zoning regulations do not over-ride any deed restrictions or CC&R's a property may be subject to which might be more restrictive concerning any of these issues."

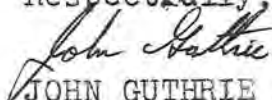
Please also be advised the Governing Documents Establishing a Planned Development for Burke Ranch have been adjudicated. (Case No. 09-CV-6012) Therefore, the Governing Documents are "res judicata".

The County of Amador lacks legal authority to change/amend CC&R's for a "Planned Development" under CC 4000..

The Fiore's therefore also lack legal authority as owners/non-compliant purported Burke Ranch Property Owners Association Board Officers to unilaterally decide/change recorded CC&R's for "residential-use" issues for Burke Ranch.

In the future, to save the County and the Public from wasting time, I suggest an applicant from a "Planned Development" be required to provide a copy of their CC&R's as well as any prior litigation which would adversely affect the Planning Commission's decision making process.

Respectfully,


JOHN GUTHRIE
Attachments (4)

D6

FRIDAY, JULY 28, 2017



AMADOR C

To publish a legal notice in The Ledger
Deadline for Tuesday edition

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the PLANNING COMMISSION of the COUNTY OF AMADOR, State of California, will consider the items listed below at a meeting to be held in the Board of Supervisors Chambers at the County Administration Center, 810 Court St., Jackson, on Tuesday, August 8, 2017 at 7:00 p.m. or as soon thereafter as can be heard.

For further information, contact the Amador Co. Planning Dept., 810 Court St., Jackson, CA (209) 223-6380.

-Fiore, J. and S. – Appeal of staff's denial of a second family dwelling use permit pursuant to Co. Code Section 19.48.120 which requires attached second family dwellings to have a common roof line or structural feature which does not exceed a distance of 30 feet from the main dwelling. Applicant proposes to construct a 1,188 sq. ft. detached unit in an AT (Agricultural Transition) General Plan designation which does not meet County Code Section 19.348.120 D. due to the parcel's size of 5.07 acres; located on east side of Live Oak Ct, north of White Oak Rd in the Burke Ranch Subdivision, being 18400 Live Oak Ct, Plymouth.

-Curran, T. & J. – Zone Change request from "R1A," Single-family Residential and Agricultural District to "AG," Exclusive Agricultural District for 545 acres in conjunction with a request for inclusion into a California Land Conservation Act contract; located at 1000 Cook Rd, lone approx. 1.5 miles W. of Dave Brubeck Rd.

-Cedar Mill Farms, LLC – Use Permit request to allow operation of a log storage and processing facility to provide milling, chipping, and fabrication of wood products in the "M," Manufacturing District. Located at 25270 & 25400 Hwy 88, Pioneer, approximately ½ mi. E. of Defender Grade Rd, in the Pioneer area (former CalMills Cedar Mill site).

SUSAN C. GRIJALVA, PLANNING DIRECTOR
July 28, 2017-T303

Amador County

Louis Ottosen
335 Stewart Dr.
Lewiston, Idaho
83501

BURKE RANCH SUBDIVISION

Amended Declaration of
Covenants and Restrictions
Establishing A Planned Development
Ownership For Burke Ranch Subdivision

OFFICIAL RECORDS
AMADOR COUNTY, CALIF.
RECORDS SECTION

Louis H. Ottosen

SEP 29 11 53 AM 1976

ANTHONY SUTTON #400
COUNTY RECORDER

Whereas the original Declaration of Covenants and Restrictions, recorded August 23, 1976, in Book 294, at page 191, contain certain provisions which "Declarant" desires to change, the same are hereby amended as follows:

(1) In Paragraph (e) page 13, the word "partial" is eliminated and the figure "twenty-five (25) feet is hereby changed to "thirty (30) feet."

As amended, Paragraph (e) at page 13 now reads as follows:

"e) Single Family Residential Use. All of the lots are declared to be residential in character and no structures shall be erected or placed on any lot other than (1) detached single-family dwelling, not to exceed two (2) stories in height or thirty (30) feet from ground level to the top or peak of the roof, with other outbuildings incident to the residential use of the Lot. All structures shall be constructed in conformation with all County and State building codes and requirements. No Lot shall be used except for single-family residential purposes."

