

Seller's Statement on 17081 Del Vale Way, Brownsville, CA

I am a retired General Engineering Contractor who spent 40 years doing site preparation for residential and commercial properties.

When I acquired the Brownsville property my intent was to create a highly functional and fire safe building site in a forest setting. I obtained permits from California Department of Forestry and Fire Protection and clearance from Yuba County Board of Supervisors to convert a "Less than 3-acre parcel" from Forestry to residential, parking, landscaping, and recreational uses.

I removed all of the high fire danger Ponderosa Pine, Douglas Fir, Cedar and Madrone. I retained a few strategically placed young cedar trees as well as a pristine cedar grove in the lowest Southwest corner.

All of the stumps and giant root balls were dug out and disposed of.

Using earthmoving equipment and a very experienced eye, the entire property was resculpted and fine graded.

The Public Works and Cal Fire approved encroachment, graveled driveway, and turnaround allows firefighting equipment access to the entire property as well as the Ponderosa forest to the East. The 6000 gallon water storage tanks and ample maneuvering room will allow Cal Fire to stage on the property in the event of a local fire.

North Yuba Water District water is piped around and through the whole parcel at no less than 110 psi.

The landscape irrigation system consists of 2 programmable Wi-Fi enabled controllers using high efficiency 12" pop-up rotating sprays and 6" gear driven rotors.

The property is in the migratory flight zone for monarch butterflies. They come through in miles long columns on peak days, so the criteria for landscape planting includes generous quantities of milkweed.

While the forest soil is deep, rich, and fertile, it is also very red. Left to itself it is a nightmare of red dust, red mud and red clothes. Over a 3-year period of planting we have the bare red dirt controlled.

The basic landscape mix is Creeping Red Fescue grass seed mixed with 16 varieties of wildflowers chosen to be less than 18 inches tall, bloom spring, summer and fall, draught resistant, and attractive to birds and insects, especially butterflies. Cosmos and Lupin are used in the drainage velocity dissipators and settling basins. Nothing that produces foxtails, stickers, or tall shoots is planted.

The upper acre is graded to be multifunctional with large level pad areas for Home, Barn, Greenhouse, Workshop, Storage, Grazing, Helicopter Landing Pad, etc. Year round parking and storage areas are graveled as is a full circle turnaround for 18 wheelers.

The NE quadrant currently accommodates a 24' long, 30" throat portable band sawmill. The mill is producing lumber to refurbish the existing Ramada and mobile home with Live Edge Horizontal Lap Siding, Cedar trim and Oak planking.

An important part of the vision for this building site is black vinyl chain link fence on the Eastern 1/3 of the property and a fortress type fence around the remainder.

The mill is stockpiling 8" to 10" logs in 10' lengths and banding 10' sections of Live Edge slabs for this purpose.

The existing structure was known to the neighbors as "The Eyesore". I debated about removing it completely but upon inspection it turned out to have "good bones" and is a good candidate to refurbish.

The Mobile home was installed with a pier and beam foundation that is in excellent condition. A well-built ramada to protect the entire structure was added by Yuba County Permit in 1976 as well as porches front and rear.

All remodeling work within the footprint of the original mobile has to be permitted by Ca Dept of Housing and Community Development, not the County.

We gutted the mobile to the studs and obtained an HCD permit for a new hot water heater and subfloor repair. Subfloor and all the plumbing underneath is inspected and up to code.

The permit process through the State was surprisingly easy and the field inspector for the region, Lou Turoid, is great to work with.

With just one more permit the entire project can be completed. Right now it is a blank slate. Plans will be required, but there is great flexibility for design.

Alas, that is not going to be my design. My plan for a seven-year \$700,000 project is being truncated in its fourth year. Just as the site work is finished and the fun part begins.

I am proud of the work I did here. The site is ready for the next phase and the vision of the new owner.