

File No. _____
Date Rec. _____

Sierra County Planning Department
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CONDITIONAL USE PERMIT APPLICATION

The Sierra County Zoning Code requires Conditional Use Permits for certain uses of land, typically listed in each zoning district's ordinance as "conditional" which may be suitable only in specific locations or which may be suitable only if designed or situated on the site in a certain manner that minimizes potential impacts to neighbors and the environment. The purpose of the Conditional Use Permit is to allow careful analysis and public disclosure of the proposed project description and requested entitlement by the County, which has the discretionary authority to approve, approve with conditions, or deny the application.

There are two different categories of Conditional Use Permits.

1. A Special Use Permit, which is processed administratively, includes: travel trailers, mobile homes and commercial coaches used as temporary dwellings in certain limited circumstances, or for temporary storage or commercial uses (ref., SCC §12.12.040).
2. All other conditional uses are regular Conditional Use Permits, approved by the Planning Commission (ref., SCC §20.05.140 through §20.05.200).

A Conditional Use Permit Application may be processed only after a preliminary environmental review has been completed in accordance with the Sierra County Code and the California Environmental Quality Act (CEQA). The size, scope and location of the project will determine the extent of the information the applicant is required to provide regarding the environmental impacts of the project. The greater the detail that is provided in the project description and supporting documents, the easier (and, generally, *quicker*) planning staff will be able to process the application and get the project to a public hearing for final determination. The applicant is encouraged to discuss the proposal with a member of the Sierra County Planning Department staff.

APPLICANT: _____ PHONE: _____

E-MAIL: _____

ADDRESS: _____

STATUS OF APPLICANT'S INTEREST IN PROPERTY: _____

OWNER/s: _____ PHONE: _____

ADDRESS: _____

GENERAL PLAN DESIGNATION: _____

ZONING DISTRICT: _____

ASSESSOR PARCEL NUMBER/S: _____

LEGAL DESCRIPTION OF ALL PROPERTY INVOLVED (include location map): _____

PROJECT DESCRIPTION. Fully explain conditional use requested (attach separate pages, photos, maps, etc. if necessary; also reference Sierra County Code section authorizing proposed conditional use):

UTILITY SERVICE PROVIDERS:

Telephone Company: _____ **Electric Company:** _____
Water Company: _____ **Fire Dept.:** _____

A **PLOT PLAN** and other supporting documentation (maps, pictures, etc. as needed) must be submitted with the application showing the following information and be sufficiently detailed to clearly illustrate existing conditions, as well as the nature of the proposed development and/or Conditional use requested. At a minimum, the plot plan must illustrate:

1. Property boundary lines, easements, and accurate setback distances from each.
2. Site plan showing locations of all existing and proposed structures, roads, parking facilities, fire suppression systems, utilities, well and septic disposal areas on premises, and on adjacent properties (within 100 feet).
3. All water features, drainages, and wet meadow areas; as well as steep slopes and other physical constraints that may potentially impact development of property. Include setback distances from each (existing and proposed).
4. Scenic Corridor or other zoning overlay district boundaries; designated “Conditional Treatment Areas” identified in the Sierra County General Plan; and FEMA mapped 100-year floodplain boundary, if applicable.
5. Elevations of proposed buildings, alterations, grading, or improvements in detail.

The plot plan does not have to be prepared by a licensed surveyor; however it should be legibly drawn and accurate with scale, north arrow, property boundaries and legal access clearly indicated. Both the project description and plot plan should be of sufficient detail to clearly demonstrate both existing (physical) conditions, and any proposed changes or uses that are the subject of this Conditional Use Permit.

LEGAL FINDINGS. The applicant must present statements of fact (“findings”) to the Planning Commission with clear written evidence supporting the following legal standards. The finding contained in Sierra County Code (SCC) Section 12.08.190 pertaining to compliance with the California Environmental Quality Act (CEQA) will be addressed by Planning Department staff separately. The application may be denied action if the following information and sufficient written evidence is not presented with this application [Note: attach separate sheets if necessary]:

1. ***The proposed use is consistent with all applicable provisions of the Sierra County Code, including the Sierra County Zoning Code. [ref. SCC Chapter 15.12.010 - 15.12.340]***

EVIDENCE:

2. ***The proposed use is consistent with applicable policies and requirements of the Sierra County General Plan, and any applicable community plan or specific plan, and any specific findings required by any of these plans are made. [ref. SCC 20.05.150(A)2]***

EVIDENCE:

3. ***The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the county; except that a proposed use may be approved contrary to this finding where the granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings. [ref. SCC 20.05.150(A)3]***

EVIDENCE:

4. **The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.**
[ref. SCC 20.05.150(A)4]

EVIDENCE:

5. **In a TPZ zone district, the establishment, maintenance and operation of the proposed use or building will not significantly detract from the use of the property for, or inhibit the growing and harvesting of timber.** [ref. SCC 20.05.150(A)5]

Not applicable

EVIDENCE:

6. **Any specific findings as required by the applicable Zoning Ordinance/s.**
[ref. SCC 20.05.150(A)6]

EVIDENCE:

7. **The proposed use is consistent with, replaces or appropriately modifies any prior established relevant conditions of a previous entitlement, if applicable.**
[ref. SCC 20.05.150(A)8]

Not applicable

EVIDENCE:
