

LAND USE APPLICATION

Please print or type in black ink

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

- Tentative Map, Use Permit, Development Permit, Administrative Dev. Permit, Boundary Line Adjustment, Other (specify):, Ordinance Amendment, Zone Change, General Plan Amendment, Variance, Setback Easement, Certificate of Compliance, Voluntary Merger, Home Business, Temporary Commercial Permit, Management Plan

PROJECT DESCRIPTION: Installation of Cellular antennas enclosed in stealth "Chimney" Structures on the roof. In addition to equipment cabinets installed inside existing suite on the Second Floor.

Assessor's Parcel No(s): 05-397-01-000

Applicant Name(s): Verizon Wireless C/O Epic Wireless C/O Mark Lobaugh

Applicant Mailing Address: 8700 Auburn Folsom Rd, Granite Bay, CA 95746

Telephone #: () 916-203-4067 E-Mail: mark.lobaugh@epicwireless.net FAX#: 916-781-5927

Property Owners Full Names: 109 North pine Street Commercial Condominium Owners Associations

Property Owner Mailing Address: 109 North Pine Street, Nevada City, CA 95959

Telephone #: () 530-265-6972 E-Mail: FAX#:

Name of Representative (if applicable): Gary N. Tintle- Managing Member

Address of Representative: 109 North Pine Street, Nevada City, CA 95959

Telephone #: () 530-265-6972 E-Mail: FAX#:

Site address(es): 109 North Pine Street, Nevada City Acreage(s): 0.98 Acres

Water Source: NA Method of Sewage Disposal: NA

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 (X) Authorized Representative*

Please see attached LOA Date: 12/2/15

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

**CITY 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:
Installation of Cellular antennas enclosed in stealth "Chimney" Structures on the roof, designed

to match existing building. In addition to equipment cabinets installed inside existing suite on the Second Floor.

- 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:*

NO

- 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:*

Existing building.

- b. Describe existing on-site land uses:

Government use- Nevada County Courthouse Probation building.

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

Offices, retail and residential that is about 150' from the proposed site.

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

No loss of open space, adding a rooftop Chimney to an existing building

- 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?
 NA

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: } NA
- 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.

None

- 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:

NA

- 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.

NA

- 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).

~~50 hp diesel generator - exempt due to engine displacement size.~~

NATURAL GAS GENERATOR

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>
_____	_____	_____	_____
_____	_____	_____	_____

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?

NA

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? NA

h. Describe how this project provides for pedestrian needs, pursuant to Sec. L-II 4.1.8 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:

NA

i. Describe how this project will provide transportation alternatives pursuant to Sec. L-II 4.1.9 and General Plan Policy RD-4.3.1, including:

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

- 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.

NA

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

NA

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

N/A

7. **Biological Resources:**

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

NA

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

- 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:

~~220 GAL DIESEL GENERATOR FUEL TANK.~~
NATURAL GAS GENERATOR.

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?

~~220 GAL DIESEL FUEL TANK~~ NO

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.

NOISE

- 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.

GENERATOR TESTED 15 MINUTES ONCE A MONTH.

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? NA
c. How many EDU's are required for the proposed use? NA
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? NA
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: TBD

Electricity: PGE

Gas (propane or natural gas) FOR GENERATOR

High speed internet service: _____

- b. Will this project require the extension of service for any energy source?

yes ___ no *If yes, describe:*

NATURAL GAS FOR EMERGENCY BACKUP GENERATOR.

- 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 EC-8.6.1, EC-8.6.4 & 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 **NA**

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.

NA

Development project information (not applicable to Tentative Maps)

17. **Proposed use:**

- a. Proposed use/occupancy type: U UNMANNED
- b. Building type & hazard classification: NA
- c. Days & hours of operation: 24/7
- d. Total number of employees: 0
- e. Describe any outdoor activity proposed, including area square footage:
NA

f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

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

EXISTING STRUCTURE

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

NONE

20. **Signage:**

___ A Comprehensive Sign Plan been submitted that identifies:

NA

- ___ 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 _____

NA

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:

Ymar Lopez

Date: 12/2/15

LOA ALSO PREVIOUSLY SUBMITTED

**NEVADA CITY
HAZARDOUS MATERIALS / WASTE STATEMENT**

APN: 05-397-01-000

Property Owner: COUNTY OF NEVADA COUNTY

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.

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:
