City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, JULY 16, 2020 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the City of Nevada City, City Council Members and Planning Commissioners may attend this meeting telephonically.

1. You are strongly encouraged to observe the public meeting live on PUBLIC TELEVISION CHANNEL 17, ONLINE AT THE CITY'S WEBSITE WWW.NEVADACITYCA.GOV. or Nevada City Public Meetings-YouTube Channel or at HTTP://NEVCO.GRANICUS.COM/PLAYER/CAMERA/2?PUBLISH_ID=7

2. If you wish to make a comment, please submit your comment via email at NEVADACITY.OLSON@GMAIL.COM.

- ***Comments will be accepted at the email provided until 5pm the day before the meeting***
- ***PLEASE INCLUDE REFERENCE TO "7/16 PC Meeting" IN YOUR SUBJECT LINE.***
- ***For comments during the meeting subscribe to the City's youtube channel Nevada City Public Meetings and submit your public live comment during the meeting. Please limit to 200 words or less. Every effort will be made to read your comment into the record, but some comments may not be read due to time constraints.***

3. In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at (530) 265-2496 x133. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance.

The City of Nevada City thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Josie Andrews, Vice-Chair Jason Rainey Commissioners, Peter Van Zant, Stuart Lauters, and David Bohegian

APPROVAL OF ACTION MINUTES

1. June 25, 2020 Special Meeting

REORGANIZATION OF PLANNING COMMISSION

2. Outgoing planning commissioners and chair remarks

3. Swearing in and welcome new members of the Planning Commission: Laurie Oberholtzer and Nikaya Schwartz

4. Selection of Chair and Vice Chair to Service Fiscal Year 2020-2021

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

SIGN APPLICATION

5. 115 South Pine –Cosmic Roots Market

TREE REMOVAL

6. 225 Park Avenue- eight trees

ARCHITECTURAL REVEW

7. 426 Broad Street – Kosmos Spa, paint and fencing

CANNABIS BUSINESS APPLICATIONS

8. Searls Group – Enclose upper level porch for storage and office use

PUBLIC HEARING

9. 135 Argall Way – California Organics – Conditional Use Permit for a commercial back-up generator

10. Annexation 56 – Pre-zoning and General Plan Amendment for 32.5 acres at three distinct areas along Bourbon Hill Road and Gold Flat Road.

STAFF REQUESTED ITEMS

11. Sphere of Influence Draft EIR- Recommend comments to City Council

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects **– informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

715 Zion- Repaint building
King Hiram Lane – Bridge replacement (Woodbridge Apartments)
220 Nihell – Reroof
300 Boulder – Window Replacement
322 Jordan – Tree Removal
319 Park Avenue – rooftop solar

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – August 20, 2020

ADJOURNMENT

City of Nevada City

PLANNING COMMISSION ACTION MINUTES
SPECIAL MEETING
THURSDAY, JUNE 25, 2020 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

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- ***PLEASE INCLUDE REFERENCE TO "6/18 PC Meeting" IN YOUR SUBJECT LINE.***
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PLEDGE OF ALLEGIANCE

ROLL CALL Chair Josie Andrews, Vice-Chair Jason Rainey Commissioners, Peter Van Zant, Stuart Lauters, and David Bohegian

APPROVAL OF ACTION MINUTES

1. June 25, 2020 Special Meeting

To Agenda

Motion by Van Zant to approve minutes with two corrections: 1) to reflect the correct meeting date of June 18, 2020, and 3) item 3 should reflect commissioner Lauters' "noe" vote.

Second by Rainey

Vote: 5 ayes, 0 noes, motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

SIGN APPLICATION
none

TREE REMOVAL
none

ARCHITECTURAL REVEW
none

PUBLIC HEARING

2. Consideration of an ordinance amending the Nevada City Municipal Code, Zoning Title 17, chapter 17.72 to amend regulations pertaining to Accessory Dwelling Units in compliance with state law

Motion by Bohegian to recommend that the City Council adopt Ordinance 2020-XX, amending Sections 17.72.026(B)(2.b), 17.72.027(A)(2.b), and 17.72.026(F) of the Nevada City Municipal Code, in order to make City regulations consistent with applicable California law regarding secondary dwelling units and allow reasonable development of such units.

Seconded by Van Zant

Vote: 5 ayes, 0 noes, motion carries

CANNABIS BUSINESS APPLICATIONS

3. Searls Group, LLC- amendment to add business principal

Motion by Lauters to approve the amended application as presented to authorize the principal management structure change of Searls Group, LLC, of an existing cannabis manufacturing and distribution operation at 569 Searls Avenue, suite C, as previously authorized subject to the previously approved Conditions of Approval, attached, making the findings a & b in the staff report.

Seconded by Van Zant

Vote: 5 ayes, 0 noes, motion carries

CORRESPONDENCE:

ANNOUNCEMENTS:

Next Regular Meeting – July 16, 2020

ADJOURNMENT

Motion by Lauters to adjourn at 1:51 PM

Seconded by Bohegian

Vote: 5 ayes, 0 noes, motion carries

To Agenda

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: July 16, 2020

RE: Historical District Sign Application;115 South Pine Street – Cosmic Roots Market – Retail Food

ATTACHMENT: 1) Application for Historic District Sign
2) Sign exhibit

ACTION REQUESTED:

1) Approve new exterior signage for the 'Cosmic Roots Market' Retail Food Store

APPLICATIONS: The tenant of the building, Ellen Olson is requesting approval requesting approval for a sign for her retail food market called "Cosmic Roots Market." The building is located at 115 South pine Street and is owned by Carl Novak. The new sign will hang from the existing pole in the same manner as the prior "Harmony Ridge Market" sign. The pole was initially approved by the Planning Commission at the July 21, 2011 meeting as part of a previous tenant's sign proposal. The purpose of the new sign is to update it with the new market name. Paint colors have been selected from the Benjamin Moore historical color palette. The sign is just a tad over the 24 square foot standard for historical district signs so I will leave it to the commission to determine if this constitutes substantial compliance or to add a condition to reduce the overall size. Sign details are as follows:

Post Signage details:

Sign Material	Wood-framed plywood, painted and stained
Sides	Two-Sided
Dimensions/Area	52.25" (4.35') x 33.25" (2.77') = 24.13 sq. ft.
Graphic	None
Border	Gold line
Colors	Black (HC-190), background with lettering in Stuart Gold (HC-10), and Monterey White (HC-27)
Font	"classic serif lettering" and "cursive" per application

REGULATORY CONSIDERATION:

17.68.080- Signs—Requirements and Restrictions (in the Historical District): No sign shall be placed, erected, altered or relocated on any property within the historical district unless such sign is, as to its exterior appearance, compatible with the Mother Lode type of architecture, and unless it complies with all of the following requirements:

- No sign shall be allowed except a sign, which identifies or advertises the business conducted on the premises.
- Each sign shall be affixed to a building, except that where the building is set back from the street to such extent that a sign affixed to the building would not be within reasonable view from the street, then a sign need not be so affixed, but may be located in some other manner as the planning commission shall approve.
- No single sign shall exceed twenty-four square feet in area
- The aggregate area of all signs of any one business entity shall not exceed twenty-four square feet; provided, however, that a single business entity having public customer entrances on two or more sides of a building may treat each such side as a separate entity.

RECOMMENDED ACTION: In order to approve this application the following finding must be made:

A. That the exterior appearance of the proposed signage is consistent with the Mother Lode type of architecture (17.68.080).

CONDITIONS OF APPROVAL

1. No neon is permitted.
2. No banners are permitted.
3. Owner authorization shall be submitted to City Planner prior to work.
4. The sign shall be located at least 8 feet from the sidewalk to the bottom of the sign.
5. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

OFFICE USE ONLY
Filing Fees
Chk Cash
Bus. Lic.

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

APPLICATION FOR HISTORICAL DISTRICT SIGN

Applicant

Cosmic Roots Market LLC
Name
115 S Pine St
Address
Nevada City, CA
City, State
(530) 913-5401
Phone
Ellen Olson
***Owner's name** if different from above*

Check all that apply:
☐ Erect a new sign
☐ Alter an existing sign
☐ Relocate a sign

Supporting data must be attached for new signs & alterations:
- *Colored rendering of proposed sign*
- *Color chips*
- *Material specs*

Address of property where sign is proposed: 115 S Pine St

NAME OF BUSINESS Cosmic Roots Market LLC

SIZE: DIMENSIONS OF SIGN: 52.25″ X 33.25″ (two sided) Total Square Footage: **24sf**
Double Sided? (Yes) (No) (Both sides are counted)
If irregular in shape, providing sketch indicating the area of the smallest rectangle which can wholly contain the sign and provide dimensions. See example provided on Sign Application Checklist.

LOCATION Please indicate proposed location on building: (Also provide photograph indicating location)
There is an existing sign pole that housed the previous tenant's sign, see attached

Materials of sign High quality plywood, weather resistant frame such as redwood, painted with high quality paint & stain

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)
HC-10 Stuart Gold
HC-190 black
HC-27 Monterey white

Lettering Style, Name: minion pro- serif font, al fresco- cursive
Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture
Classic serif lettering was used during the era of Mother Lode style architecture, and the cursive was chosen for contrast in a style that was non-modern and had a "hand feel" to it.

How many business entrances are there on the building? 3 How many businesses now occupy the building? 1

CODE COMPLIANCE:
APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING: (Please check the following boxes to indicate the applicant understands and acknowledges the Historical District Sign Standards) By signing the following, the applicant agrees to adhere to these standards and any deviation will result in code enforcement procedures from the City, which could result in a fine and/or revocation of the sign approval.

(X) No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)
(X) Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)
(X) Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)
(X) Signs shall be lighted only at such times as the premises are open for business, and after business hours, all illumination shall be indirect. (Section 17.80.190G)
(X) Banners and Flags are not permitted to hang from buildings (Municipal Code Section 8.04.020D)

I am the owner or authorized agent for the subject property. June, 2020

Signature *Date*

To Agenda

STREET SIDE SIGN
TO HANG ON EXISTING SIGN POST
HANGS APPROX 9' ABOVE SIDEWALK
BROWN REPRESENTS WOODEN FRAME

To Agenda

Photo of existing bracket/ sign post to be used for Sign 1: Framed Sign
Proposed signage to hang will allow for at least 8' clearance above sidewalk

To Agenda

Brackets for Sign 1: Framed Sign

Brackets:
2 Gavanized threaded eye bolts with bolt and washer to insert into existing hanging bracket
2 Galvanized eye bolts to be inserted in the top of the framed sign
4 zink plated S hooks, crimped shut, to suspend hanging sign between eye bolt in the bracket and eye bolts in the sign itself

33.25

52.25"

Made from high quality plywood primed and painted with high quality exterior grade paint, framed in weather resistant wood such as redwood and sealed with exterior grade varnish

NOTE: Brown represents wooden frame

A note about color:
For the framed sign I would like approval for several color options as client budget will dictate which one we use

The word "COSMIC", "Market" and the frame I would like approval for:
HC-10 Stuart Gold

Metallic Gold Paint

Gold Leaf

X2 to attache to current sign bracket, in existing holes 1/2" X3-1/4"

X2 to attache to framed sign, in drilled holes + wood glue 3/4" X 4- 1/2"

X4 Zinc plated S hooks, rated for 189 lbs. to suspend the framed sign between eye bolts and crimped shut

To Agenda

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: July 16, 2020

RE: Tree Removal Application – 225 Park Avenue

ATTACHMENTS:
1. Application
2. Photos
3. Site Plan
4. Migratory Bird Treaty Act handout

APPLICATION: Property owner, Theresa Tilly, at 225 Park Avenue is requesting removal of six Incense cedars, one English Walnut, and one Dogwood, for a total of eight trees between seven and 22 inches diameter on their 0.73 acre property. Reasons for removal are poor health and healthy forest management.

MITGATION CONSIDERATION: Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed. Mitigation replanting or seedling protection shall be provided with the intent to reflect the character of the site prior to tree removal.

Pursuant to Section 18.01.036 additional protection may consist of, but is not limited to, one (1) or more of the following:

- Modifications to existing structures, such as porches/decks or similar improvements;
- Pruning/trimming;
- Spraying for insects and disease;
- Special care and feeding;
- Method of tree removal.

ENVIRONMENTAL CONSIDERATION: This project may be considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alterations to Lands) for small projects that do not involve the removal of healthy, mature, and scenic trees, except for forestry and agricultural purposes.

RECOMMENDED MOTION

1. In <u>approving</u> the Tree Removal application, as conditioned, located at 225 Park Avenue, Nevada City, CA, the Planning Commission finds:

    a. That the removal of the trees identified in the exhibits provided by the applicant <u>are</u> necessary for reasonable use of the property

RECOMMENDED CONDITIONS OF APPROVAL

1. The approval for the tree removal shall expire 180-days from the issuance of the permit.

2. It is the applicant's responsibility to obtain any necessary permits from applicable agencies that may include the CA Department of Fish and Wildlife, US Federal Emergency Management Agency (FEMA), CA Department of Forestry and Fire Protection (CDF)

3. Any tree work shall avoid impacts to nesting birds under the federal Migratory Bird Treaty Act

4. Any firm or person removing the trees shall obtain a business license from City Hall

Office Use Only	
Filing Fees	
Chk	Cash
Bus. Li e.	

CITY OF NEVADA CITY
PAID
JUL 08 2020
RCPT. AMT.

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbdh) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

NOTE: A $100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.

Street Address/Location 225 Park Ave NC APN #: 005-420-048-000

Owner/Representative: Phone #: 530-305-7156

Mailing Address: 225 Park Ave NC.

Email Address: tillytherusa@gmail.com

Company performing tree work Acton Aboriculture

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
1	22"	Eng. Walnut	Diseased - Cavity in trunk
1	7"	Dogwood	Diseased - Poor health
4	7"	Incense Cedars	Forest management. Too many small trees in this area provide ladder fuels.
1	9"	" "	
1	11"	" "	

