

COUNTY OF NEVADA
PROJECT INFORMATION QUESTIONNAIRE

The information provided in this questionnaire will be used for preparation of the project Initial Study (environmental review) and for overall project review. All questions must be answered completely with legible responses, typed or in black ink, providing more than a simple “yes”, “no” or “NA” response. Attach separate written discussion pages where needed to provide a complete response.

1. Project Description:

- a. Describe the proposed project including any proposed phasing:

- b. Are any exceptions to required standards proposed or required for this project (a Variance, a Petition for Exceptions or a Management Plan to encroach into any sensitive resources)? *If yes, identify the nature of the proposed variance, exception or management plan:*

- c. **Code Violations:** To your knowledge, are there any Code violations occurring on this property, including the issuance of a Warning Notice or a Citation for the subject property? ___ yes ___ no *If yes, describe:*

2. Land Use:

- a. Does this project have a relationship to a larger project or a series of projects?
___ yes ___ no *If yes, describe:*

- b. Describe existing on-site land uses:

- c. Describe surrounding land uses, indicating distance to nearest residence:

- d. Describe project potential to change the character of the surrounding area, including the loss of open space.

- e. Will this project displace any residential units? ___ yes ___ no *If yes, describe:*

f. Will this project result in a population increase in the immediate project area?
___ yes ___ no Explain:

g. List any specialized plans or zoning restrictions applicable to this project site, e.g., an "SP" zoning, a Master Plan, a Specific Plan, an Area Plan, an Airport Land Use Plan?

3. Geology/Soils:

a. A Preliminary Grading Plan is attached. ___ yes ___ no

b. A Soils/Geologic Report is attached. ___ yes ___ no

c. Slopes that exist on site prior to grading:

Gentle (0-10%) _____ sq. ft/acres _____ % of site

Rolling (10-30%) _____ sq. ft/acres _____ % of site

Steep (more than 30%) _____ sq. ft/acres _____ % of site

___ 30%> slopes are cross-hatched or highlighted on the site plan or tentative map

d. Does the project propose to encroach into slopes of 30% or greater?

If yes, is a Management Plan included in this application? ___ yes ___ no

e. Is the site on filled land? ___ yes ___ no *If yes*, explain:

f. Are there existing erosion problems or geologic hazards occurring on this site, such as landslides, mudslides, ground failures, earthquake faults or similar hazards? *If yes*, describe: _____

g. Will a grading permit be required? ___ yes ___ no

If yes, have you attached a preliminary grading plan? ___ yes ___ no

Describe proposed site grading:

How many cubic yards of soil will be imported, exported or moved on site?

Maximum proposed depth and slope of any excavation and the type: _____

Grading material sources or disposal sites: _____

Transport methods and haul routes: _____

The location and height of any proposed or required retaining walls: _____

4. Water Quality:

- a. Describe any water bodies on, or adjacent to, the property, including lakes, rivers, creeks, seasonal and/or perennial water courses, irrigation ditches or drainage swales.

- b. Is there a floodplain on or within 100 feet of this project site? *If yes*, is it identified on the Federal Emergency Management Agency (FEMA) maps and have you included a copy of that map with this application? yes no

- c. For development projects, describe impervious surfacing created by this project:

<u>Lot Coverage:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
building coverage	_____ %	_____ %
surfaced areas	_____ %	_____ %
landscaped areas	_____ %	_____ %
permanent open space (excluding <i>required</i> landscaping)	_____ %	_____ %
Total	100 %	100 %

- d. Describe any discharge to surface waters that will result from this project, including any wastewaters other than storm water runoff that may be present in the discharge:

- e. Identify the water body or feature that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse.

- f. Will a permit be required from the California Regional Water Quality Control Board? yes no *If application for a State permit has been made, provide the permit #: _____.*

- g. Are there any wetlands or riparian areas on this site? yes no

If yes, describe: _____

Will wetlands be affected by the proposed project? yes no

Will an Army Corps of Engineers wetlands permit be required? yes no

If yes, is correspondence to or from the Army Corps attached? yes no

- h. Does this project propose to encroach into the required buffer from any perennial or seasonal waterbodies or riparian area? yes no

If yes, is a Management Plan included in this application? yes no

5. **Air Quality:**

- a. Describe any air pollutants, i.e. dust, smoke, fumes or odors, which may be generated by this project both during and after construction (short and long term impacts).

- b. Is the project site mapped within an area known to contain naturally occurring asbestos? ___ yes ___ no Source of information:

6. **Transportation/Circulation:**

- a. A traffic study is included with this application. ___ yes ___ no
b. Does this project require/include a Petition for Exceptions? ___ yes ___ no
c. Describe the access roads serving this project:

<u>Road name</u>	<u>Right of Way width</u>	<u>Surfacing</u>	<u>Finish grade</u>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

- d. Is the access road serving the site a dead-end road? ___ yes ___ no *If yes, what is the distance to the nearest through road?*

- e. Who provides the road maintenance for each road accessing your project?