5697

RETURN TO:
Louis H. Ottosen
333 Stewart Drive
Lewiston, Idaho
83501

DECLARATION RE ANNEXATION
BURKE RANCH SUBDIVISION
UNIT 3

OFFICIAL RECORDS
AMADOR COUNTY, CALIF.
RECORD ROOM

Sherry Suletz

JAN 27 2 53 PM 1977

ANTHONY SUTTON
COUNTY RECORDER

\$ 4.00

Louis H. Ottosen and Bruce L. Sweeney, hereinafter called "Declarant," is the owner of all that certain real property located in the County of Amador, State of California, commonly known as "Burke Ranch Subdivision" and previously divided into Units 1, 2 and 3.

Units One and Two of said Subdivision have been approved and a public report filed. A Declaration of Covenants and Restrictions and an Amended Declaration of Covenants and Restrictions having been recorded and Unit Three (3) of said subdivision having been approved by the County of Amador, it is the intention of "Declarant" herein to hereby annex Unit Three (3) to said Units 1 and 2.

Unit Three consisting of forty-five lots, being lots Twenty-four (24) through Sixty-eight (68) and more particularly set forth in Book Four (4) of Subdivisions, page 50 and recorded January 26, 1977 is hereby subject to all of the Covenants, terms and conditions set forth in the Declaration of Covenants and Restrictions establishing a planned development ownership for Burke Ranch Subdivision as previously filed and amended.

575

Page 121 of 123
PLANNING DEPARTMENT
LAND USE AGENCY

500 ARGONAUT LANE • JACKSON, CA 95642-9534 • PHONE (209) 223-6380

ORIGINAL



October 30, 2000

John Guthrie
17696 Overlook Ct.
Plymouth, CA 95669

RE: "RE" zone district regulations

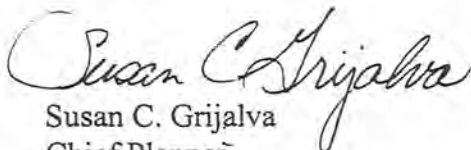
Dear Mr. Guthrie:

The following information is being sent to you in response to our telephone conversation a couple of weeks ago. As we discussed because of Amador County's long agricultural history and culture, the "RE" zone district, while the uses are not specifically enumerated, does not preclude crop and tree farming as is allowed in the "R1" zone district or the raising and keeping of limited numbers of livestock so long as they do not become a public nuisance or health hazard. These uses are to be conducted on a wholesale basis only; no on-site retail sales are permitted.

Please keep in mind these zoning regulations do not override any deed restrictions or CC & R's a property may be subject to which might be more restrictive concerning any of these issues.

I hope this information answers your questions.

Sincerely,


Susan C. Grijalva
Chief Planner

Enclosures

Subdivision Map

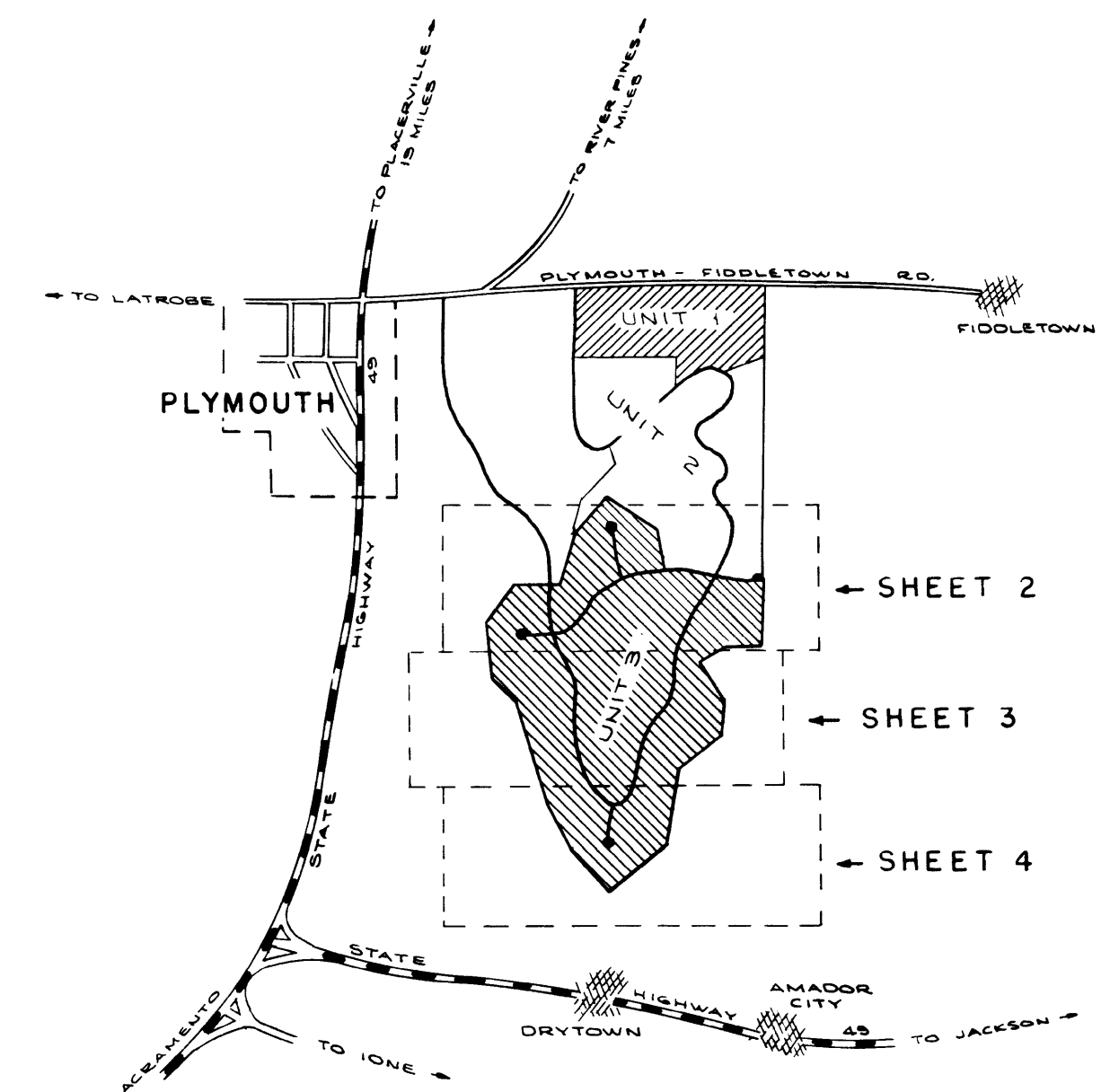
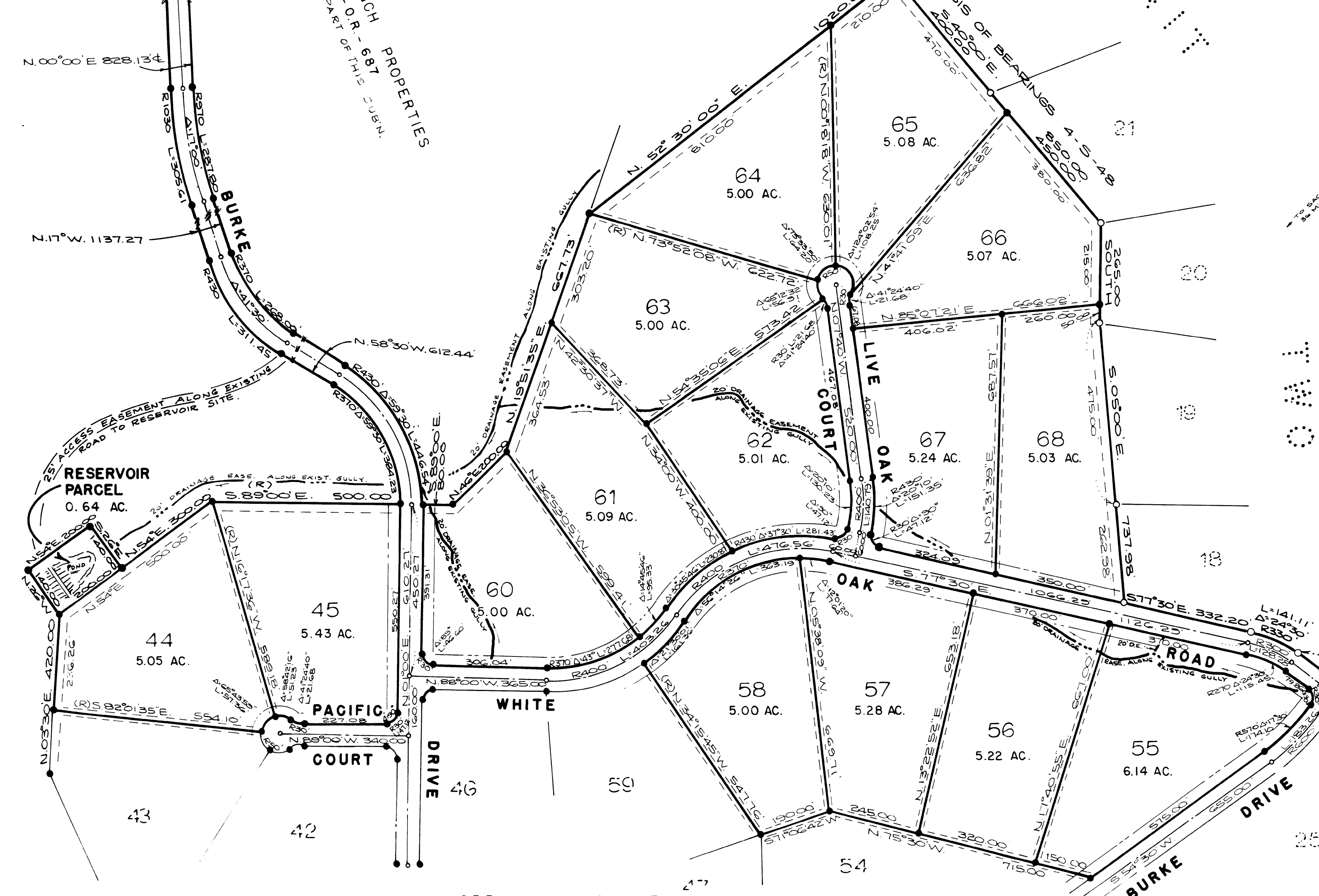
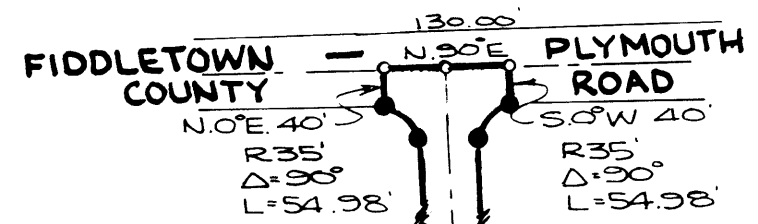
NOTES & LEGEND

- DENOTES 1/2 INCH IRON PIPE TAGGED L.S. 3570 SET ON THIS SURVEY.
- DENOTES 1/2 INCH IRON PIPE TAGGED L.S. 3570 FOUND ON THIS SURVEY.
- DENOTES CALCULATED POINT ONLY.

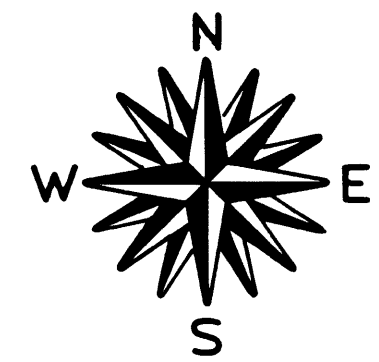
THE MERIDIAN OF THIS SURVEY IS REFERRED TO THE SOUTHWEST LINE OF LOTS 21 AND 22 AS SHOWN ON "BURKE RANCH SUBDIVISION UNIT 2" AND RECORDED IN BOOK 4 OF SUBDIVISIONS, PAGE 48, AMADOR COUNTY RECORDS, BEARING 540E.

A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY GEO-MECHANICS, INC. IN SEPT, 1974.

BURKE RANCH 261-0.R.-687 NOT A PART OF THIS SUBJ. PROPERTIES



VICINITY MAP & SHEET LAYOUT
NO SCALE



BURKE RANCH SUBDIVISION

UNIT 3
BEING A PORTION OF SECTIONS 12, & 13, T.7N., R.10E., M.D.M., AMADOR COUNTY, CALIFORNIA
SCALE: 1"=200' NOVEMBER, 1976

TOMA & ANDERSON
LICENSED LAND SURVEYORS
41 SUMMIT ST., JACKSON, CALIF.
SHEET 2 OF 4 SHEETS

SEE SHEET THREE