Property Owner's Signature: [signature] Date: 7-7-2020

********** *Office Use Only* **********

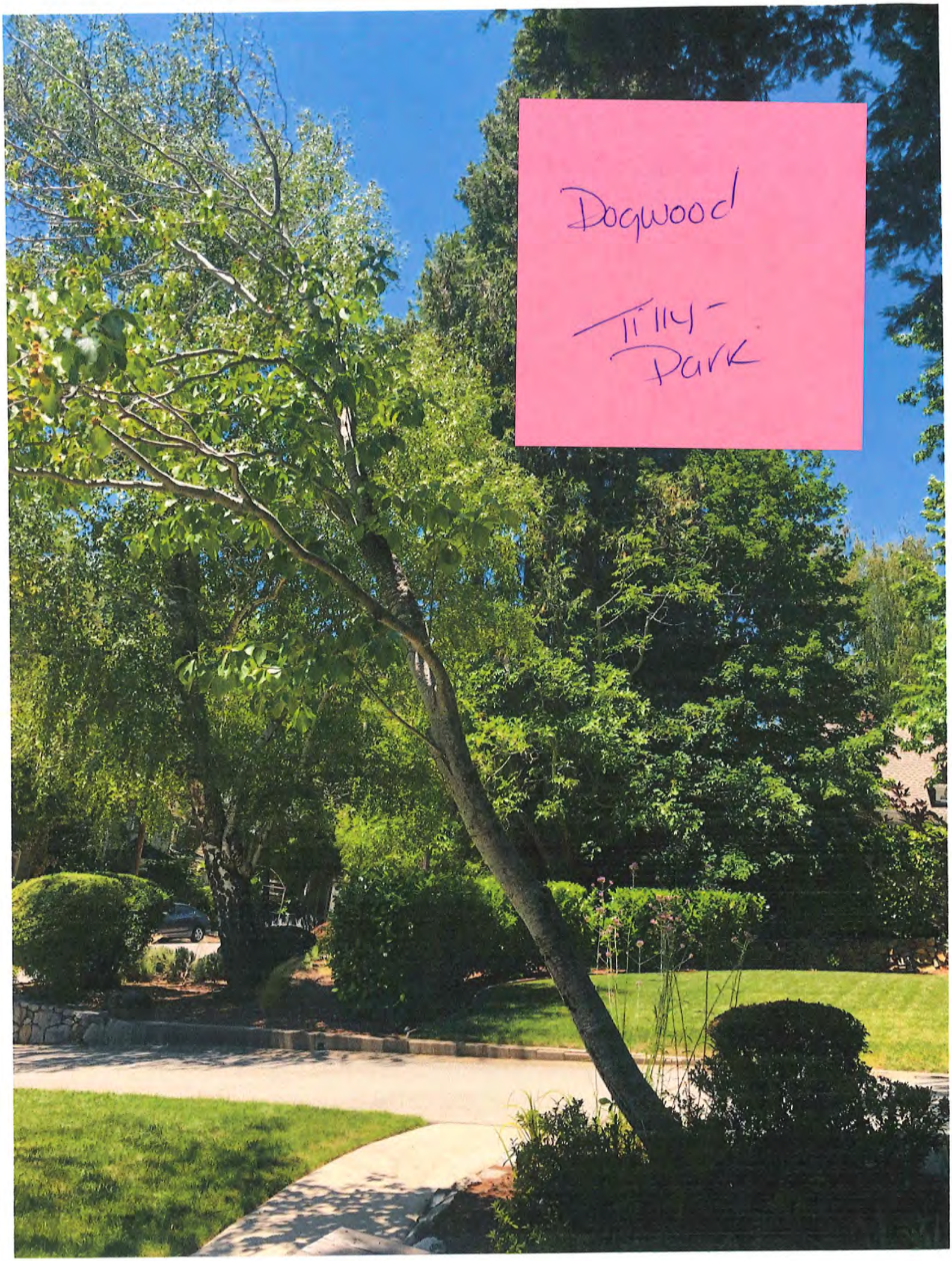
Permit Date: Expiration Date: Remarks

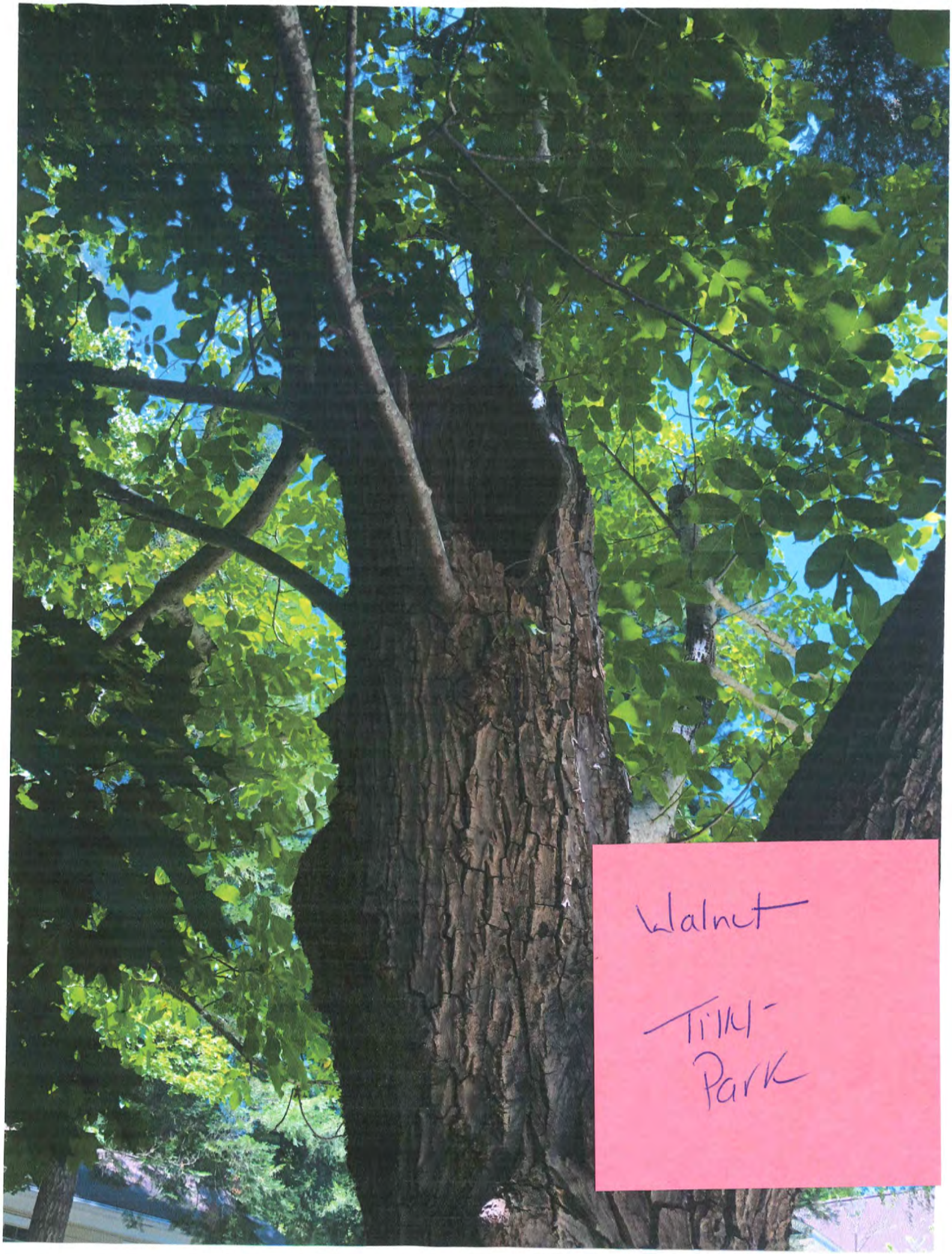
(Mitigation/Protection Measures):

Approved by:

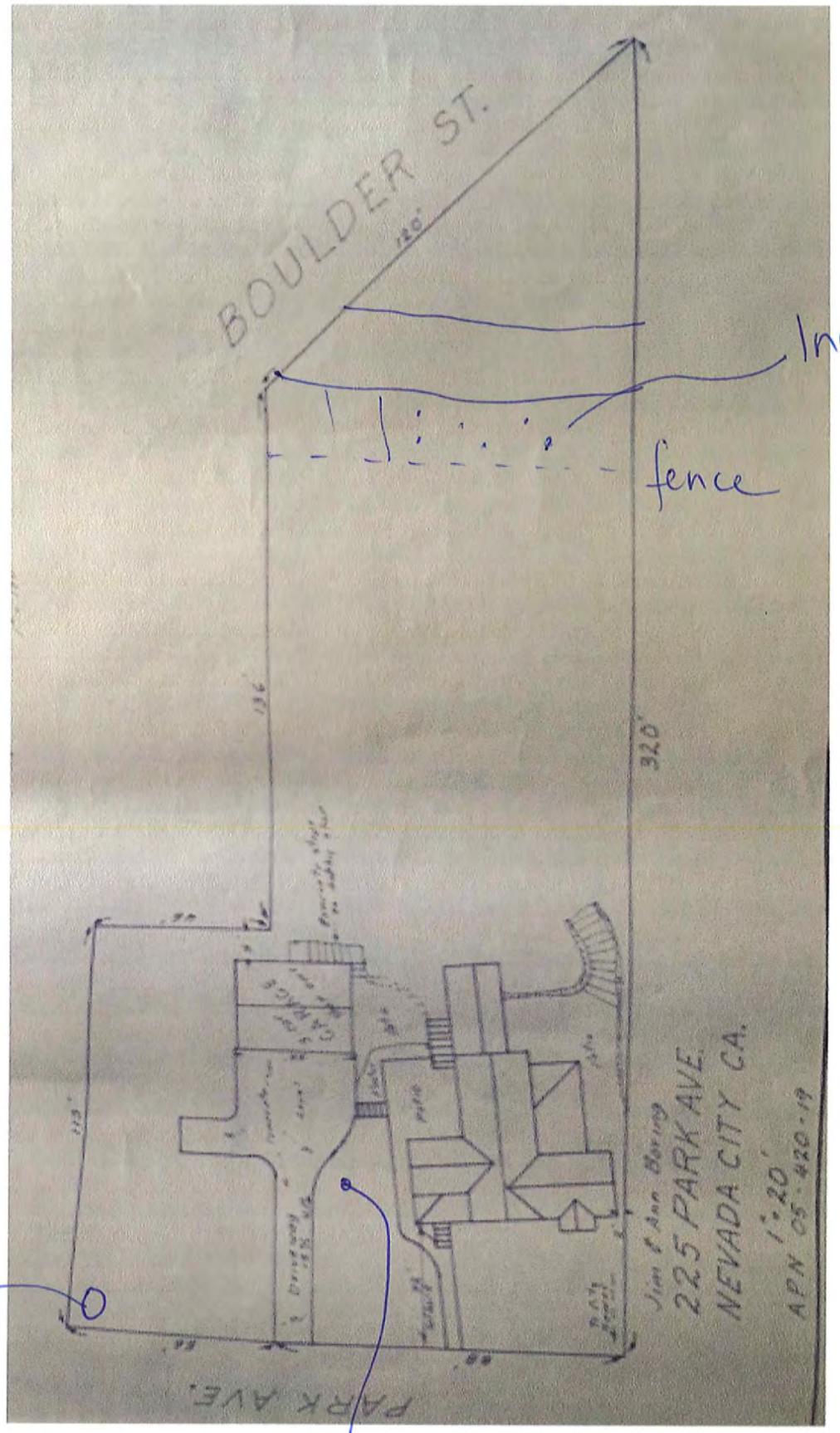
Name/Title	Date	Name/Title	Date

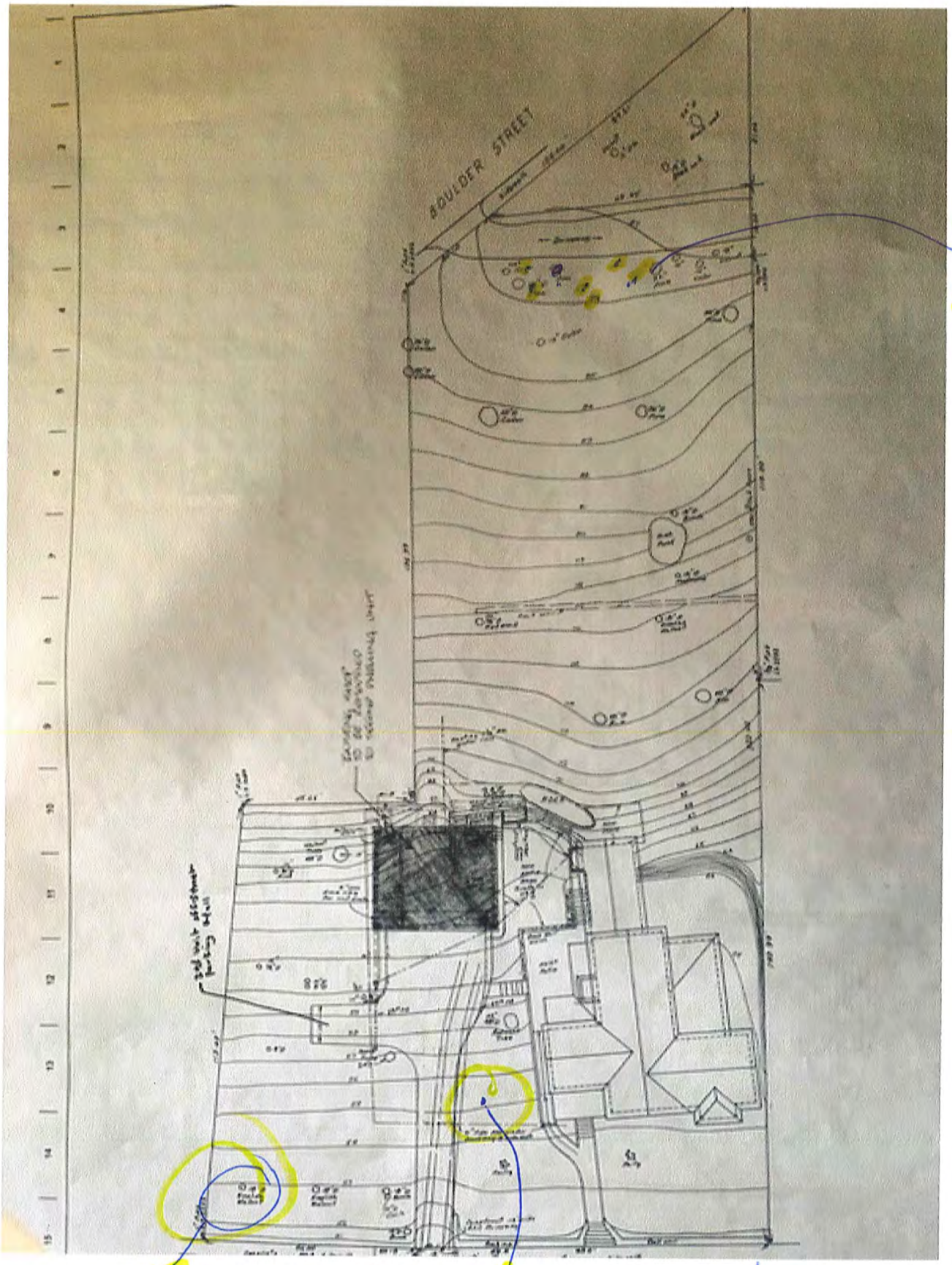
J/Forms/Planning/Tree Removal Application-Revised 7/20/07


Dogwood
Tilly-
Park


Walnut
Tilki-
Park

6 Small
Incense
Cedars.
Tilly -
Park


BOULDER ST.
120'
136'
320'
113'
PARK AVE.
Jim & Ann Boring
225 PARK AVE.
NEVADA CITY CA.
1"=20'
APN 05-420-19
Incense Cedars
fence
Walnut
Dogwood


BOULDER STREET
Cedars
Walnut
Dogwood

CSLB# 894296

WORK CONTRACT

Acton Arboriculture
P.O. Box 17
Grass Valley, CA 95945
(530) 272-8224
actonarboriculture@gmail.com
www.zenoacton.com

Client Name and Mailing Address:
Steve and Terri Tilly
225 Park Avenue
Nevada City, CA

Job Location & Contacts:
263-7263
stevet4055@gmail.com

Subject	Location	Service Description	Amount	
22" DBH English Walnut	Front Left w/ Cavity	Take down. (Permit required.)	$490	00
7" DBH Mountain Dogwood	Front, In Very Poor Health	Take down. (Permit required.)	$75	00
Liquidambar	Front Left	Prune for 10' of ground clearance.	$50	00
Norway Maple	Front Left	Prune out dead branches 2" in diameter		
		and larger. Prune up 10' off of ground.	$275	00
Coast Redwood	Front	Remove fractured branches and prune out		
		dead branches 2" in diameter and larger.		
		Prune for 10' of roof clearance.	$575	00
Douglas Fir x 2	Back	Remove fractured branches and prune out		
		dead branches 2" in diameter and larger.		
		Reduce over extended branches in the		
		lowest whorl. Inspect cable.	$1,150	00
		Install one span of 3/8" EHS steel cable in		
		the Western tree if the system is damaged.	$675	00
Incense Cedars x 6	North, Up Along Boulder	Take down. (Permit required. Four of the		
		trees are 7" DBH, one 9", & one 11".)	$575	00
Black Oak	North, Up Along Boulder	Prune out dead branches 4" in diameter		
		and larger and remove ivy from trunk and		
		adjacent rock.	$675	00

Clean-up: Included.
Wood: Remove.
Chips: Remove.

Stumps: Cut as low as possible.

Job Notes: Large tree work ahead signs.
Approximate Start and Completion Dates:
Payment Terms: Contract price due in full upon completion.

Contract Price $4,540 00

Down payment: No down payment is requested.
THE DOWNPAYMENT MAY NOT EXCEED $1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

Acton Arboriculture, Inc.: Dated: 6-15-20 By: Zeno Acton

Responsible Party: Dated: _____ By: _____

You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor, before any work may be started.

This contract price is good for one year from the date signed by the business representative.

All work shall be done in accordance with the American National Standards Institute Z133.1 Safety Standard and the A300 Standard for Tree Care Operations.

See pages 2-4 of this contract for consumer notices required by the CSLB.

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: July 16, 2020

RE: Architectural Review Application for Exterior Alteration and Site Plan amendment for Fencing Replacement at 426 Broad Street for Kosmos Spa (formerly Broad Street Bistro)

APPLICANT: Rachel Budde, business owner, and Jo Garst, project designer/architect

ATTACHMENTS:

1) Application for Architectural Review
2) Improvement Plans (includes fencing elevation)
3) Design inspiration photos, Renderings, paint scheme and fencing options for consideration
4) Material Specs
5) Design Guidelines, Section 6.9 Fencing

MULTIPLE ACTIONS REQUESTED:

1) Approve Architectural Review for a new colors palette for 426 Broad Street
2) Approve site plan amendment- replacement of existing fencing with new material

BACKGROUND: While the Assessor records do not indicate an exact date of construction, the subject property is depicted on the 1898 Sanborn Map, shown originally as a residence. City records indicate that the residence was converted to commercial use in 1985. At the November 21, 2019 meeting, the planning commission made a finding of zoning consistency for operation of a wellness spa within the General Business District. At that time, the applicant had been considering leasing tenant space at 217 Broad Street (within the National Hotel). However since that determination, the applicant was presented with the opportunity to purchase 426 Broad Street, also within the General Business zoning designation. Therefore, the finding of zoning consistency remains applicable to the subject property.

APPLICATIONS: The prospective owner of the building, Rachel Budde is requesting approval to replace two windows and the front door, add an entry arbor, and repaint the exterior of the building in hues of blue and charcoal and is also requesting approval for the replacement of the fencing. The applicant has provided several options for both the paint scheme and the fencing style, provided in attachment 3. Note that the renderings include potential signage design, though the applicant has indicated that a separate application for this feature will be made in the future. The planning commission may provide direction to the applicant regarding this feature.

Exterior Alteration (Architectural Review): The applicant is proposing a like for like replacement of the front window, though with window bars and frame consistent with the new paint scheme. The large west-facing window (facing the courtyard), is proposed to be replaced with a fixed glass picture window. The 1960's era door is proposed to be replaced with a door featuring a full-length window panel. Paint colors are proposed in hues of dark blue and charcoal and some options are

monochromatic while others feature a contrasting trim. The applicant has provided renderings of the various paint options, which staff has labeled A-C for ease of discussion during the meeting.

Because architectural review is applicable to all buildings and structures, defined as "anything constructed having location on the ground… but not including fences" the entrance arbor is subject to architectural review standards. This feature is located at the entry gate and features unpainted wood construction.

Fence Replacement (Site Plan Amendment): While fencing is not subject to architectural review because it is not considered a structure per the Municipal Code, fencing is a feature that may be evaluated in terms of a site plan element and guidance for fencing materials of iron, wood, brick, stone, etc are encouraged in Section 6.9 of the Design Guidelines. Pursuant to Section 17.88.010 of the City Municipal Code, the purpose of site plan review, which shall guide the commission in its action thereon, is to assure that the requirements of this title and the general plan are complied with in a manner that will not substantially depreciate property values in the vicinity, or unreasonably interfere with the lawful use and enjoyment of other properties in the vicinity, or endanger the public health, safety and welfare.

Fencing is intended to provide privacy to spa patrons and is therefore proposed to be 5-feet, 6.5 inches high in front of the main patio and just under 3-feet, 6 inches high in front of the entrance. Pursuant to Section 17.80.150 fencing over three feet, six inches in height shall conform to the minimum setback requirements. However, in the General Business zoning district there are no setbacks unless a property abuts a residential zone. The fencing will be installed on an existing elevated patio so that it's effect from the adjacent sidewalk is that it is varying degrees taller than the fencing material itself based on the sloping height of the patio. The Design Guidelines for fencing provide recommended "Tips on Measuring Fences," which staff has attached for the commission's consideration.

RECOMMENDED MOTIONS:

I. The Planning Commission, acting as the Architectural Review Committee, approves the Architectural Review application for the proposed exterior alterations (window, door replacement, arbor entrance, paint scheme) at 426 Broad Street, subject to conditions of approval or as may be modified at the public hearing, pursuant to Section 17.68.070 of the City Municipal Code making findings a and b:

   a. That the proposed railing style is generally compatible with Mother Lode style Architecture and with the Historical District

   b. That the proposed structure is compatible with the context of the surrounding neighborhood

II. The Planning Commission approves the amended Site Plan feature (fence replacement), subject to Conditions of Approval as may be modified at the public meeting, pursuant to Section 17.88.010 of the City Municipal Code, making finding a:

   a. That the overall site plan has been appropriately conditioned in a manner that complies with the requirements of the Zoning Code (Title 17 of the City Municipal Code) and the General Plan and will not substantially depreciate property values in

the vicinity, or unreasonably interfere with the lawful use and enjoyment of other properties in the vicinity, or endanger the public health, safety, and welfare.

RECOMMENDED CONIDTIONS OF APPROVAL:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit one digital copy of plans OR three sets of plans to Nevada City Planning Department, along with a filing fee of $100 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.

2. Material selections, colors, and all proposed work shall substantially comply with the exhibits presented and approved by the Planning Commission.

3. Building tenant shall provide a statement of authorization to the City Planner from the building owner, authorizing the proposed improvements *(note: applicant is currently in escrow to purchase the property)*

4. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

OFFICE USE ONLY
Filing Fees
Chk ☐ Cash ☐
Bus. Lic.

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Rachel Budde
Name

220 Nevada St
Address

Nevada City, CA
City, State

6463382228
Phone

fatandthemoon@gmail.com
email address

Check all that apply:

- ☐ A New Building
- ☑ Changes to Existing
- ☑ In the Historic District
- ☐ Other (Describe)

Number of existing units 1

Year of original construction _____

Supporting data must be attached:

- *Color chips*
- *Material specs, i.e. roofing, windows, etc.*
- *Elevations/Site plans*

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

426 Broad Street
Street Address

005-120-052
Assessor's Parcel Number

Nearest cross street Mill Street

New floor area proposed 1,414 S.F.

Briefly describe proposed project:

Tenant improvement for existing building. Scope of work includes: revising fencing along sidewalk, replacing (4) windows and front door, painting exterior, removing and replacing some interior non-load bearing walls, and adding ADA ramp to rear entry.

Number of dwelling units on property 0

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- ☐ Foundation replacement
- ☐ Siding replacement - ☐ All siding or ☐ Repairs over _____%
- ☐ Roof replacement
- ☐ Use of metal framed windows
- ☐ Removal of old materials. Describe: Removal of existing white picket fence

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature _____ Date 7/11/2020

----------***FOR OFFICE USE ONLY***----------

Approved by:

Signature _____ Date _____

Signature _____ Date _____

To Agenda

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? ☑ Yes ☐ No

Please explain how it is compatible

VOLUME AND MASSING

Lot Size 5,227 SF

Will the proposed building or changes	Yes	No
Have a larger floor plan than surrounding buildings?	☐	☑
Be taller than surrounding buildings?	☐	☑
Block views or sunshine from existing buildings?	☐	☑
Does the site plan provide a private yard area?	☐	☑

Discussion, if needed:

To Agenda

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: _____ Pitch: _____

Siding: _____

Windows: Jeld-wen wood clad windows

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

	Color brand, name, number
Roof: _____	_____
Trim: _____	_____
Accents: _____	_____
Railings/Decks: _____	_____

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

To Agenda

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

CHECKLIST FOR ARCHITECTURAL REVIEW APPLICATIONS

Digital Submittal

This packet contains filing forms and instructions for completing a digital architectural review application. Architectural review applications apply to:

1. New Construction – inside or outside of the Historical District
2. Alterations to buildings within Historical District
3. An addition of new floor area that is greater than 25% of the existing, conditioned living area of the residence.

The Planning Commission acts as the Architectural Review Committee for all applications for architectural changes to any buildings and structures, or the removal or demolition of any structures.

Please review the following ordinances which will provide the City's goals in preserving the character of Nevada City architecture in terms of historical value, site coverage and planning, as well as volume and massing, materials, color, general design and details. These ordinances also discuss the standards of architectural review within the Historical District and the definition of "Mother Lode Era" architecture. Even though a property is outside of the Historical District, City Ordinances provide standards for architectural review "in keeping within the context of the neighborhood."

1. ***Ordinance 90-01***
2. ***Ordinance 92-06***
2. ***Historical District Ordinance 338***
3 ***Nevada City Design Guidelines***

PROCESS: Once a complete application has been submitted, it will be scheduled for Planning Commission review. Some applications, such as new construction or major renovations, will require distribution by the City Planner to staff such as the City Engineer, Director of Public Works, Police Chief and the Fire Chief. This can take up to two or three weeks for their review and to provide comments and any conditions. **The City Planner will then schedule the application before the Planning Commission, who meets on 3rd Thursday of each month at 1:30 p.m. at City Hall.** The applicant or their representative MUST be present to discuss the application at this meeting. The applicant will receive a copy of the agenda and staff report prior to the meeting. Once approval has been obtained, a building permit can be obtained from the Nevada County Building Department. The Building Department will require 2 sets of plans that include two City staff signatures (usually City Planner and City Engineer).

Checklist for application submittal: Please include the following items as applicable:

☐ 1. Architectural Review application, signed by owner. If signed by a representative, include a letter of authorization from the property owner(s).

☐ 2. Project Description – please submit a written description of the work proposed.

☐ 3. Filing fee of **$200** if the construction is less than 25% of the original area of the existing home OR **$1,000** for new construction, or if the construction is greater than 25%

☐ 4. One digital copy of plans (additional hard copies may be requested at Planner's discretion) sent to the City Planner at amy.wolfson@nevadacityca.gov

☐ 5. Five color chips, to be distributed with Commissioner's packets (All commercial projects and residential projects in the Historical District)

☐ 6. Photograph(s) of structure or property or of property if vacant

☐ 7. All Material specifications, such as for windows, roofing, and siding

NOTE: SEE FOLLOWING PAGE REGARDING BACKFLOW PREVENTION DEVICE REQUIREMENT

To Agenda

☐ **8. Backflow Prevention Device: The City requires that with the issuance of ANY building permit, a backflow prevention device shall be installed on the sewer lateral from the City sewer main to the property. Attached is information on how to comply with the ordinance. If a backflow device is not installed on the property, one will be required PRIOR to the final issuance of any building permit.**

HOW TO COMPLY WITH CITY ORDINANCE REQUIRING BACKFLOW PREVENTION DEVICE

The City of Nevada City adopted Resolution 2005-12 on March 14, 2005 which requires that with the issuance of any building permit, a back-flow prevention device shall be installed on the sewer lateral from the City sewer main to the property. A back-flow prevention device is also required upon the sale of any parcel within the City (prior to the close of escrow or transfer).

The City contracts with the Nevada County Building Department for issuance of all building permits (construction, roofing, plumbing, etc.). At the time of building permit application, the building staff will ask if a backflow prevention device has been installed. If not known, the Inspector will check when inspecting the property. If one is not installed, the following process needs to be undertaken:

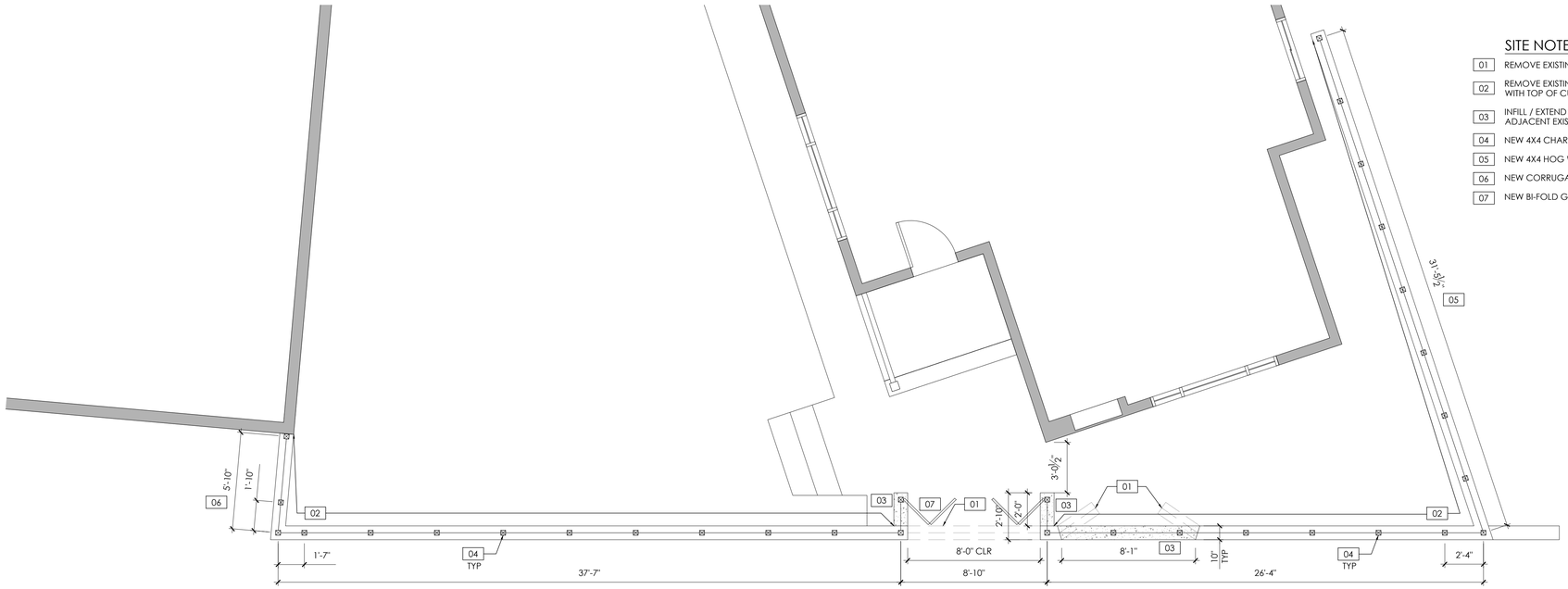
1. Contact City Hall Planning Department (530-265-2496 x130) to determine to if a back flow prevention permit is one file. If one is on file, a copy will be provided to applicant to give to County Building Department. If not please take the following steps:

2. A homeowner may install the backflow prevention device or hire a qualified professional. After installation, the homeowner must call for an inspection.

3. Call Nevada City Hall (530-265-2496). Ask for extension 148 (Public Works) and request an inspection, leaving the name, address and phone number to contact. An inspection will be scheduled.

4. After inspection, Public Works will complete a form for applicant to take back to the City Planning Department. A copy will be retained in the City address files.
   Building Permit can be issued by the County

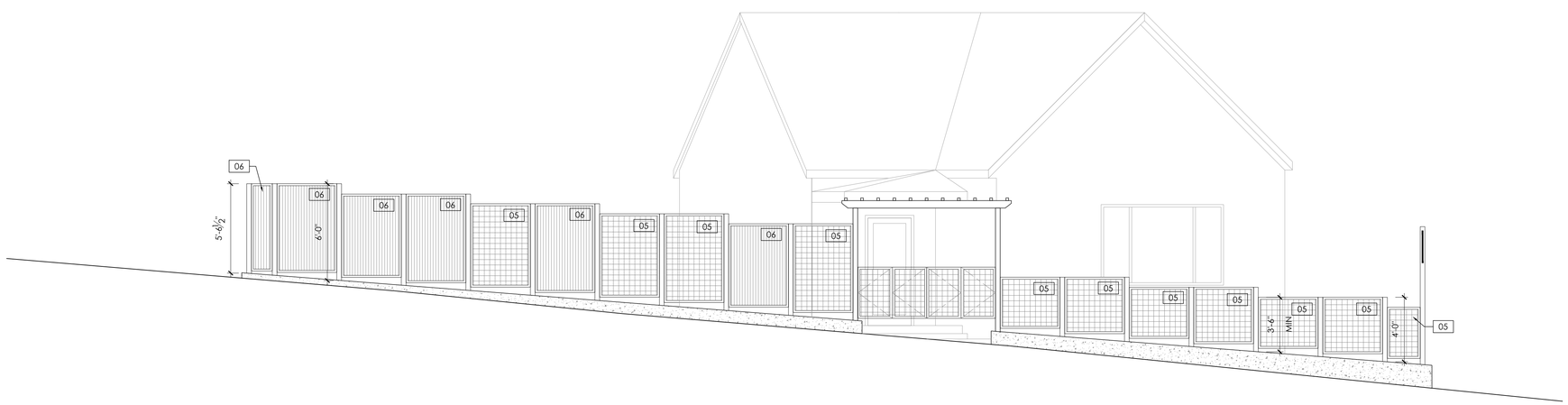
To Agenda



To Agenda

1 FENCE SITE PLAN

Scale: 1/4"=1'-0"



2 FENCE ELEVATION

Scale: 1/4"=1'-0"

SITE NOTES

01	REMOVE EXISTING CURB
02	REMOVE EXISTING FENCING AND GRIND STEEL POSTS TO BE FLUSH WITH TOP OF CURB
03	INFILL / EXTEND EXISTING OPENING IN CURB TOP TO BE FLUSH WITH ADJACENT EXISTING CURBS
04	NEW 4X4 CHARRED WOOD POSTS AT 4' O.C. U.O.N.
05	NEW 4X4 HOG WIRE PANELS BETWEEN POSTS
06	NEW CORRUGATED STEEL PANELS
07	NEW BI-FOLD GATE

PROJECT

KOSMOS KITCHEN

426 BROAD STREET
NEVADA CITY, CA 95959
APN: 005-120-052

OWNER

RACHEL BUDDE

CLIENT ADDRESS
CITY, STATE, ZIP
PHONE: 646.338.2228
EMAIL: FATANDTHEMOON@GMAIL.COM

ARCHITECT OF RECORD

JO GARST DESIGN

101 W. MCKNIGHT WAY, SUITE B, #178
GRASS VALLEY, CA 95949
PHONE: 612.237.7332
EMAIL: JOGARST@GMAIL.COM

STRUCTURAL/CIVIL ENGINEER

ENERGY CONSULTANT

FIRE PROTECTION ENGINEER

DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION

0 4' 8'
SCALE: 1/4" = 1'-0"

DRAWING TITLE:

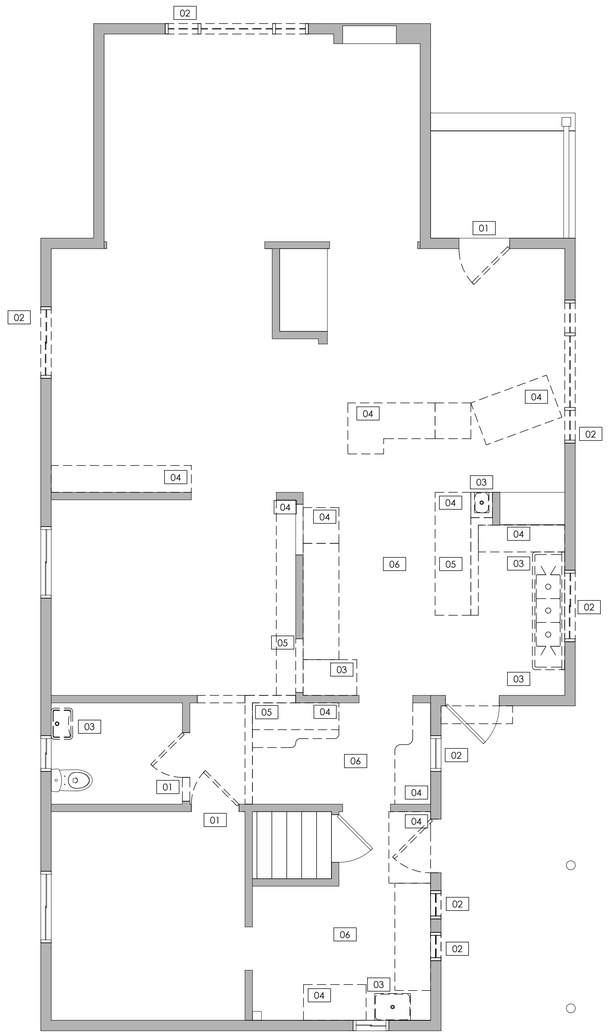
SITE PLAN AND FENCE ELEVATION

SEAL & SIGNATURE:

DATE:	7/5/2020
DRAWN BY:	JG
PAGE #:	

A-001

To Agenda

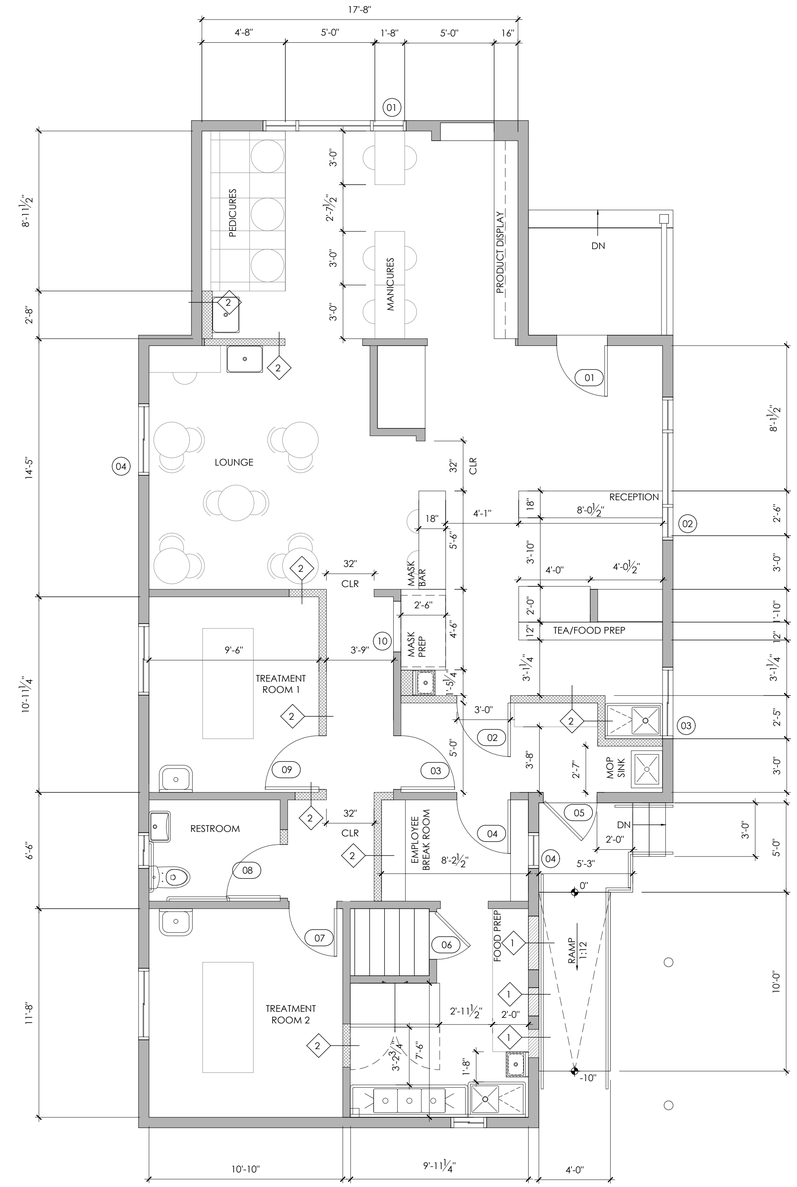


DEMO NOTES

01	REMOVE EXISTING DOOR AND DOOR FRAME. PREPARE OPENING FOR NEW DOOR AND FRAME
02	REMOVE EXISTING WINDOW. TRIM TO REMAIN WHEN POSSIBLE.
03	REMOVE EXISTING PLUMBING FIXTURE. SALVAGE AND STORE FOR RE-USE. CAP PLUMBING AS NECESSARY.
04	REMOVE EXISTING CASEWORK, CABINETRY AND/OR EQUIPMENT. PATCH AND PAINT DRYWALL AS NECESSARY.
05	REMOVE EXISTING WALL. PATCH AND PAINT FLOOR, CEILING AND WALLS AS NECESSARY.
06	REMOVE EXISTING FLOORING. PREPARE SUB-FLOORING FOR NEW FLOORING

