



C O U N T Y O F N E V A D A
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT

950 MAID U A V E N U E, S U I T E 17 0, N E V A D A C I T Y, C A 95959-8 61 7
 (530) 265- 12 2 2 FAX (530) 265-8 79 4 www.m y r i e v a d a c o u n t y. c o m

NEVADA COUNTY
BUILDING DEPARTMENT POLICY

Subject:	Limits of minor fill which does not require compaction testing	Policy #:	BD-CSC-20-001
Original Policy:	April 9 th , 2020	Last Revised:	May 4 th , 2023

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1. Purpose:

The purpose of this policy is to establish criteria for placement of minor fill which does not require compaction testing.

Note: This policy shall not apply to roadways or any work within the County right-of-way.

2. Policy

It is the policy of the Building Department to protect and assist the community during the construction and development of property to achieve an acceptable and safe living environment for the citizens of the County. The County recognizes that it is appropriate to allow certain amounts of soil to be placed without compaction testing based on the relative risk to current and future property improvements.

3. Definitions:

Buildable area: An area intended to support structures, roads, or any other development.

Minor Fill:

Grading projects that meet the following requirements:

- Maximum fill volume of 500 cubic yards
- Maximum existing slopes of 5:1
- Maximum finished fill slope of 3:1
- Maximum depth of 5'
- Setback to existing and proposed structures shall be twice the building height

- At least 100' from the high-water mark of perennial streams and/or watercourses or as designated in Title III, Chapter II of the Nevada County Land Use and Development Code
- At least 50' from the high-water mark of intermittent water courses or as designated in Title III, Chapter II of the Nevada County Land Use and Development Code
- At least 100' from all wetland and riparian areas or as designated in Title III, Chapter II of the Nevada County Land Use and Development Code
- At least 100' from the canal water surface on the uphill side of a canal; and within 20' of the water surface on the downhill side of a canal or as designated in Title III, Chapter II of the Nevada County Land Use and Development Code

Explanatory Note.

Excerpt from Nevada County Grading Ordinance

*L-V 13.10 (A) 3. Compaction to a minimum of 90 percent of maximum density (per ASTM D1557) need not be provided for **minor fills** not intended as a buildable area. Lots with non-engineered fills or fills not compacted in compliance with Sec. L-V 13.10 (D) shall be documented. Future development on the lots shall require a qualified person to determine whether the proposed work is not within the fill area or can adequately be built in the fill area.*

4. Procedures:

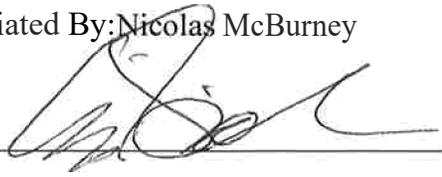
- Plan Submittal and Documentation
 - 1) An engineered grading plan shall be submitted per section L-V 13.6 (D) of the Nevada County Land Use and Development Code.
 - 2) If minor fill is proposed, the location shall be clearly indicated on the grading plan. Existing and proposed topography, cross-sections, drainage and erosion and sediment control measures shall be detailed. Minor Fill shall not be placed directly adjacent to engineered fill.
 - 3) A notice shall be recorded on the parcel deed indicating that minor fill is present on the parcel and shall reference the associated grading permit number. This recordation shall be revocable only by gaining approval from the Nevada County Building Department.
 - 4) A notice shall be added to the parcel record in the Accela land use permitting software indicating that uncompacted fill is present on the parcel.
- Placement requirements
 - 1) Burying of tree stumps and vegetation is prohibited. Vegetation shall be grubbed/removed from the area.
 - 2) All erosion and sediment control measures shall be in place prior to Minor Fill placement.
 - 3) Minor Fill shall be hydroseeded prior to October 15th.
 - 4) A pre-grading inspection shall be conducted prior to placement of Minor Fill.
- As-Built Minor Grading Projects
 - 1) As-built grading may be documented as meeting the requirements of minor fill. An engineered grading plan is required to document the original and finished slope grades, depth and quantity of fill. Designation as a minor fill site removes the requirement for 90% compaction of fill placed without permits. The Building Official may require a geotechnical report in accordance with the California Building Code if soil conditions onsite are unknown by the California Licensed Engineer.

5. Policy Interpretation:

The Director of Building and/or approved Building Department designee shall have the authority for the interpretation of this policy.

Policy Initiated By: Nicolas McBurney

Approved: _____



Date: _____

5/21/20

Craig Griesbach
Director of Building