

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

**USE PERMIT APPLICATION**  
**TO ALLOW DEVELOPMENT IN A FLOODPLAIN**

This package contains the necessary filing forms and instructions for submitting a complete use application. All forms must be completely filled out and all the attached supplemental documents must be submitted with your application.

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

Applications must be filed in person in the Planning Department before 4:30 p.m. Environmental review is required if the project proposes development within a floodplain. Permits require 84 days to process. A public hearing will be scheduled before the proper reviewing body (Zoning Administrator or Planning Commission). You will receive a Staff Report approximately 10 days prior to the hearing. That Report will contain a Staff Recommendation for the project including a list of recommended conditions of approval. **You or your authorized representative must attend the public hearing or no action will be taken.** Surrounding property owners will also be notified of the hearing. During the hearing, the approving body (either the Zoning Administrator or the Planning Commission) will consider the staff recommendation, your comments and any input from the public. The hearing body will either 1) approve your project; 2) approve it with conditions; 3) deny it; or 4) continue it for additional information if necessary. If you need general information regarding the use permit process, ask for a copy of the "Guidelines for Development in a Floodplain".

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

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

**FLOODPLAIN USE PERMIT**  
**FILING INSTRUCTIONS & CHECKLIST**

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

- 1. The signed and completed Application form, including a letter of authorization from the property owner(s) if forms are signed by a Representative.
- 2. Filing fees pursuant to the most recently adopted Resolution of the Board of Supervisors.
- 3. The signed and completed Agreement to Pay Form.
- 4. Two copies of the property Grant Deed, verifying ownership and the legal description of each affected parcel.
- 5. The completed Project Information Questionnaire form.
- 6. A Biological Inventory prepared by a Professional Biologist (see UP-Floodplain Guidelines). Submit two original copies for Zoning Administrator projects, and seven original copies for Planning Commission projects.
- 7. The Hazardous Waste Statement forms.
- 8. Photos of the site and a site plan reduction indicating where photos were taken.
- 9. If this proposal includes new construction, include a set of construction plans, indicating compliance with Sec. L-XII 1.5 of the County Floodplain Ordinance.
- 10. If your property is located within the Sphere of Influence of the City of Grass Valley, the City of Nevada City or the Town of Truckee, submit a letter from that jurisdiction indicating that they have they determined they are not interested in pursuing annexation of your property.
- 11. 15 folded copies (20 for PC projects) of a site plan drawn per instructions. All **plans must be folded** to a maximum 8-1/2" X 14" size. Unfolded plans will not be accepted.
- 12. One 8 1/2 " x 11" reduction of the site plan.

## **FORM/CONTENT OF SITE PLAN**

The following information shall be provided on all site plans, as applicable:

- ( ) 1. The site plan shall be fully dimensioned and drawn to a commonly recognized architect's or engineer's scale. Show the legal parcel size.
- ( ) 2. Provide a vicinity map showing the general project location (1" = 2000' scale) in relationship to the surrounding area, show the mileage from nearest County road. Include Section, Township, and Range.
- ( ) 3. Provide a North arrow and the scale to which the plan is drawn.
- ( ) 4. Provide a legend that includes:
  - a. project proposal (Use Permit to Reduce Floodplain Setback, etc.)
  - b. property owner/applicant name(s)
  - c. applicant's representative
  - d. date of Site Plan preparation
  - e. Assessor's Parcel Number
  - f. The water source, method of sewage disposal, the fire protection agency, and public utilities.
- ( ) 5. Show location of sewage disposal systems and wells and their required setbacks.
- ( ) 6. Show the location and names of all abutting roads, including rights-of-way boundaries, road centerlines, width of traveled way, type of surfacing and grades.
- ( ) 7. Show deeded access if property does not front on a County road.
- ( ) 8. Show location of and size of existing culverts on and abutting the property.
- ( ) 9. Show proposed direction of surface drainage with arrows and any drainage channels through or adjacent to the property.
- ( ) 10. Show topography with sufficient detail for proper study of the building site and drainage.
- ( ) 11. Delineate the following environmentally sensitive areas (see CUP Guide):
  - a. Slopes in excess of 30%
  - b. Wetlands and riparian areas
  - c. Landmark oak groves, and oaks with a trunk diameter of 36" or more
  - d. Wetlands and/or riparian areas.
- ( ) 12. Show the location and type of existing vegetation that is located within the boundaries of the floodplain or the setback area.
- ( ) 13. Show the location and purpose of all existing public and private utility easements.
- ( ) 14. Show all existing and proposed structures on the property and label their use.
- ( ) 15. Show the location of the perennial watercourse and the high water mark and/or flood plain boundaries. Show the boundaries of the channel and, if the watercourse is mapped by FEMA, show the floodway. List the informational source for determining the floodplain or highwater mark.

### ***For construction proposed within a floodplain:***

- ( ) 16. The floodplain elevation must be verified by a licensed Civil Engineer's stamp.
- ( ) 17. If proposing fill within the floodplain, include an Engineer's Certification that placement of fill within the floodplain will not increase the surface elevation of the 100 year floodplain or aggravate flooding on adjacent properties.

**NEVADA COUNTY PLANNING DEPARTMENT  
LAND USE APPLICATION**

*Please print or type in black ink*

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

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

**PROJECT DESCRIPTION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's Parcel No(s): \_\_\_\_\_

Applicant Name(s): \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Property Owners Full Names: \_\_\_\_\_

Property Owner Mailing Address: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Name of Representative (if applicable): \_\_\_\_\_

Address of Representative: \_\_\_\_\_

Telephone #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_ FAX#: \_\_\_\_\_

Site address(es): \_\_\_\_\_ Acreage(s): \_\_\_\_\_

Water Source: \_\_\_\_\_ Method of Sewage Disposal: \_\_\_\_\_

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

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

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

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

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



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

APN: \_\_\_\_\_ Property Owner: \_\_\_\_\_

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

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

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

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

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

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

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

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

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