1 DEMO PLAN

Scale: 1/4"=1'-0"



WALL TYPES

1 TYPICAL EXTERIOR WALL:

2X6 STUD WALL W/5½" BATT INSULATION (R-21), W/ ½"GWB INT AND WATER RESISTANT BARRIER, O/ ⅝" PLYWD SHEATHING, MATCH EXISTING SIDING

2 TYPICAL INTERIOR WALL:

2X4 WOOD STUDS W/ ½" GWB BOTH SIDES

2 PROPOSED FLOOR PLAN

Scale: 1/4"=1'-0"

PROJECT

KOSMOS KITCHEN

426 BROAD STREET
NEVADA CITY, CA 95959
APN: 005-120-052

OWNER

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STRUCTURAL/CIVIL ENGINEER

ENERGY CONSULTANT

FIRE PROTECTION ENGINEER

DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION

0 4' 8'
SCALE: 1/4" = 1'-0"

DRAWING TITLE:

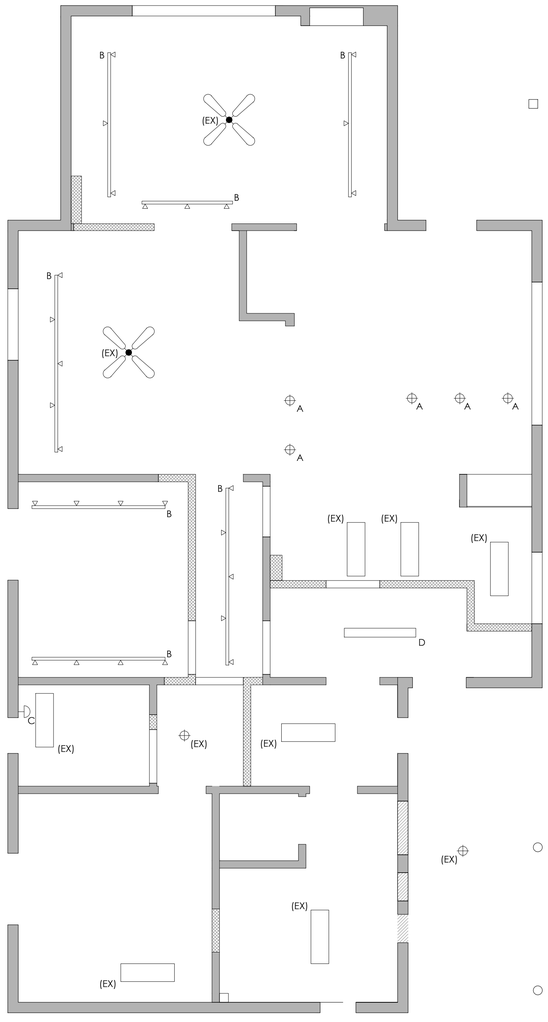
FLOOR PLANS

SEAL & SIGNATURE:

DATE:	6/15/2020
DRAWN BY:	JG
PAGE #:	

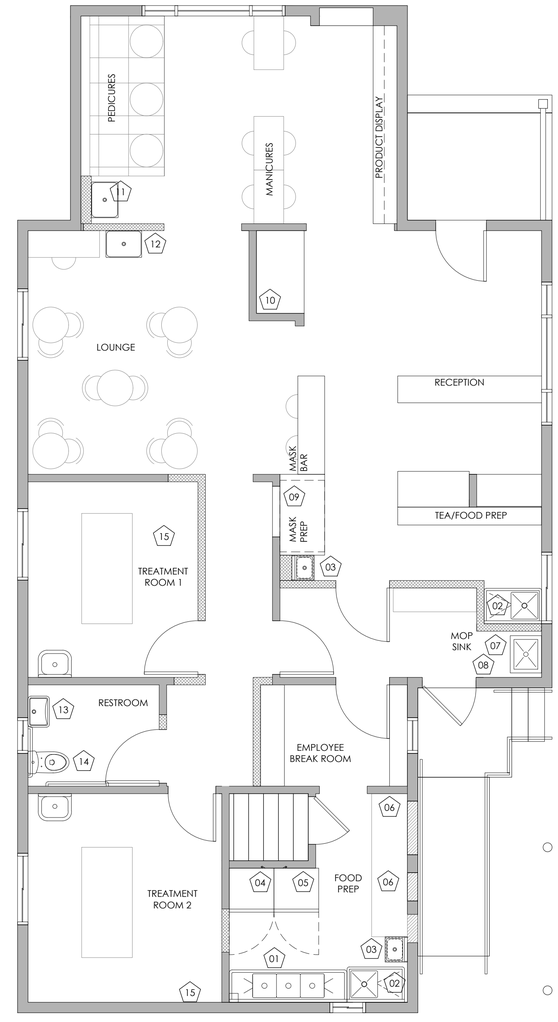
A-100

To Agenda



1 REFLECTED CEILING PLAN

Scale: 1/4"=1'-0"



2 EQUIPMENT PLAN

Scale: 1/4"=1'-0"

PROJECT

KOSMOS KITCHEN

426 BROAD STREET
NEVADA CITY, CA 95959
APN: 005-120-052

OWNER

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STRUCTURAL/CIVIL ENGINEER

ENERGY CONSULTANT

FIRE PROTECTION ENGINEER

DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION

0 4' 8'

SCALE: 1/4" = 1'-0"

DRAWING TITLE:

EQUIPMENT PLAN AND SCHEDULE AND REFLECTED CEILING PLAN

SEAL & SIGNATURE:

DATE: 6/15/2020

DRAWN BY: JG

PAGE #:

A-101

To Agenda

WINDOW SCHEDULE

NO	MATERIAL	FINISH	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
01a	VINYL		DBL HUNG	2'-0"	5'-0"	7'-6"	
01b	VINYL		PICTURE	4'-0"	5'-0"	7'-6"	
01c	VINYL		DBL HUNG	2'-0"	5'-0"	7'-6"	
02	VINYL		PICTURE	8'-0"	5'-0"	7'-6"	
03	VINYL		SLIDING	3'-0"	3'-0"	7'-3	
04	VINYL		SLIDER	4'-0"	4'-0"	7'-3"	

NOTE: VERIFY ALL MEASUREMENTS IN FIELD

DOOR SCHEDULE

NO	WIDTH		HEIGHT	DOOR	FRAME	TYPE	REMARKS
1	3'-0"	x	6'-8"	WOOD/GLASS	WOOD	LH HINGE	
2	3'-0"	x	6'-8"	WOOD	WOOD	LH HINGE	
3	3'-0"	x	6'-8"	WOOD	WOOD	RH HONGE	
4	3'-0"	x	6'-8"	WOOD	WOOD	LH HINGE	
5							EXISTING TO REMAIN
6							EXISTING TO REMAIN
7	3'-0"	x	6'-8"	WOOD	WOOD	LH HINGE	
8	3'-0"	x	6'-8"	WOOD	WOOD	LH HINGE	
9	3'-0"	x	6'-8"	WOOD	WOOD	LH HINGE	

EQUIPMENT/FIXTURE SCHEDULE

NO	TYPE	LOCATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	3-COMP SINK (79" TO BE VERIFIED)	FOOD PREP				EXISTING - RELOCATED
2	1-COMP SINK (38 1/2" W X 24" D)	FOOD PREP/ TEA PREP	ADVANCED TABCO	FC-1-1818-18	STAINLESS STEEL	
3	HAND SINK	FOOD PREP/ TEA PREP	REGENCY	600HS17SP	STAINLESS STEEL	
4	REACH-IN FREEZER	FOOD PREP				EXISTING - RELOCATED
5	REACH-IN REFRIGERATOR	FOOD PREP				EXISTING - RELOCATED
6	48" STAINLESS STEEL WORKTABLE	FOOD PREP	U-LINE	H-6910	STAINLESS STEEL	
7	MOP SINK	MOP SINK	REGENCY	600SM16206	STAINLESS STEEL	
8	MOP SINK FAUCET	MOP SINK	REGENCY	600FMS86	CHROME	INSTALL VACUUM BREAKER
9	UNDERCOUNTER REFRIGERATOR (48")	MASK PREP				EXISTING - RELOCATED
10	MERCHANDISER REFRIGERATOR	RECEPTION				EXISTING TO REMAIN
11	SERVICE SINK	PEDICURES				EXISTING - RELOCATED
12	SERVICE SINK	LOUNGE	TBD			
13	LAVETORY	RESTROOM			WHITE	ADA COMPLIANT
14	TOILET	RESTROOM				EXISTING TO REMAIN
15	WALL MOUNTED HAND SINK	TREATMENT ROOM 1 & 2	TBD			

PROJECT

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ENERGY CONSULTANT

FIRE PROTECTION ENGINEER

DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION

0 4' 8'
SCALE: 1/4" = 1'-0"

DRAWING TITLE:

DOOR, WINDOW AND EQUIPMENT SCHEDULES

SEAL & SIGNATURE:

DATE: 6/15/2020
DRAWN BY: JG
PAGE #:

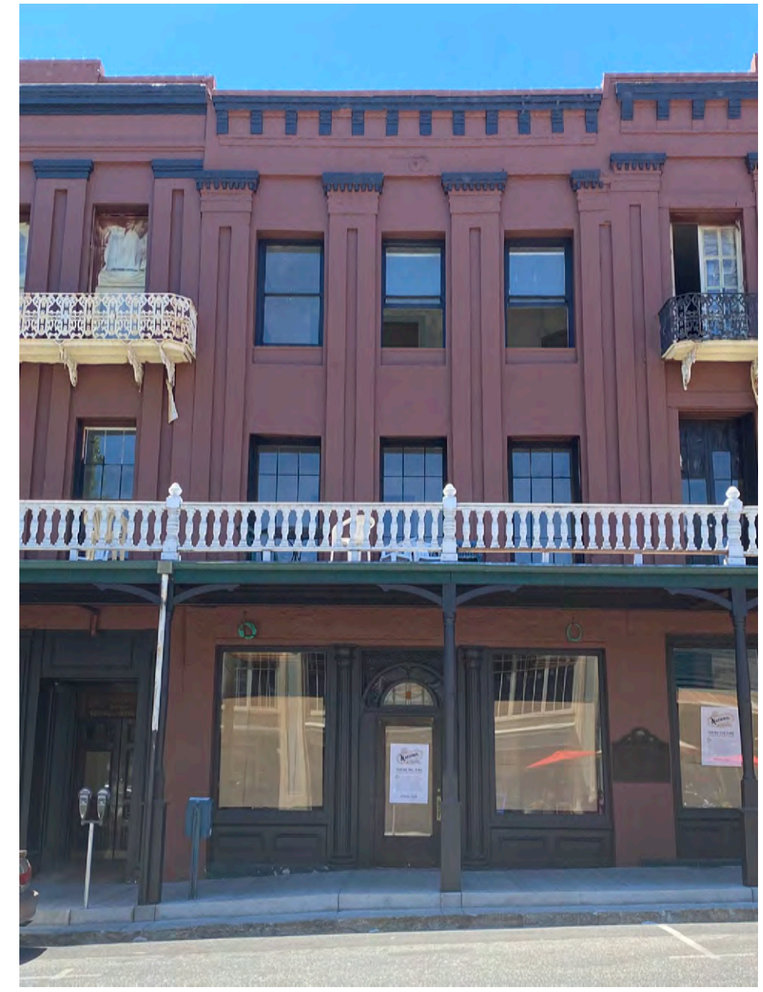
A-600

KOSMOS SPA(CE)

426 BROAD STREET
EXTERIOR ALTERATIONS
(JULY 10, 2020)

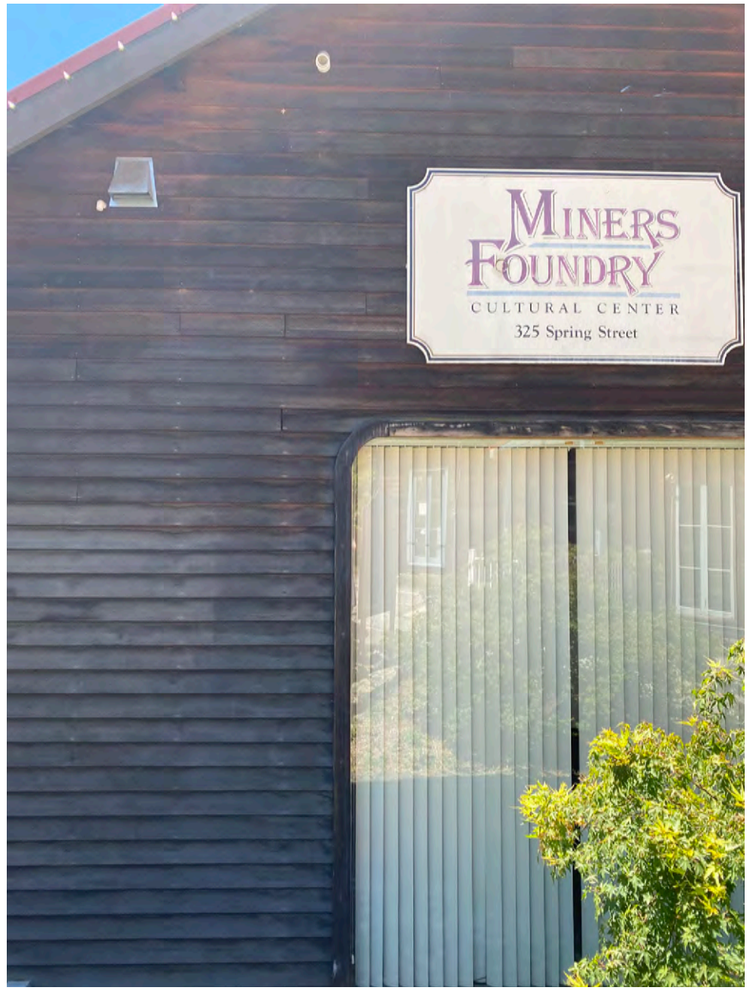
JO GARST
DESIGN

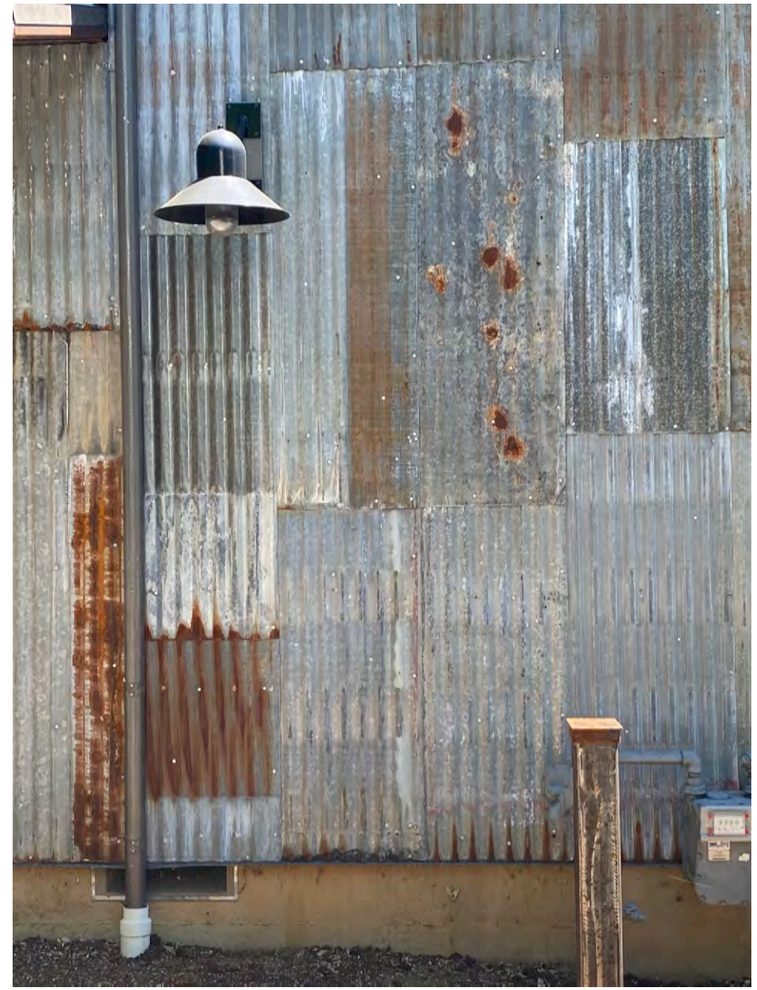
To Agenda



PRECEDENTS - COLOR

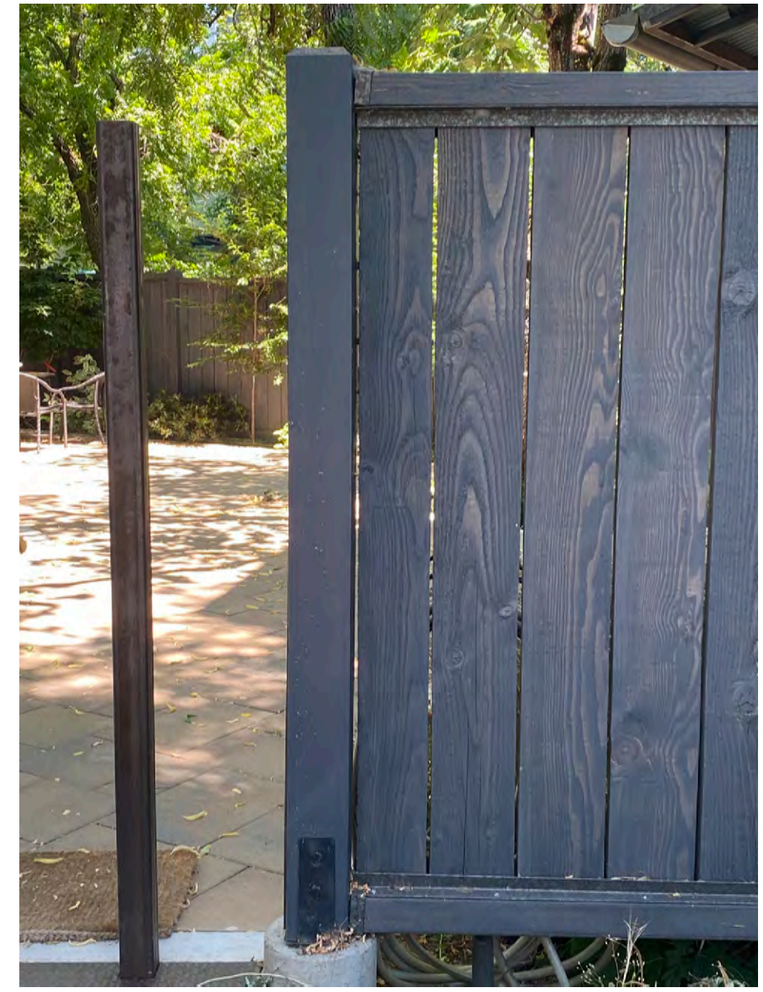
To Agenda





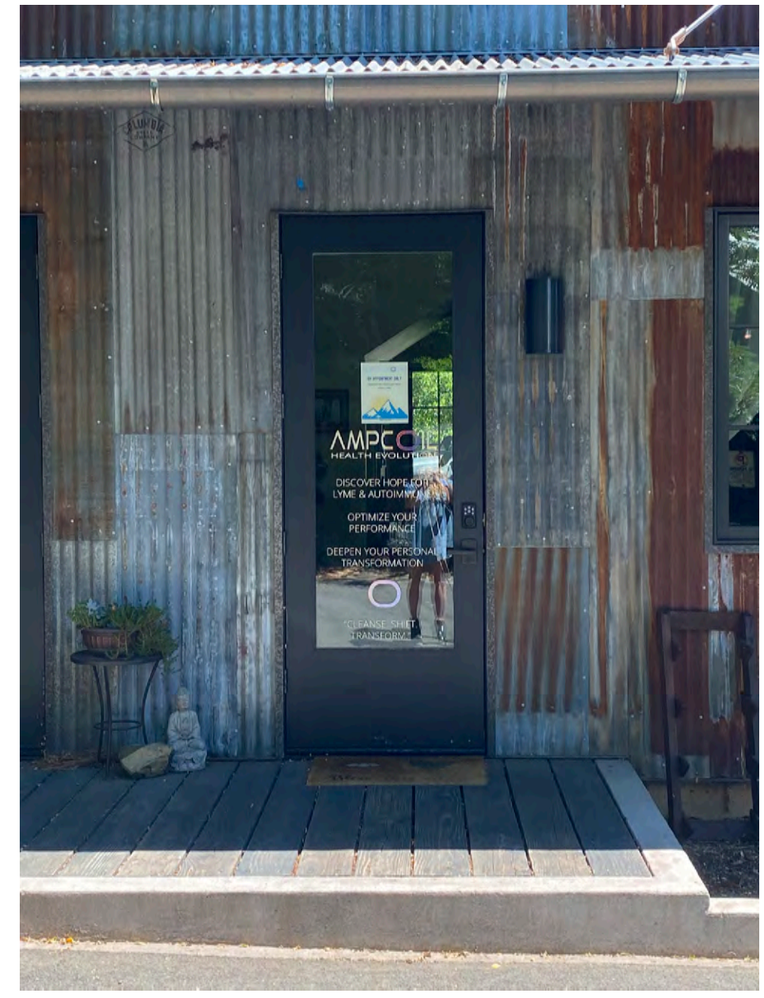
PRECEDENTS - MATERIALS

To Agenda



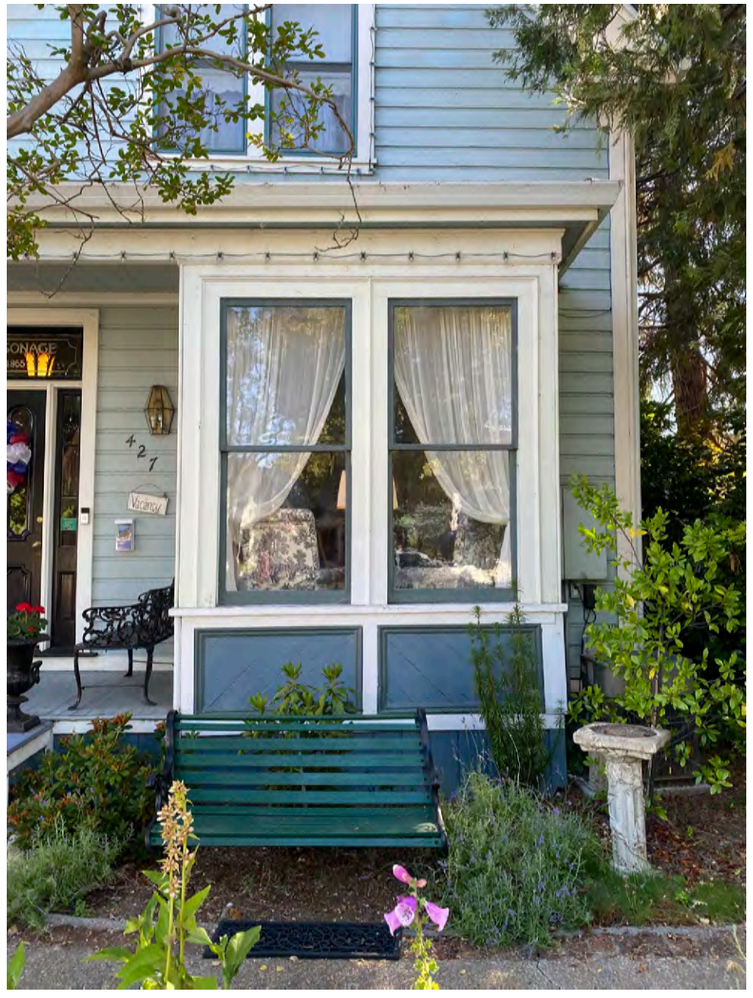
PRECEDENTS - FENCING

To Agenda



PRECEDENTS - DOORS

To Agenda



PRECEDENTS - WINDOWS

To Agenda

PRECEDENTS - SIGNS

To Agenda

FRONT ELEVATION - EXISTING

SIDE ELEVATION - EXISTING

EXISTING EXTERIOR COLOR

To Agenda

FRONT ELEVATION - PROPOSED

SIDE ELEVATION - PROPOSED

Gentleman's Gray
2062-20

PROPOSED EXTERIOR COLOR

Option A

To Agenda

FRONT ELEVATION - PROPOSED

SIDE ELEVATION - PROPOSED

Hale Navy
HC-154

PROPOSED EXTERIOR COLOR

Option B

To Agenda

FRONT ELEVATION - PROPOSED

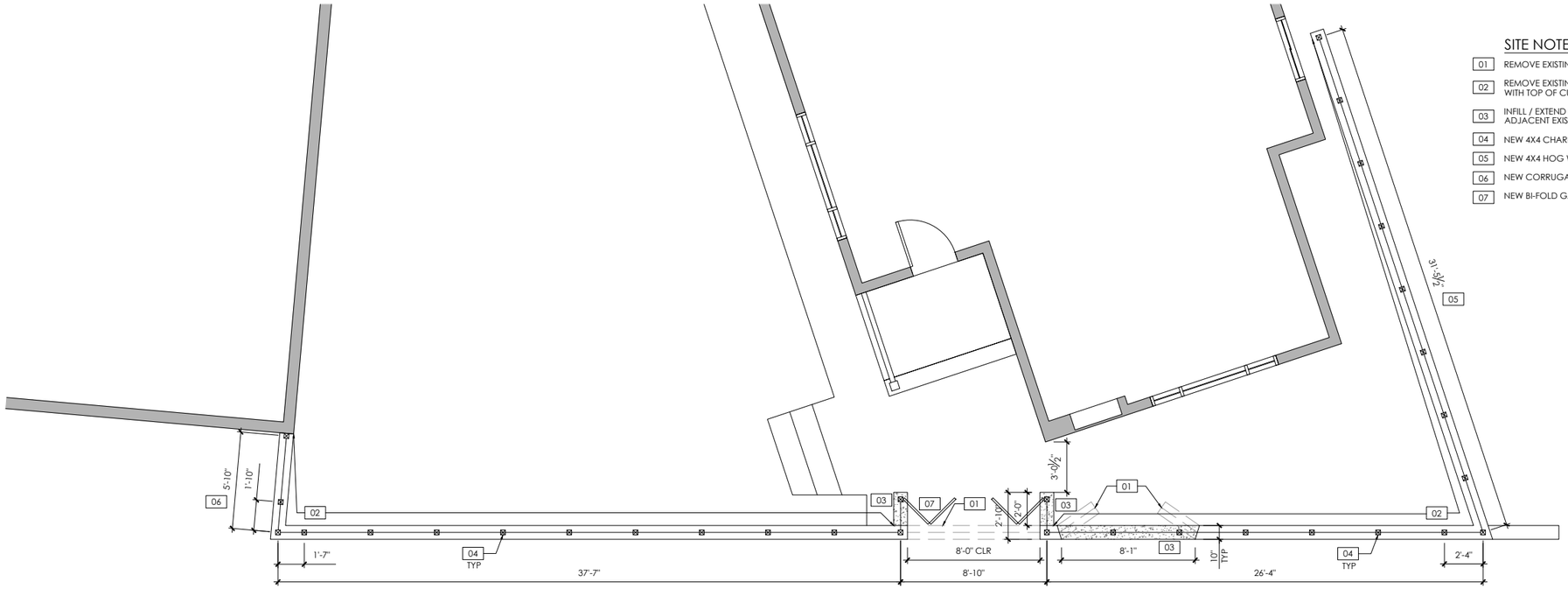
SIDE ELEVATION - PROPOSED

Newburyport Blue
HC-155

PROPOSED EXTERIOR COLOR

Option C

To Agenda



SITE NOTES

01 REMOVE EXISTING CURB

02 REMOVE EXISTING FENCING AND GRIND STEEL POSTS TO BE FLUSH WITH TOP OF CURB

03 INFILL / EXTEND EXISTING OPENING IN CURB TOP TO BE FLUSH WITH ADJACENT EXISTING CURBS

04 NEW 4X4 CHARRED WOOD POSTS AT 4' O.C. U.O.N.

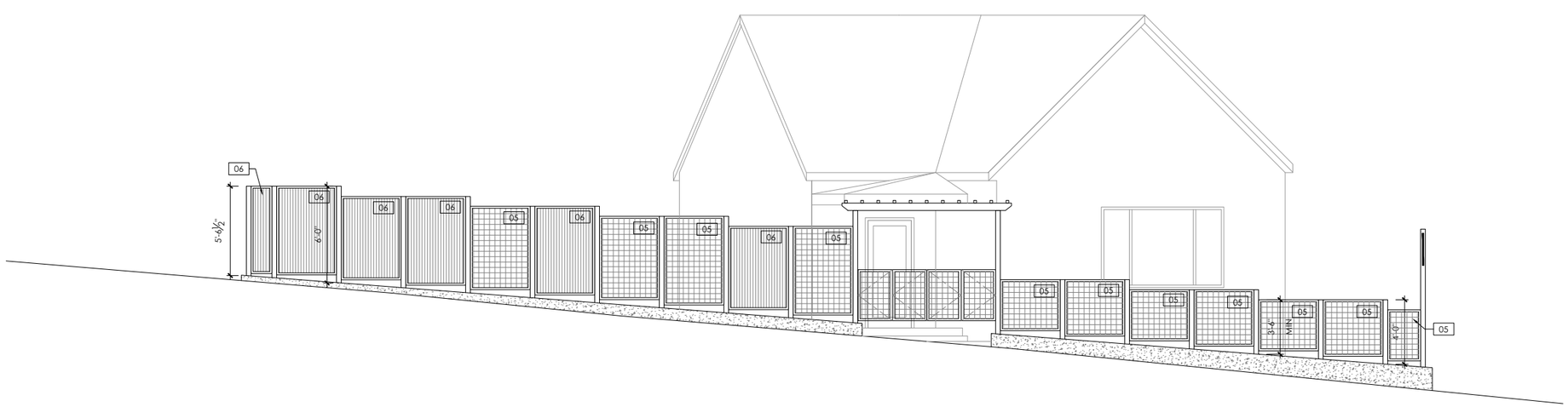
05 NEW 4X4 HOG WIRE PANELS BETWEEN POSTS

06 NEW CORRUGATED STEEL PANELS

07 NEW BI-FOLD GATE

1 FENCE SITE PLAN

Scale: 1/4"=1'-0"



PROPOSED FENCING

To Agenda

EXISTING

PROPOSED - OPEN/PANELS

JASMINE

PASSION FLOWER

HONEY SUCKLE

WYSTERIA

PROPOSED FENCING

To Agenda

EXISTING

PROPOSED

PROOSED FRONT DOOR

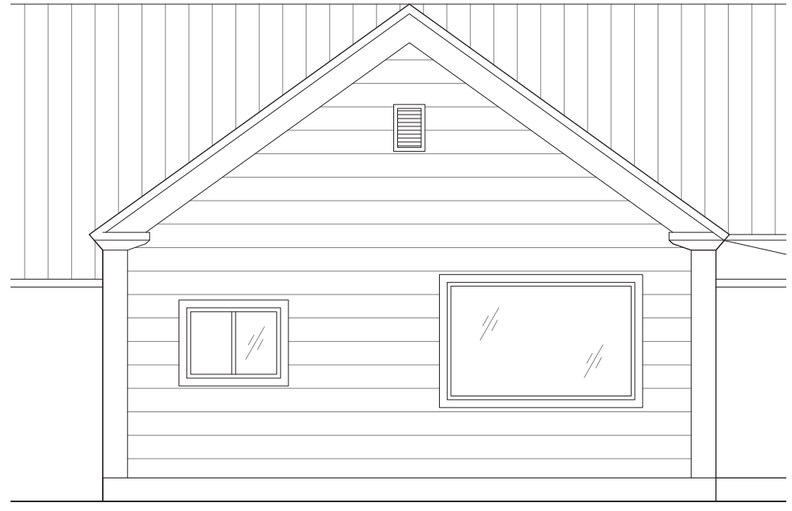
To Agenda

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED (DOUBLE HUNG/PICTURE)

EXISTING WEST ELEVATION



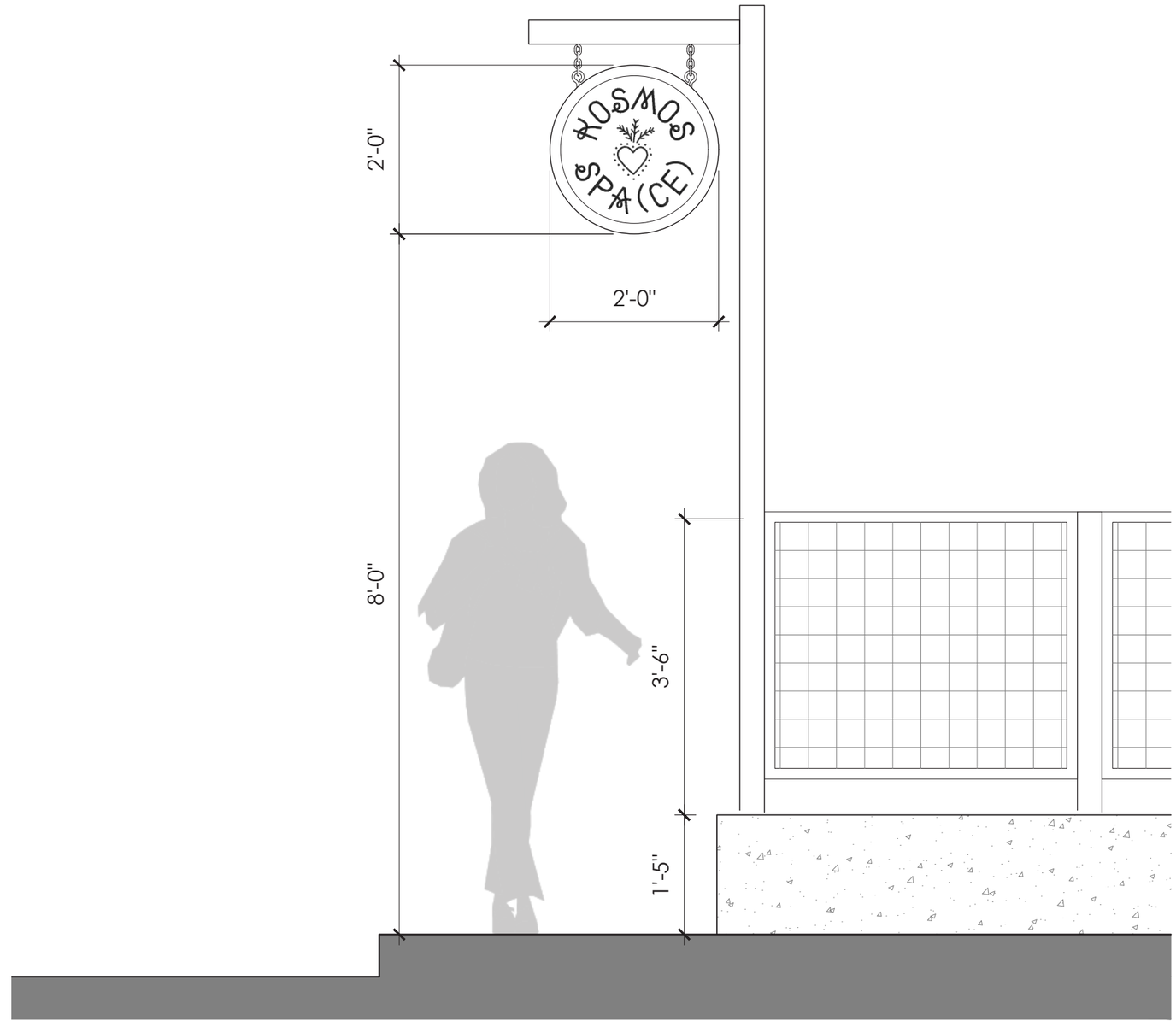
PROPOSED WEST ELEVATION

PROPOSED (PICTURE)

Luxury Bronze (Jeld-Wen)

PROOSED WINDOWS

To Agenda



SIGNAGE - ROUND

To Agenda

PROPOSED

HISTORIC

PROPOSED

KOSMOS
SPA(CE)

