



January 5, 2016

Amy Wolfson
City of Nevada City
Planning Department
317 Board Street
Nevada City, CA 95959

RE: Stream & Watercourse Statement for The Grove Subdivision, APN 05-190-53

Amy,

This letter is to provide a statement regarding the stream or watercourse that flows through the southerly portion of the proposed The Grove Subdivision. The existing drainage course is a seasonal swale that drains an area of approximately 120 acres, which would flow approximately 90 cubic/sec (cfs) in a 10-year storm event and 125 cfs in a 100-year storm event.

Section 17.80-120 of the City Zoning Ordinance requires a minimum 25-foot setback from a seasonal swale centerline, which is provided for in the subdivision design and can be delineated on the Final Subdivision Map. Further, due to the existing topography, any proposed structures shall be elevated well above any 100-year flood lines of this existing drainage course. The subdivision also provides provisions for storm water treatment and detention with bio-swales and ponds to ensure that the storm water flows are at or below pre-development levels.

Should you have any further questions or require additional information regarding this certification, please feel free to contact me at my office at (530) 432-4818.

Thank you.

Very truly yours,
NELSON ENGINEERING

Kevin J. Nelson
Principal

