

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

APPLICATION PACKET for
EXCEPTIONS TO FIRE SAFE REGULATIONS
Not Including Driveway Standards

Chapter XVI of the Nevada County Land Use and Development Code establishes certain Fire Safe Regulations relative to development, including Driveway Standards, Emergency Water Supply, and Fuel Modification requirements. The Fire Safe Regulations are applicable to residential construction, road construction (not related to a subdivision or a discretionary permit), subdivisions, and all administrative or discretionary land use permits.

In order to waive or modify an adopted regulation, an approval must be granted by the Nevada County Zoning Administrator. An Exception is defined by the California Public Resources Code, Section 4290, and Section L-XVI 2.6 of the Nevada County Land Use and Development Code, as follows:

“An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites, that provides mitigation of the problem.”

In approving any request, the Planning Director must find that the substituted mean(s) of fire protection provide the same overall practical effect as the required fire safe regulation. Such evidence shall be supported by the California Department of Forestry and Fire Protection.

Where an exception is not granted by the inspection authority the applicant may appeal that denial to the Nevada County Board of Supervisors.

FIRE SAFE REGULATION EXCEPTIONS

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 the applicant is not the property owner.
- () 2. Filing fees pursuant to the most recently adopted Resolution of the Board of Supervisors.
- () 3. The signed and completed Agreement to Pay Form.
- () 5. Proof of legal primary access to the project site. If your property is beyond dead-end road limits (see Section L-II 4.3.18 and L-XVII 3.4.I), proof of legal secondary access is required
- () 6. Photos of the site and a site plan reduction indicating where photos were taken.
- () 7. The completed, attached Information Form, providing documentation as to the need for this Exception to an adopted ordinance requirement.
- () 8. 4 folded copies of a site plan drawn per following instructions. All **plans must be folded** to a maximum 8-1/2" X 14" size. Unfolded plans will not be accepted.

FORM/CONTENT OF SITE PLAN

The following information shall be provided on submitted site plans.

A. General

- () 1. The site plan shall be fully dimensioned and drawn to a commonly recognized architect's or engineer's scale, IN INK. The legal lot size shall be shown.
- () 2. Provide a vicinity map showing the general project location (1" = 2000' scale) in relationship to the surrounding area with the mileage from the nearest County road shown. Include Section, Township, and Range.
- () 3. Provide a North arrow and the scale to which the plan is drawn..
- () 4. Provide a legend which includes:
 - a. the project proposal (Exception to Fire Safe Standard for a)
 - b. property owner/applicant name(s)
 - c. applicant's representative, if any
 - d. date of site plan preparation
 - e. Assessor's Parcel Number
- () 5. Topography shown with sufficient detail for proper study of building site, drainage, sewage disposal and driveway or road locations.

B. Roads, Drainages & Easements

- () 1. 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.
- () 2. Show deeded access if property does not front on a County road.
- () 3. Show radius of all curves on existing and proposed roads.
- () 4. Show location of and size of existing culverts on and abutting the property.
- () 5. Show the location and purpose of all existing public and private utility easements.
- () 6. Show location of existing or proposed sewage disposal systems and wells.
- () 7. Show all required setbacks for buildings, waterways, sewage disposal and well sites.
- () 8. Show the location and purpose of all existing public and private utility easements.
- () 9. Show location of all existing and proposed structures on the property; show their setbacks from property lines, label their use and show their size (gross square footage by floor).
- () 10. Delineate environmentally sensitive areas, i.e. wetlands, riparian areas.

**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: _____

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 provided.**



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY**
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9854 <http://mynevadacounty.com>

Planning Department Environmental Health Building Department Sanitation Department Dept. of Public Works Agricultural Commissioner

AGREEMENT TO PAY FORM

Nevada County Community Development Agency fees are based on Board of Supervisor approved fee schedules. Hourly fees and fees for services in excess of a minimum fee collected, including re-inspections, are billed to the applicant based on the Board approved fee schedule in effect at the time the work is performed by staff. This *Agreement To Pay Form* must be signed and original signatures submitted to the NCCDA along with the completed permit forms and the initial payment of fees. Copies of current fee schedules are available from our Customer Service Staff or on the web at <http://www.mynevadacounty.com>

I/We understand that the NCCDA will bill as services are rendered, and I/We agree to pay such billing within thirty (30) days of the mailing of such billing for the project/permit. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. The collection of fees, however, does not guarantee the granting of any permits, approvals, or land use entitlements for which I/We are applying.

Site Information:

Invoices and/or notices to be mailed to:

| | |
|---|------------------|
| APN: _____ | Name: _____ |
| Property Owner/Business Name (if applicable): _____ | Address: _____ |
| Address: _____ | _____ |
| _____ | Telephone: _____ |
| Email: _____ | Email: _____ |

I would like to opt out of receiving County emails related to this project.

NCCDA Staff is authorized to consult with necessary governmental agencies and with the following individuals concerning this project:

I certify under proof of perjury that I am the property owner or that I am authorized to enter into this fee agreement on his/her behalf. I have read the conditions concerning Nevada County Community Development Agency Fees and I understand that in the event that the billing party I have indicated does not pay required fees, I will be responsible for payment. I further agree to advise the department in writing should I no longer be associated with the above referenced project/property, rendering this agreement invalid as of the change of the date that the letter is received by the Nevada County Community Development Agency.

_____ **Dated:** _____ **CDL#** _____
Signature
 _____ **Tel #:** _____
Printed Name

THIS SECTION FOR OFFICE USE ONLY

| | | |
|----------------------------|-----------------------|------------------------|
| Service: _____ | Program: _____ | Job No: _____ |
| DPW #: _____ | Project File #: _____ | Billing Code: _____ |
| Amount Collected: \$ _____ | Receipt #: _____ | Date of Receipt: _____ |
| Service: _____ | Program: _____ | Job No: _____ |
| DPW #: _____ | Project File #: _____ | Billing Code: _____ |
| Amount Collected: \$ _____ | Receipt #: _____ | Date of Receipt: _____ |



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