HISTORIC

SIGNAGE - FONT

To Agenda

Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

To Agenda

JELD-WEN
WINDOWS & DOORS

SITELINE®

WOOD AND CLAD-WOOD WINDOWS AND PATIO DOORS

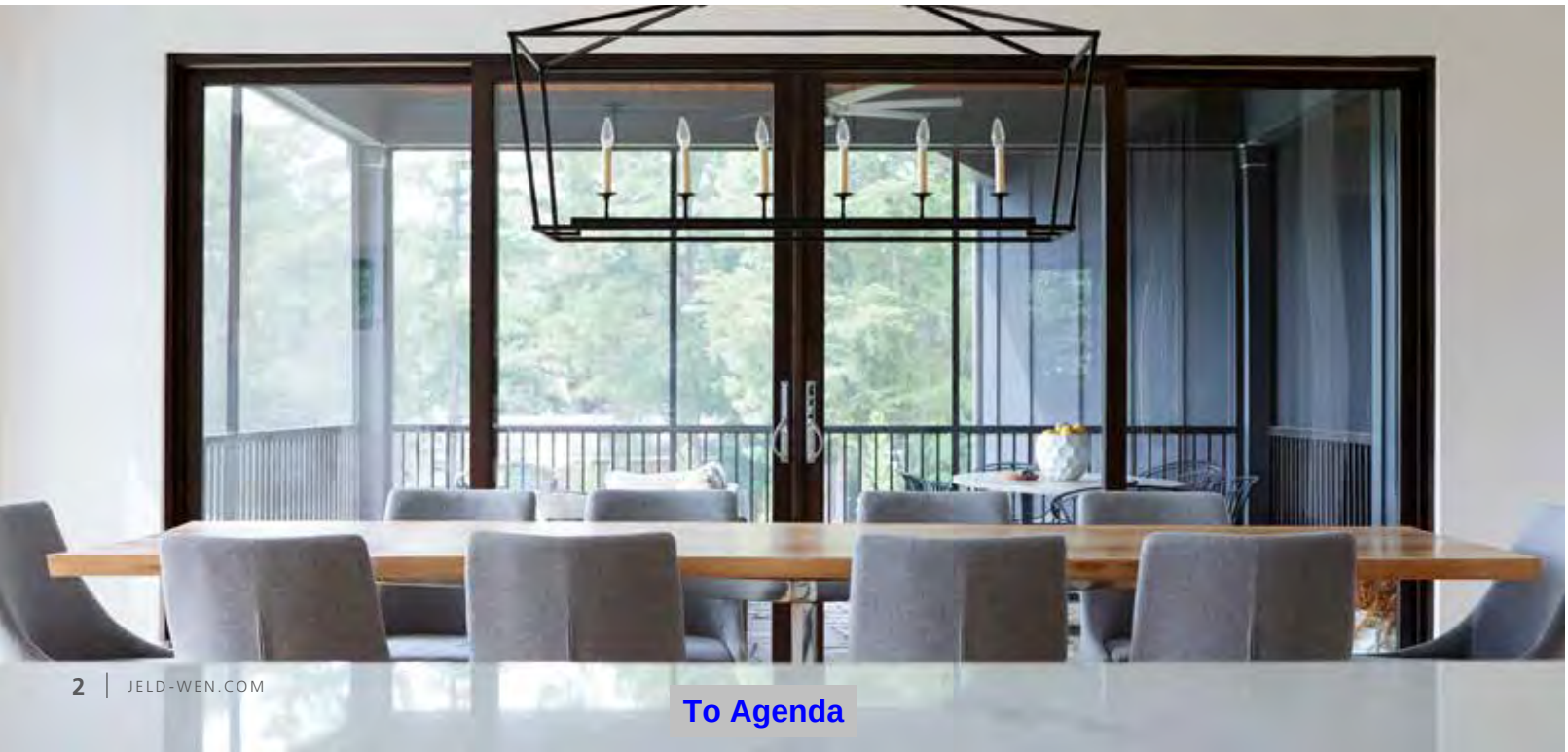
To Agenda

ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and patio doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as a driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function for years to come.



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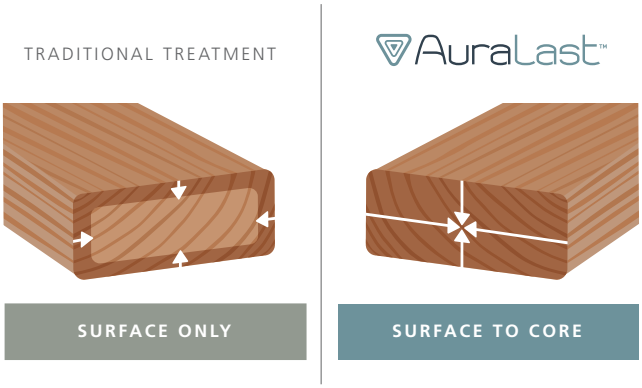
AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIFETIME LIMITED WARRANTY

See page 45 for warranty information.



Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.

To Agenda

EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.

WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.

TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

To Agenda

DETAILS THAT MAKE ALL THE DIFFERENCE

The result of more than a decade of research and development, JELD-WEN® Siteline® windows and patio doors are designed to be more than beautiful. They are made to be reliable and efficient and are backed by a warranty that gives you peace of mind.

INNOVATION

Double-hung styles are designed with concealed jamb liners for a unique and uniform appearance. Casements feature recessed sash for heightened detail and energy efficiency.

PROTECTION

Built with superior AuraLast® pine protection against wood rot, water damage, and termites.

See page 4 for more information.

VERSATILITY

Available with a wood or aluminum clad exterior, with extensive finish and hardware choices. Impact options available for most styles.

AUTHENTICITY

Able to meet most historical building requirements (please check your local regulations).

CONFIDENCE

Backed by a 20-Year Limited Warranty on each window or patio door, plus a Limited Lifetime Warranty on AuraLast® pine.

See page 45 for more information.

To Agenda

VERSATILE DESIGN POSSIBILITIES

Siteline® windows and patio doors are designed and crafted to feel at home in any residential architectural style. See for yourself over the next few pages. Which style is closest to your vision for your home?

To Agenda

To Agenda

CONTEMPORARY

The simplicity, minimalism, and natural elements of contemporary architecture are elegantly embodied in Siteline's clean, uniform look and feel.

To Agenda

To Agenda

TRANSITIONAL

Confidently blend and celebrate the best of traditional and modern elements with Siteline's beautifully adaptable designs.

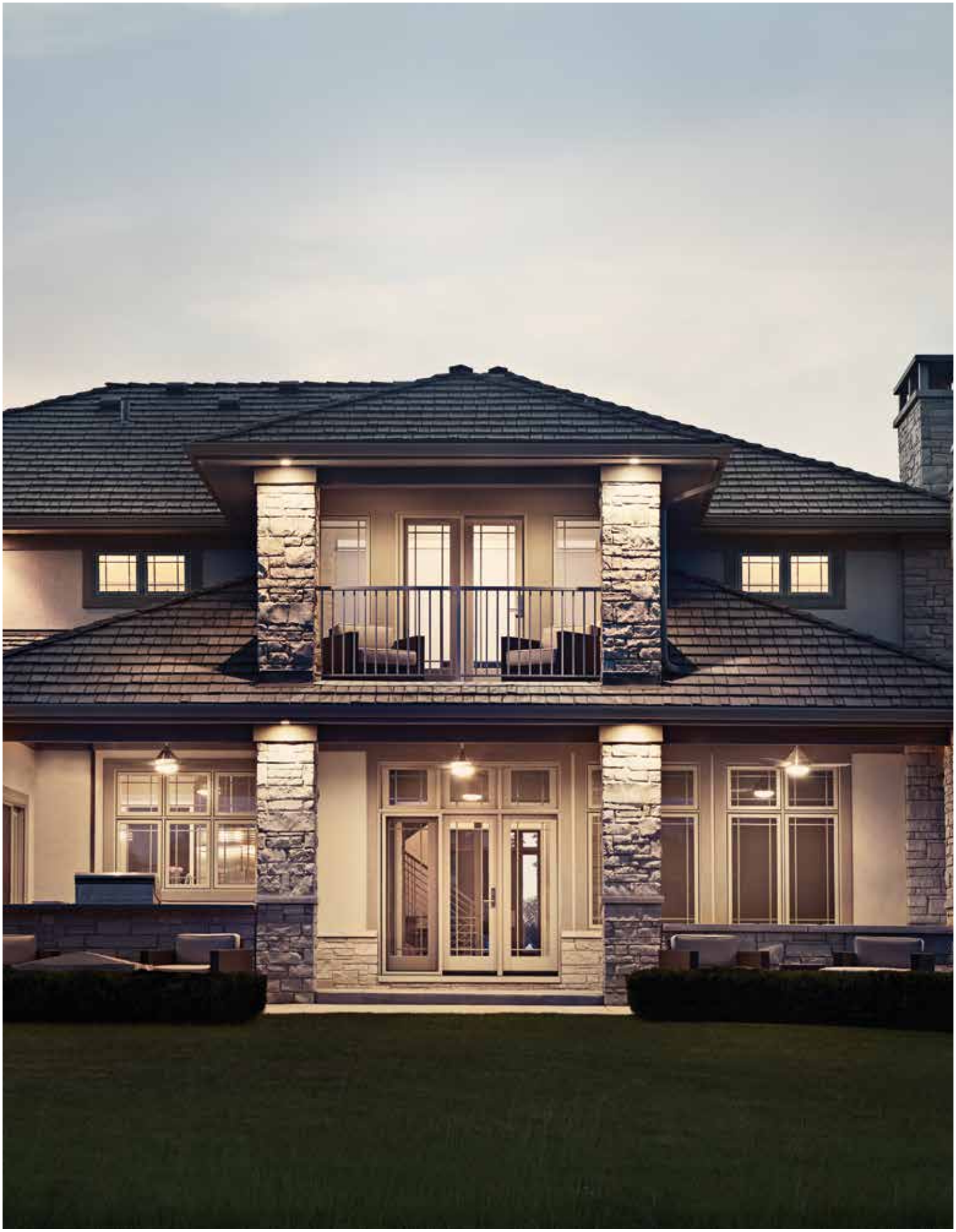
To Agenda

To Agenda

FARMHOUSE

Siteline's warm, natural beauty complements the comfort, ruggedness, and soul of timeless farmhouse design.

To Agenda



To Agenda

MODERN CRAFTSMAN

Experience the classic charm and fresh vitality of Modern Craftsman design with Siteline's graceful authenticity.

To Agenda

CHOOSING YOUR WINDOWS

Consider placement and appearance, available space, and your preferences for views and ventilation. Whatever you're looking for, Siteline® has a solution.

To Agenda

CASEMENT AND AWNING WINDOWS

Maximize ventilation and add a clean, modern accent to any room in the house.

AESTHETIC APPEAL

Both styles feature recessed sash for architectural interest and energy efficiency, plus a choice of traditional or contemporary glazing profiles.

PERFORMANCE

Siteline's design includes heavier hardware and greater thermal performance to help you achieve better efficiency.

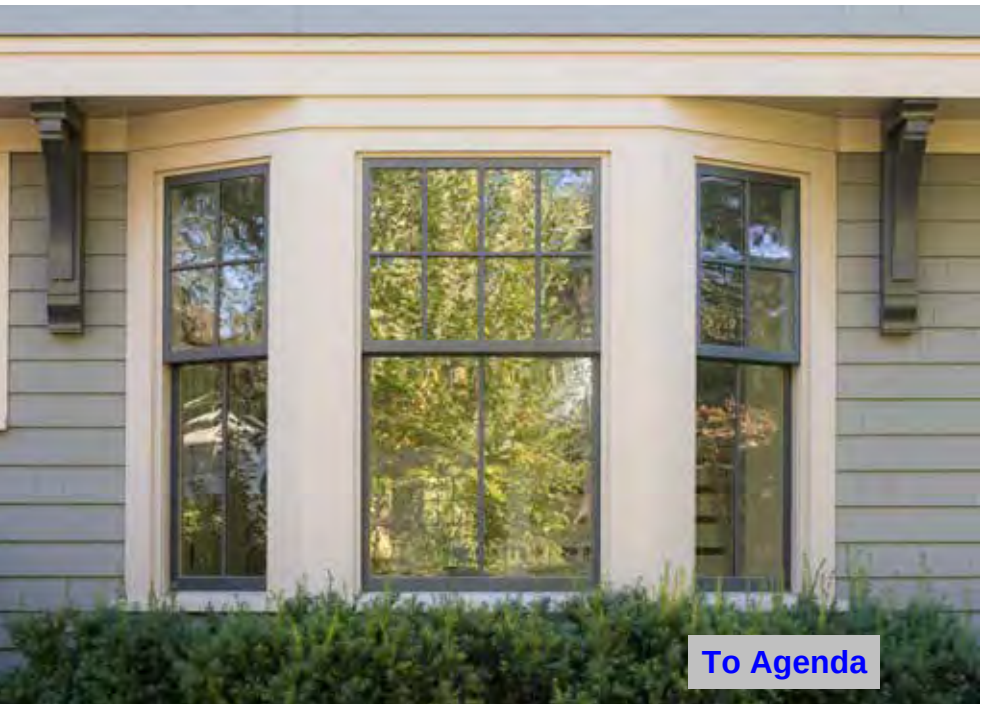
PUSH-OUT OPTIONS

We also offer push-out styles that feature swinging screens and stylishly simple push-out handles.

To Agenda

DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design, with a variety of elegant options and innovative features.



BEAUTY

Concealed jamb liners create a uniform appearance that's unique to Siteline®.

To Agenda

DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/clad sash or clad frame/wood sash).

STRENGTH

Built with chambered composite interior sills for added strength and thermal efficiency.

CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.

To Agenda

POCKET & SASH PACK WINDOWS

Bring superior quality, versatility, and heightened aesthetics to any residential construction project with Siteline® Double-Hung Pocket, Casement Pocket, and Double-Hung Sash Pack windows. Each style is easy to install and includes quick connectors that conceal the jamb liners for a clean, uniform look.

To Agenda

SMALLER JAMB DEPTH

Siteline® replacement options offer wood or clad-wood windows with a jamb depth of 3 1/4".

AUTHENTICITY

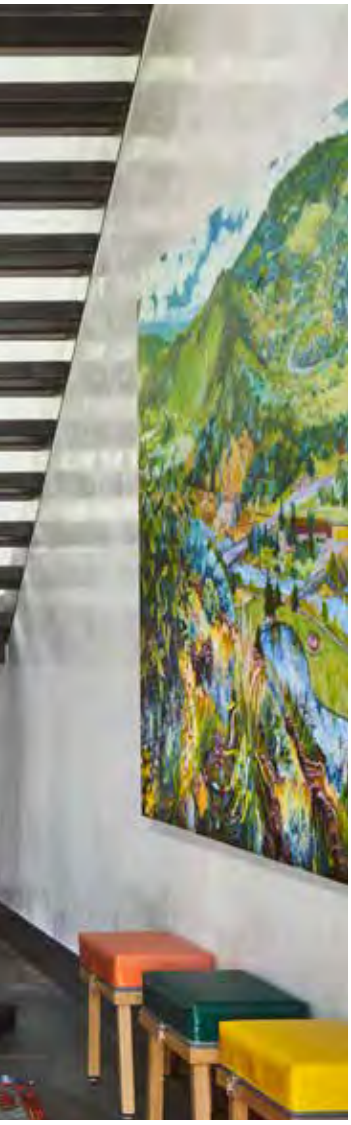
Meets most historical building requirements (please check your local regulations).

EFFICIENCY

Upgrade any window with more energy-efficient, dual-pane sash options.

To Agenda

To Agenda



SPECIALTY SHAPES

(FIXED, RADIUS, AND GEOMETRIC)

Radius and geometric windows, available as fixed or operating units, add distinction and variety to any room in your house.

To Agenda

CHOOSING YOUR PATIO DOORS

With AuraLast® pine or cladding outside, Siteline® patio doors provide multiple color and style selections with solid craftsmanship and durability built in.

To Agenda

To Agenda

To Agenda

SLIDING PATIO DOORS

Simple, elegant, and built to last, these doors slide along horizontal tracks that don't take up any additional floor space.

CONSISTENCY

Choose wide or narrow stile designs to match your windows and complement your architectural style.

ALSO IN FOLDING

Siteline® folding patio doors are also available.

See page 44 for more information.

To Agenda

LOW-FRICTION GLIDER™

The first product of its kind to deliver the benefits of a wall system at a price comparable to that of a sliding door.

SIZE

Configurations of 1-4 panels, each as large as 7′ wide and 10′ tall, maximize natural light and panoramic views.

EASE

Innovative rollers let active panels shift outward and glide effortlessly, then draw back toward the frame for a superior seal.

PERFORMANCE

Robust design earns performance ratings up to PG50, depending on panel size and configuration.

To Agenda

MULTI-SLIDE

This unique luxury offering creates openings up to 57' wide, filling the home with natural light and blurring the line between indoor and outdoor living space.

OPTIONS

Panels up to 5' wide and 9' tall, with stacking or pocketing configurations; up to six panels in a single direction, or 12 panels parting from the middle.

OPERATION

Acetal wheels deliver smooth, quiet operation, even with extreme panel weights.

APPEARANCE

Narrow 3" stiles and rails provide more glass, more natural light, and better views.

To Agenda

SWINGING PATIO DOORS

Create an impressive, sophisticated entrance with swinging patio doors available in a variety of configurations, including French doors.

CHOICE

Available with one to four panels that swing out or in on side hinges.

PERFORMANCE

The energy-efficient fiberglass sill allows water to drain away while preventing high winds and rain from coming in.

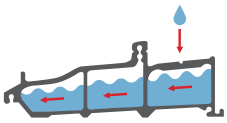
ACCESS

Inswing and outswing patio doors are available with an optional ADA-compliant sill for wheelchair accessibility.

To Agenda

INSWING PATIO DOOR WITH HYDROLOCK™ TECHNOLOGY

Featuring a redesigned sill with Hydrolock™ technology, these doors deliver robust water management that matches or surpasses industry-leading performance ratings.



HYDROLOCK™ TECHNOLOGY

INNOVATION

Patent-pending fiberglass sill and corner key design continually moves water away from the home.

RATINGS

PG45 rating on 1- and 2-panel systems up to 36" panel width; PG35 rating on 1- and 2-panel systems greater than 36" panel width and 3- and 4-panel systems.