- f. Will this project result in substantial or cumulative impacts to the circulation system in this area? ___ yes ___ no Explain:

- g. What road improvements are proposed? _____

- h. Describe how this project provides for pedestrian needs, pursuant to Sec. 12.04.080 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:

- i. Describe how this project will provide transportation alternatives pursuant to Sec. 12.04.100 and General Plan Policy 4.26, including:

- 1) The estimated number of employees or residents that will work/live on the project site. _____

- 2) Identify existing and potential alternatives to individual automobile use, including but not limited to, access to public transportation services, bicycle racks, or provisions for developer-sponsored carpooling or bussing.

- 3) Proposals to incorporate one or more measures into the project to ensure use of viable alternatives.

- 4) For projects employing 50 or more persons: describe feasible measures for reducing auto dependence.

7. **Biological Resources:**

- a. Is the required Biological Inventory attached? yes no
b. Is a Management Plan for encroachment into sensitive biological resources required?
 yes no If yes, is it included in the Inventory? yes no

c. How many native oaks exist on the project site? _____

d. How many oaks have trunk diameters of 36" or more, measured at breast height (4')?

e. Number, size, type and location of trees that will require removal, including those for road and sewage disposal construction (as shown on site plan):

f. Is a Tree Protection Plan for trees to be retained attached or addressed in your Biological Inventory? yes no

g. Does this project have the potential to preclude the future use of any natural resource i.e., forests or water? yes no *If yes, explain:*

h. Has this site been logged site in the last 10 years? yes no

If yes, was a Timber Harvest Plan approved? yes no

Is there an active Timber Harvest Plan on file? yes no

If yes to either, a copy of the approved and/or proposed Plan(s) is attached.

8. **Mineral Resources:**

- a. Is this site mapped as an MRZ-2, Significant Mineralized Area, by the State Dept. of Conservation? yes no

- b. Does this project have the potential to deplete any non-renewable minerals?
____ yes ____ no *If yes, explain:*

9. Risk of Upset/Health Hazards

- a. Have you included the required Nevada County Hazardous Materials/Waste Statement with this application? ____ yes ____ no

- b. Do you have knowledge, or is there evidence, of any past, potentially hazardous materials use, including underground fuel storage tanks, dumpsites, or surface or subsurface mining activity? ____ yes ____ no

If yes, a Phase I Assessment must be submitted with this application. Contact the County Department of Environmental Health for information regarding what research must be conducted for the specified past use.

- c. Does this project propose the handling, storage or transportation of any potentially hazardous materials, toxic substances, flammables or explosives? ____ yes ____ no

If yes, briefly describe the potentially hazardous materials:

- d. Will the proposed project include the use of hazardous materials in quantities greater than 55 gallons, 200 cubic feet or 500 pounds? ____ yes ____ no

If yes, have you attached a Hazardous Materials Inventory Statement with this application? ____ yes ____ no

- e. Does this project propose, or will this project result in, the generation of hazardous waste as defined by the California Health & Safety Code, Chapter 6.5?
____ yes ____ no

- f. Does this project propose fuel tanks, either above or below ground? *If yes, in what quantities?*

- g. Is this project site within two air miles of an airport? ____ yes ____ no

If yes, is the project site mapped with the boundaries of an airport Comprehensive Land Use Plan (CLUP)? ____ yes ____ no

10. Noise:

- a. Is a Noise Study attached? ____ yes ____ no

- b. Describe any noise-sensitive land uses (homes, schools, hospitals, churches, libraries, nursing homes) within a half-mile of the project site.

- c. Describe any noise that will be generated by this project both during and after construction; identifying the noise source and the hours of operation for the noise

generating use, including any outdoor activity areas, i.e., storage yards, outdoor music, playgrounds, animals pens.

11. Public Services:

- a. List agencies providing the following public services to your project site:

Fire Protection: _____
Domestic water: _____
Sewage disposal: _____
Road maintenance: _____
Other special districts: _____

- b. If public sewer is proposed, how many EDUs are allocated to this site? _____
c. How many EDU's are required for the proposed use? _____
d. Is trash and recycling service available to serve the project site? yes no
e. As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter? yes no *If yes, describe how the solid waste will be handled/removed:*

- f. Within what Fire Severity zone is the project site mapped (Moderate, High or Very High) on the CalFire Fire Severity Hazard maps? _____
g. Will this project result in the need for additional public services including fire, police, water, sewage disposal or recreation, including annexation to a special district?
 yes no *If yes, describe:*

12. Utilities & Services Systems:

- a. List the public utilities that are available to serve the project site and the entities that provides service:

Telephone: _____
Electricity: _____
Gas (propane or natural gas) _____
High speed internet service: _____

- b. Will this project require the extension of service for any energy source?
 yes no *If yes, describe:*

- c. Will this project require the recording of a new utility easement?
 yes no *If yes, the proposed easement must be shown on the site plan.*

- d. Describe how this project maximizes energy efficiency, i.e., utilizes alternative energy sources, pursuant to General Plan policies 8.24. & 14.2:

- e. What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, community system, centralized system)?

13. Aesthetics:

- a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?

___ yes ___ no

If yes, is a Management Plan included in this application? ___ yes ___ no

- b. Is this project visible from a scenic highway, a large population center, or a public recreation area? ___ yes ___ no *If yes*, describe:

- c. Does this project propose any outdoor storage, activity or use (other than parking)?

___ yes ___ no *If yes*, describe the use:

- d. Does this project propose new fencing? ___ yes ___ no *If yes*, describe fence type, height, materials and colors:

- e. Will this project require the installation of new overhead utility lines, visible from public roadways or adjacent properties? ___ yes ___ no *If yes*, describe:

- f. Is any new exterior lighting proposed? ___ yes ___ no

If yes:

Is the location of all exterior lighting shown on the site plan? ___ yes ___ no

Is a comprehensive Lighting Plan included in this application, which describes existing and proposed lighting, the number and type of light fixtures, i.e., compact-fluorescent, metal-halide, incandescent; the location (wall-mounted, pole); and type of shielding to prevent off-site light spill? ___ yes ___ no

14. Agriculture:

- a. Is this project site mapped on the State Dept. of Conservation Important Farmlands Map, as Prime, Unique or a Farmland of Statewide or Local Importance?

____ yes ____ no *If yes, is a Management Plan for encroachment into important agricultural lands included with this project?* ____ yes ____ no ____

b. Is this project site, or an adjacent site, contracted for an Agricultural Preserve (Williamson Act), ____ yes ____ no

c. Is there a Conservation Easement recorded for the project site, or an adjacent site?
____ yes ____ no

d. Is there an agricultural use established on or adjacent to this parcel?
____ yes ____ no *If yes, describe the use:*

e. Is the project site irrigated? ____ yes ____ no ____
If yes, what is the water source (well, treated, raw water, or?):

f. Has the site ever been evaluated under the LESA (Land Evaluation & Site Assessment) system? ____ yes ____ no ____
If yes, a copy of the evaluation is attached.

g. Will this project prohibit or decrease agricultural production, on or off-site?
____ yes ____ no *If yes, describe:*

15. Cultural Resources:

a. ____ A letter from the North Central Information Center is attached, recommending whether an on-site Cultural Resources Inventory be conducted.

b. ____ An Inventory was conducted and is attached.

c. ____ An Inventory is not attached because:

____ The North Central Information Center determined that an inventory is not required due to project size or sensitivity level (see letter).

____ An on-site inventory was conducted for a previous project and is on file with the Planning Department, County File No#: _____.

16. Recreation:

a. Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic, public use of this site.

Development project information (not applicable to Tentative Maps)

17. Proposed use:

- a. Proposed use/occupancy type: _____
- b. Building type & hazard classification: _____
- c. Days & hours of operation: _____
- d. Total number of employees: _____
- e. Describe any outdoor activity proposed, including area square footage:

f. Number of parking spaces, pursuant to Sec. 12.04.109 of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	_____	_____
Compact stalls:	_____	_____
Wheelchair accessible:	_____	_____
TOTAL:	_____	_____

- g. Are loading bays or drop off areas proposed or required? _____

18. Building Characteristics of each proposed building:

- a. Building size in square feet (existing and proposed):
1st floor _____ 3rd floor _____
2nd floor _____ 4th floor _____

- b. If assembly area without fixed seats, state UBC and/or designed occupancy: _____
- c. Building height, measured from average finished grade to highest point _____
- d. Proposed exterior building:

	<u>Materials</u>	<u>Colors</u>
Roofing:	_____	_____
Siding:	_____	_____
Trim:	_____	_____
Windows:	_____	_____

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

19. Building Permits: List any building or grading permits related to this project that have been applied for and/or issued.

20. Signage:

- A Comprehensive Sign Plan been submitted that identifies:
 - a. Number of signs
 - b. Total sign square footage
 - c. Sign style (wall sign, monument, free-standing)
 - d. Sign lighting
 - e. Sign placement/location
 - f. Design, e.g., colors, materials, lettering style

21. Residential Projects

- a. Number of dwelling units:
 Single-family _____
 Multiple-family _____
- b. If multiple family or condominium project, number of dwelling units with:
 One Bedroom _____ Two Bedrooms _____
 Three Bedrooms _____ Four or More Bedrooms _____
- c. Does this project include a conversion of residential real property to a condominium project? yes no

 If yes, have you provided tenant notice pursuant to Sec. 66427.4 of the Subdivision Map Act, and attached a report on the impact to tenants are required by Sec. 66427.4?
 yes no

 If yes, you must provide verification of such notice.
 Is that documentation attached? yes no

.....
I understand that failure to provide a complete and accurate response to all questions on this form may deem this application incomplete and may result in project processing delays.

Signature of () Property Owner(s) or () Authorized Representative that completed this document:

_____ Date: _____