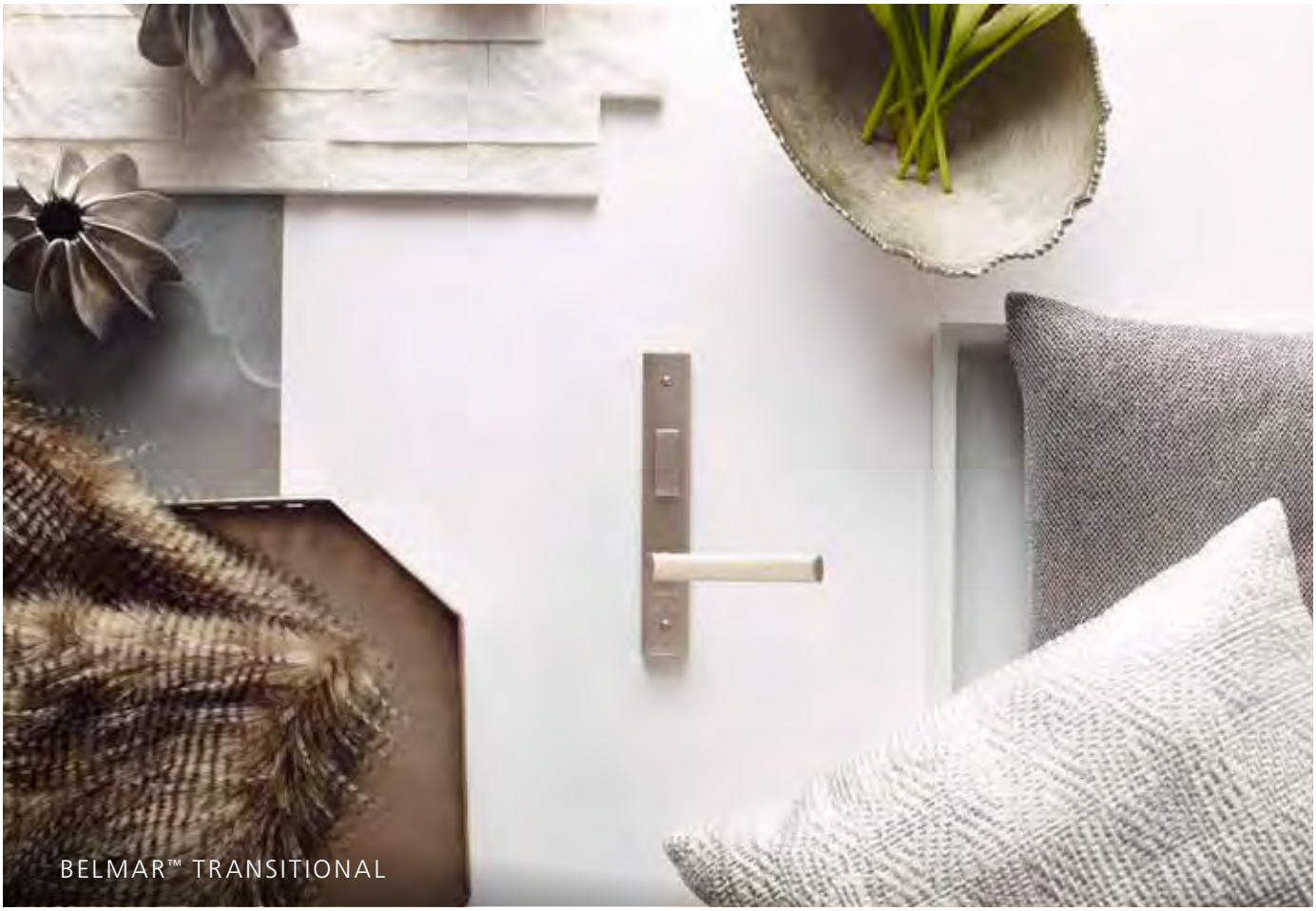
To Agenda

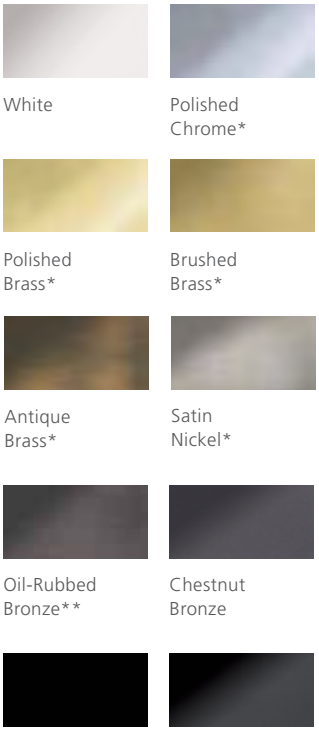
PATIO DOOR HARDWARE

A wide range of hardware and hardware finishes ensures that your Siteline® windows and patio doors will beautifully align with any architectural style.

WHITBY™ CONTEMPORARY

To Agenda





Finishes will perform at or above PVD-tested finishes.
*Plated finish
**Finish will not change over time

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

To Agenda

To Agenda

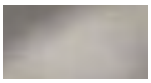
WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung and Horizontal Sliding
STANDARD FOLDED NESTING HANDLE PUSH-OUT HANDLE	CONCEALED SASH LOCK

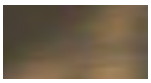
White

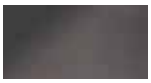
Desert Sand


Satin Nickel

Brushed Chrome

Polished Brass


Antique Brass


Oil-Rubbed Bronze

Chestnut Bronze

Black Powdercoat

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.

Window Open

Window Closed

To Agenda

COLOR

Personalize your wood or aluminum clad windows and patio doors with 27 exterior finishes and 12 interior finishes. Custom colors and PVDF protection are also available.

BRILLIANT WHITE

To Agenda

INTERIOR PAINTS

Brilliant White	Ivory	Desert Sand	Dove	Gunmetal	Black

INTERIOR STAINS

Fruitwood	Cordovan	Walnut	Kodiak	Charcoal	Americano

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

To Agenda

EXTERIOR CLADDING COLORS

Bone White	Brilliant White	Ivory	French Vanilla	Heirloom White	Mocha Cream	Desert Sand
Silver	Smoke	Stone	Flagstone	Cocoa	Surf	

To Agenda

Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

To Agenda

EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.

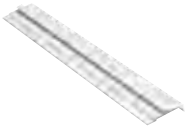
Adams

3 1/2" Flat

Brickmould

OTHER OPTIONAL TRIM

2" Exterior Jamb Extension



Standard

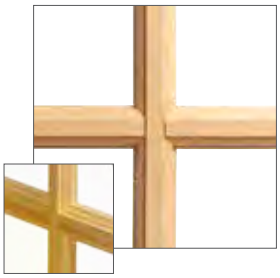
1" Sill Nosing

2" Sill Nosing

DIVIDED LITES

Add architectural interest to your JELD-WEN® Siteline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).

Simulated Divided Lites (SDL)



Full-Surround (FS) Wood Grilles

Grilles Between the Glass (GBG)

Contemporary Simulated Divided Lites (SDL)

To Agenda

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance

DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.

STAINLESS STEEL | BLACK | GRAY

THERMOPLASTIC

Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that "disappears" into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.

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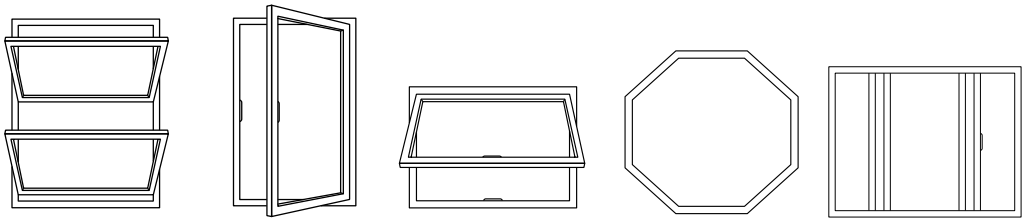
PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min **Max**	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
Grilles	**GBG**: 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead**: 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty**: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary**: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" Putty - 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

Other options available, including impact-rated options (depending on operating type) and screens.
For more information, please see your JELD-WEN representative or visit jeld-wen.com.

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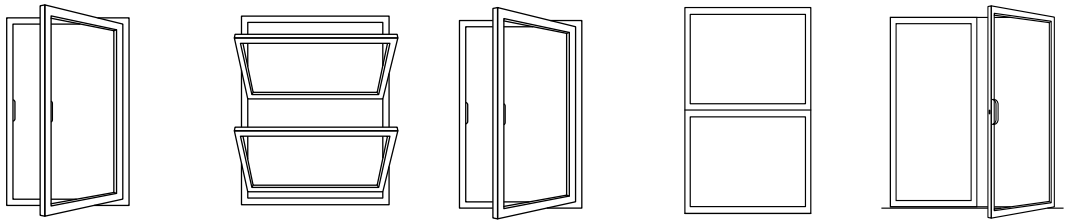

	Push-out Casement	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors
Hardware	Push-out handle	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	10 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min **Max**	18" x 18" 36" x 72"	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)
Grilles	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs
Performance Rating	36" x 72" - PG50	45" x 78" - PG50	36" x 72" - PG35	N/A	**Inswing**: PG35, PG50 Limited Water **Outswing**: PG50 WZ3 available
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms available
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	N/A	N/A	N/A	N/A

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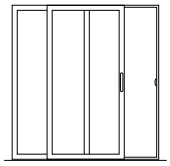
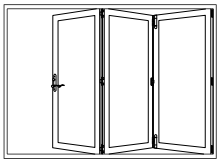
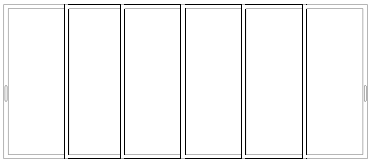
PRODUCT DETAIL MATRIX



	Sliding Patio Doors	Folding Patio Doors	Low-Friction Glider™	Multi-Slide
Hardware	Harleston™, Whitby™, Belmar™	Standard	Hoppe®	Recessed
Hardware Finishes	10 Finishes	10 Finishes	3 Finishes	3 Finishes
Glass Options	50+ Choices	50+ Choices	4 Choices	Low-E
Sizes: Min Max	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)	39" X 79 1/2" (1-Panel Size) 291 1/8" X 122 1/2" (4-Panel Size)	62 1/2" x 80 3/8" 148" x 96"(Panel Size) Openings up to 57'
Grilles	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**GBG:** 5/8" Flat, 23/32" Contoured, 1" Contoured **Bead:** 7/8", 1 1/8", 1 3/8", 2 5/16" **Putty:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Contemporary:** 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" **Combination SDL available:** mix and match designs	**Bead:** 7/8" **Putty:** 7/8" **Contemporary:** 7/8"	**Bead:** 7/8" **Putty:** 5/8", 7/8"
Performance Rating	2-Panel Wide Stile - PG65 4-Panel Wide Stile - PG25 2-Panel Narrow Stiles - PG40 4-Panel Narrow Stiles - PG25	PG35 (Pending Configurations)	PG35 & PG50 (Pending Configuration & Sizing)	PG35 & PG50 (Pending Configuration & Sizing)
Configurations	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel	Fixed, OX, XO, OOX, XOO, OXO, OXXO	6 panels in one direction or 12 panels in bi-parting direction w/ pocketing options
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black, Gray, Silver	Black, Gray, Silver
Blink® Blinds	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A	N/A

To Agenda

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products[1] are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to **www.jeld-wen.com** or **www.jeld-wen.ca**.

What This Warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor[2] (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl and Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor[2] Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor[2] necessary to replace the glass. Stress cracks occur when the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with tdouble strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
Finish Options	**Coverage**	**Notes**
Clad Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change[3]. Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to $50 per opening for windows or $100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change[3]. This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

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Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to $350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec Canada GOS 2EO	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

What This Warranty Does NOT Cover

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification to the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.

Continued on next page

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- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.
This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

[1] "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

[2] "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

[3] "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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To Agenda

JELD-WEN WINDOWS & DOORS

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11-96987 02/20

To Agenda

6.9 Fencing

Materials. The city encourages applicants to work with their neighbors in deciding on a fence design and to explore the many examples of traditional fence design in Nevada City. The use of chain link fencing, where visible from the street, is discouraged. Historic materials such as iron, wood, brick, stone, etc. are encouraged.

Fencing Heights.
Fences in the front yard setback are limited in height to 3-1/2 feet for visibility and safety purposes. All fences on side and rear lines of properties cannot exceed 6 feet in height.

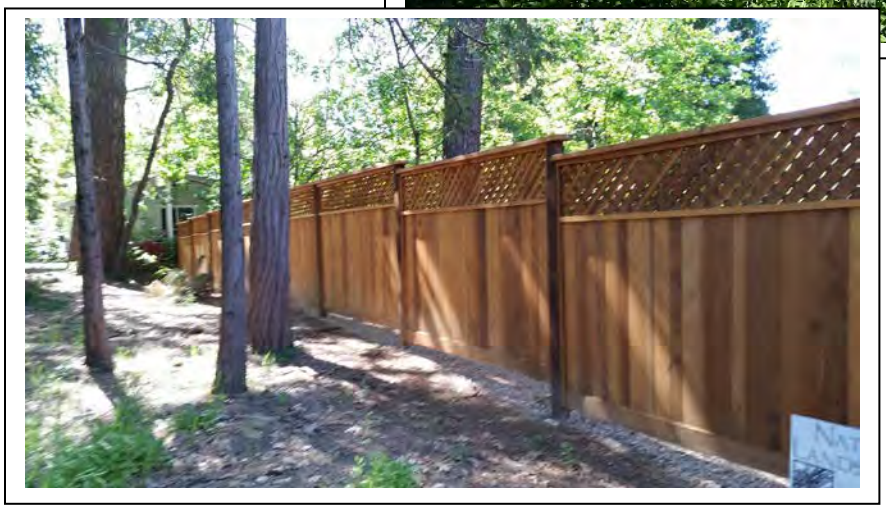
Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Fences are the actual height of the fence material, ~~not~~ including supporting walls, posts, pillars, or footings.

Tips on Measuring Fences:

Level Ground or Curbs. The following white picket fence was constructed on top of a curb. The fence would be measured from the ground level, not the curb, not to exceed 3-1/2 feet in height.

Retaining Walls. When fences are on a retaining wall the fence is measured from the highest ground point. The fence shown below is measured from the ground behind the fence, supported by the retaining wall.

Fences on a sloped hillside may be sloped or stepped. When building a fence on a slope (as shown in pictures below), the entire panel is stepped up or down so it remains level. The posts are installed plumb, and each panel steps lower or higher as the grade changes. This allows the overall line of the fence to follow the slope in a stair-step fashion. Neither end of the panels may exceed 6 feet in height from ground level.



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

MEETING DATE: July 16, 2020

RE: AMENDED APPLICATION: Searls Group, LLC- Cannabis Manufacturing and Distribution Business at 569 Searls Avenue, Suite C, Amendment request to enclose the upper porch area

ATTACHMENTS:

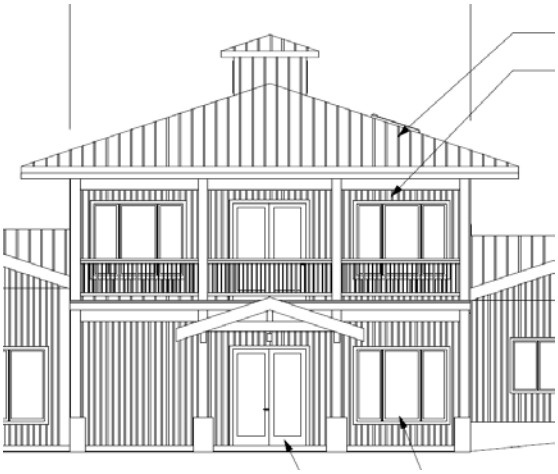
1. Architectural Review Application
2. Proposed north side elevation

SITE SPECIFICATIONS

Lot Size:	0.70 acres	**Lot Coverage:**	75%
Zoning:	Light industrial- Scenic Corridor (LI-SC)	**Building Height:**	40-feet
Setbacks:	Front: 20-feet, Rear: 5-feet, Sides: 5-feet	**Historical District:**	Outside

PROPOSED APPLICATION AMENDMENT: The subject application was originally authorized by the planning commission on January 18, 2018 and subsequently amended at the March 15 and April 19, 2018 meetings for a distribution and manufacturing business involving hazardous material. The applicant also fulfilled the requirements for amending their application from a medical-only business to also include an adult-use Cannabis business. Staff has also approved the operation to roll out in a phased manner pursuant to Amended Application dated February 26, 2019. At the last special meeting, June 25, 2020, the commission approved the addition of Daniel Bachelor to the principal management structure, joining existing principals Joseph and Kevin Bundy.

The applicant is currently requesting to amend their existing manufacturing and distribution business floor plan by enclosing an existing upper level porch in order to accommodate two small office spaces and a small lobby. Below are two elevations showing 1) the north elevation as approved with the original application, and 2) the amended and proposed north elevation of the building and the proposed fenced enclosure on the rear face.



north elevation as previously approved

amended, proposed north elevation

The existing business space is 2,160 square feet. The enclosed porch would add 230 square feet for a total of 2,490 square feet. No change to the manufacturing or distribution operation is being proposed as part of this floor plan amendment. Therefore, staff is not recommending any changes to existing conditions of approval.

REGULATORY CONSIDERATIONS:

Architectural Review: The Planning Commission, in their role as the Architectural Review Committee, is required to review proposals for the erection or exterior alterations of any structure, or the remodel, demolition, or razing of any structure. The City Planner has limited discretion for approving exterior alterations that include re-roofing, paint color changes, and roof color changes only outside the historical district. The City Planner may also approve some limited residential remodeling and addition improvements, but not commercial remodeling and additions. Findings must be made that structures are consistent with Nevada City Architecture and compatible with the surrounding neighborhood.

Scenic Corridor: The subject property is designated with a scenic corridor (SC) combining district. This designation is applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council from time to time. These roadways are generally entryways to Nevada City which were recognized in the General Plan as being particularly important to protect the existing essential character of Nevada City, namely that of a small, compact historical town surrounded by green, wooded hills, by hiding development from view from the highways and preserving the existing tree cover to the greatest extent possible, and assuring visually pleasing corridors. The planning commission may require the incorporation of special conditions of approval or design features, prior to approval.

Environmental Review: Section 15301 of the Public Resource Code, of the California Environmental Quality Act (CEQA) guidelines, exempts minor alterations to existing facilities whereby the alteration involves negligible or no expansion of an existing permitted use.

RECOMMENDED MOTIONS:

1) Make a motion action as the Architectural Review Committee, to approve the exterior alteration at 569 Searls Avenue, suite C, making findings a-d, pursuant to Section 17.88.040 and 17.068.210 of the City Municipal Code
   a) That the enclosed upper porch is generally compatible with Nevada City style Architecture and with the Historical District
   b) That the enclosed upper porch is compatible with the context of the surrounding neighborhood.
   c) That the proposed enclosed upper porch is consistent with the, essential character of Nevada City, namely that of a small, compact historical town surrounded by green, wooded hill;
   d) That the proposal, as may be conditioned, contains sufficient design and/or landscaping features to protect and enhance the aesthetics of the scenic corridor;

2) Make a Motion to approve the amended application as presented to authorize the amended floor plan of an existing cannabis manufacturing and distribution operation at 569 Searls Avenue, suite C, as previously authorized subject to the previously approved Conditions of Approval, attached, making the findings a & b.

   a) As presented and conditioned, there is no reasonable argument that approval of the amended application is likely to be detrimental to the city, taking into account any health, safety, and welfare impacts on the community.

   b) Finding that the amended application is consistent with Chapter 9.22 of the Nevada City Municipal Code.

To Agenda

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Bus. Lic.

CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Daniel Batchelor
Name

569 Searls Ave Suite D
Address

Nevada City Ca. 95959
City, State

530-925-1193
Phone

danial@nevadacin2477.com
email address

Check all that apply:
- ☐ A New Building
- ☑ Changes to Existing
- ☐ In the Historic District
- ☐ Other (Describe)

Number of existing units _____

Year of original construction _____

Supporting data must be attached:
- *Color chips*
- *Material specs, i.e. roofing, windows, etc*
- *Elevations/Site plans*

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

569 Searls Ave - Suite C
Street Address

005-280-018
Assessor's Parcel Number

Nearest cross street Argall

New floor area proposed 230sf S.F.

Briefly describe proposed project:

Enclose existing outdoor porch

Number of dwelling units on property N/A

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):
- ☐ Foundation replacement
- ☒ Siding replacement - ☐ All siding or ☐ Repairs over 71 %
- ☐ Roof replacement
- ☒ Use of metal framed windows
- ☐ Removal of old materials. Describe: _____

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach TEN FOLDED COPIES of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature _____ Date 6/12/2020

FOR OFFICE USE ONLY

Approved by:

Signature _____ Date _____

Signature _____ Date _____

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PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries, multi-pane, vertical, and hy windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? [X] Yes [ ] No

Please explain how it is compatible

No change to footprint or HT of bldg.

VOLUME AND MASSING

Lot Size _____ SF

Will the proposed building or changes	Yes	No
Have a larger floor plan than surrounding buildings?	[ ]	[X]
Be taller than surrounding buildings?	[ ]	[X]
Block views or sunshine from existing buildings?	[ ]	[X]
Does the site plan provide a private yard area?	[ ]	[ ]

Discussion, if needed:

No change to footprint of building

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MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: Existing Pitch: _____

Siding: Corrugated metal to match (E)

Windows: Aluminum Framed Store front

Trim: N/A

Foundation/Pony walls: N/A

Decks, porches, railings: N/A

COLORS (Please provide ten color chips per color)

		Color brand, name, number
Roof:	N/A	
Trim:	To match	
Accents:	To match	
Railings/Decks:	N/A	

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission:

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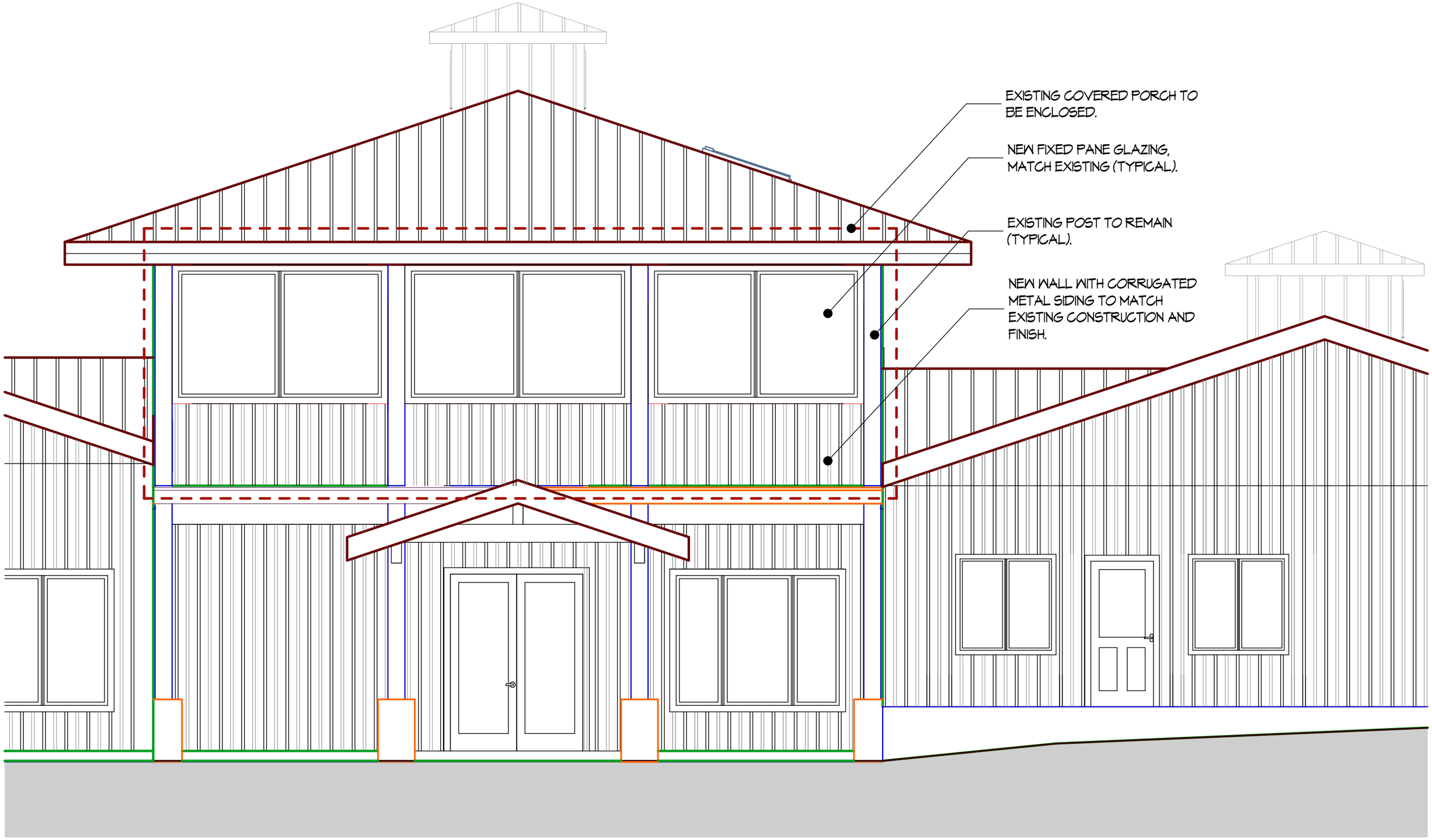

569 SEARLS AVENUE, SUITE C UPPER FLOOR FRONT ELEVATION 1/4" = 1'-0"

To Agenda

NEVADA CITY PLANNING COMMISSION
STAFF REPORT

APPLICANT: Imani J. Lang, Global Electric C.I.R. Inc
OWNER: Tommy and Lesley Daley

HEARING DATE: June 25, 2020
FILE TYPE: Use Permit

PROJECT: Use Permit to install a 150 Kw generator and a 600 Amp automatic transfer switch. The generator is being installed on a 4'4" x 12'2" pad located in back of the building, 27-feet from the rear property line, and 23-feet from the western, side property line. It is intended to power the existing grocery store and restaurant during emergency electrical power shut offs.

LOCATION: 135 Argall Way, Nevada City

ASSESSOR'S PARCEL NO.: 005-270-044

STAFF CONTACT: Amy Wolfson, City Planner

Lot Size:	0.42acres	**Lot Coverage:**	85%
Zoning:	LB-SC: Local Business-Scenic Corridor	**Building Height:**	40-feet
Setbacks:	Front: 25', Rear: 10', Side: 9'	**Historical District:**	Outside

ATTACHMENTS:

1. Use Permit Application
2. Site Plan
3. Generator Manufacturer specs
4. Mutual Easement, Document No. 94-13769

RECOMMENDATION:

1. Environmental Action: Find Exempt pursuant to CEQA Guidelines 15303 (Class 3)
2. Project Action: Conditional Approval of the Use Permit, Architectural Review, and Signage

BACKGROUND: The subject property is not depicted on the 1898 Sanborn Maps because those maps did not extend that far south and the Argall Way territory was not annexed into the City limits until December 1958. The property is not within the Historic District, but is located within the Scenic Corridor. It is currently developed with a retail food market and a restaurant. The building was constructed around 1994 and appears to have been converted to the market and restaurant around 2002. Assessor records show the store is 7,785 square feet. A shared parking, access, and maintenance easement benefitting the subject parcel and the adjacent easterly parcel (APN: 005-270-045) is on file with the Recorder's Office under Document No. 94-13769.

PROJECT DESCRIPTION:

***Use Permit*:** Imani Lang, representing Global Electric C.I.R. Inc has submitted an application to the Planning Commission for a Use Permit to install a 150 Kw generator and a 600 Amp automatic transfer switch. The generator is being installed on a 4'4" x 12'2" pad located in back of the building, 27-feet from the rear property line, and 23-feet from the western, side property line. It is intended to power the existing grocery store and restaurant during emergency electrical power shut offs. Pursuant to Section 17.36.020, 17.36.040 and 17.36.070 of the City Municipal Code, service uses in the LB designation shall be conducted wholly within an enclosed building, unless permitted by a Conditional Use Permit.

Scenic Corridor Development Regulations: Lang is not proposing any alterations to the existing building. However, as a new feature to a property located within the Scenic Corridor, the Commission has purview to impose special conditions or design features that take the following features into consideration:

- The height, bulk, and area of buildings or improvements;

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- Setbacks from the property lines. The commission may consider increasing the setback requirements of the district, if needed to protect the scenic corridor;
- The colors, textures, and materials of the exterior walls and roofs, and the roof pitches;
- The parking lot location and distribution and effectiveness of landscaping and natural areas, and the location of any type of any proposed signs;
- The relationship to other building or existing or proposed uses in the area;
- The extent and visual impact of proposed cuts, fills, and/or retaining walls;
- The shape of land forms and existing vegetation.

REGULATORY CONSIDERATIONS:

Use Permit Regulations: In considering an application for a conditional use, the commission shall give due regard to the nature and condition of all adjacent uses and structures. In authorizing a conditional use, the commission may impose such requirements and conditions with respect to location, construction, maintenance, and operation, in addition to those expressly stipulated in the Municipal Code for the particular use, as they may deem necessary for the protection of adjacent properties and the public interest.

Scenic Corridor: The subject property is designated with a scenic corridor (SC) combining district. This designation is applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council from time to time. These roadways are generally entryways to Nevada City which were recognized in the General Plan as being particularly important to protect the existing essential character of Nevada City, namely that of a small, compact historical town surrounded by green, wooded hills, by hiding development from view from the highways and preserving the existing tree cover to the greatest extent possible, and assuring visually pleasing corridors. As discussed above, the planning commission may require the incorporation of special conditions of approval or design features, prior to approval.

Nosie: Chapter 8.20 of the City Municipal Code establishes noise standards for various land uses that are applicable when a discretionary land use is proposed. The nearest sensitive receptor is a residence located approximately 150-feet from the generator site. The proposed generator will feature a sound enclosure that is designed to keep noise levels at or below 73 dBA as measured 23-feet away. The generator is located in a manner to maintain that distance from it's nearest property line and therefore is expected to meet the daytime noise limits of 75dBA. However, it is possible that it will occasionally exceed the 70 dBA nighttime noise level restriction or exceed the 60 dBA nighttime noise level restriction from a residence. The generator is intended to run only as back-up power during emergency electrical power outage events. Section 8.20.090 of the City Municipal Code exempts "Work required in response to an emergency condition endangering the public welfare." Therefore, in order to approve use of the generator during nighttime hours, the commission will need to make a finding that use of the generator in response to an electrical power outage is necessary to protect public welfare.

Environmental Review: Staff has determined that the project is exempt from environmental review pursuant to §15303 (Class 3) of the California Environmental Quality Act (CEQA) guidelines. The CEQA Guidelines for Categorical Exemption §15303, allows for the construction and location of limited numbers of new, small facilities or structures, the installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor

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modifications are made in the exterior of the structure. The proposed gas generator is considered a small accessory facility to the fueling station, and therefore meets the criteria for a Class 3 exemption.

Noticing: The Use Permit was distributed for agency comment on June 25, 2020. Staff only received comments from the Northern Sierra Air Quality Management District who indicated that they had no concerns with the project. Notice of the public hearing was distributed to property owners within 300-feet of the subject location on July 6, 2020 and published in the Union newspaper July 4, 2020. As of the writing of this staff report, no public comments have been received.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1) Determine this project categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines, which exempts "small new equipment and facilities."

2) Approve the proposed Use Permit subject to Conditions of Approval, as provided below, or as may be modified at the public hearing, pursuant to Sections 17.88.20 and 17.68.210(C) of the Nevada City Municipal Code making findings, a-h:

   a) That this project as conditioned is consistent with the Service Commercial (SC) General Plan land use designation applicable to this project site; and

   b) The proposed use, as conditioned is consistent with the purposes of the Local Business (LB) base zoning district which allows service retail uses outside an enclosed building with an approved use permit; and

   c) The proposed use as conditioned will not jeopardize, adversely affect, or be detrimental to public health, safety, and welfare or to the surrounding property and residents; and

   d) Adequate public facilities and public services exist within the project area and are available to serve the project without decreasing service levels to other area; and

   e) Conditions of Approval have been applied and are deemed necessary to protect the public health, safety, and general welfare.

   f) That the proposed plan, as conditioned, is consistent with the General Plan

   g) That the proposed plan, as conditioned, contains sufficient design and/or landscaping features to protect and enhance the aesthetics of the scenic corridor; and

   h) That while nighttime noise standards outlined in Chapter 8.20 of the City Municipal Code may be exceeded by the generator during electrical power outage events, use of the back-up generator in response to an electrical power outage is necessary to protect public welfare

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING:

1. The use permit is granted for the 150 Kw generator and 600 Amp automatic transfer switch at 135 Argall Way as presented in the application and as may be modified at the public hearing. The generator is to be used to accommodate the commercial use of the property during emergency electrical power outages.

2. If test cycles are required for maintenance of the generator, tests shall be conducted during daytime hours of 7AM to 9PM.

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3. It shall be the applicant's responsibility to ensure that installation of the generator does not violate the terms of the mutual easement for access, parking, utilities, landscaping, snow removal, and general maintenance, per recorded Document No. 94-133769, on file with the County Recorder's Office.

4. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit one digital copy of plans OR three sets of plans to Nevada City Planning Department, along with a filing fee of $100 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.

5. Material selections, colors, and all proposed work shall substantially comply with the exhibits presented and approved by the Planning Commission.

6. The applicant is responsible for obtaining any necessary local, State, or Federal permits.

7. The decision of the planning commission may be appealed to the city council not later than fifteen (15) days after this final action or decision. Any work during this period is at the applicant's own risk.

FIRE:

8. Applicant must adhere to any applicable provisions set forth in the California Fire Code.

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CITY OF NEVADA CITY
JUN 22 2020
RCPT. AMT. 2000.00 Ck# 168

Fee Deposit: $_____

CITY OF NEVADA CITY
PLANNING DEPARTMENT
317 Broad Street
Nevada City, CA 95959
Phone (530) 265-2496 Fax (530) 265-0187

APPLICATION PACKET FOR A USE PERMIT/DEVELOPMENT PERMIT

This packet contains filing forms and instructions for submitting a complete application for a Use Permit or a commercial/industrial/multi-family Development Permit. You must complete all forms and submit all required supplemental documents listed on the attached checklist or your application will not be accepted. If you have questions regarding the need for zoning-specific information that may be required by the zoning applicable to your project, you should discuss your zoning with the City Planner prior to filing an application.

Applications must be filed with the Planning Department at City Hall. If all information is complete and no issues arise that require additional time for review, your project will be scheduled for public hearing and/or environmental review. You will receive a Staff Report approximately 10 days prior to the hearing. That Report will contain a Staff Recommendation for the project including a list of recommended conditions of approval. **You or your authorized representative must attend the public hearing or no action will be taken.** Surrounding property owners will also be notified of the hearing. During the hearing, the Planning Commission will consider the staff recommendation, your comments and any input from the public. The hearing body will either, 1) approve your project, 2) approve it with conditions, 3) deny it, or 4) continue it for additional information if necessary.

SUBMITTING A COMPLETE AND ACCURATE APPLICATION AND SITE PLAN WILL HELP TO MAINTAIN YOUR DESIRED HEARING SCHEDULE.

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USE PERMIT/DEVELOPMENT PERMIT
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 forms are signed by a Representative.

( ) 2. Filing fees pursuant to the most recently adopted Resolution of the City Council.

( ) 3. The completed Land Use Application and Project Information form.

( ) 4. If grading is anticipated, submit a profile showing the cut and fill and the height of any needed retaining walls.

( ) 5. Photos of the site and a site plan reduction indicating where photos were taken.

( ) 6. 3 hard-copies and 1 digital copy of building elevations and floor plans including square footage calculations. Plans must be drawn to a recognizable scale, preferably to an engineer's scale.

( ) 7. 3 hard-copies and 1 digital copy of any comprehensive sign plan that includes the location, type, size and design of all proposed signs, including a color scheme.

( ) 8. 3 hard-copies and 1 digital copy of a Lighting Plan that depicts the location, height and positioning of All light fixtures and provides a description of the type and style of lighting proposed, including pole or building mounted area lights and sign lights.

( ) 9. 3 hard-copies and 1 digital copy of a site plan drawn per attached instructions. All **plans must be folded** to a maximum 8 ½" x 11" size.

( ) 10. Please submit a separate page describing the project in detail. Include discussion of such items as scope of work, operations of any business, including hours of operation, number of employees, etc

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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:

   We will be installing a 150Kw 3phase 120/208VAC generator to back up the 600 amp electrical service panel for the building.

   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 X no *If yes*, describe:

2. ***Land Use***:
   a. Does this project have a relationship to a larger project or a series of projects?
   ____ yes X no *If yes*, describe:

   b. Describe existing on-site land uses:

   Grocery store and restaurant.

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

   Commercial occupancies including Yoga studio, Brewery, auto repair, and duplexes

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

   Generator will occupy a 4'4" x 12'2" space in the rear parking lot behind the builing.

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LAND USE APPLICATION

Please print or type in black ink

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

___ Tentative Map	___ Ordinance Amendment	___ Certificate of Compliance
x ___ Use Permit	___ Zone Change	___ Voluntary Merger
___ Development Permit	___ General Plan Amendment	___ Home Business
___ Administrative Dev. Permit	___ Variance	___ Temporary Commercial Permit
___ Boundary Line Adjustment	___ Setback Easement	___ Management Plan

___ Other (specify): _____

PROJECT DESCRIPTION: _____

Assessor's Parcel No(s): 005-270-044-000

Applicant Name(s): Global Electric C.I.R. Incorporated Att: Imani J. Lang

Applicant Mailing Address: 2701 Del Paso road suite 130-44, Sacramento, CA 95835

Telephone #: ( ) [illegible] E-Mail: gecir.inc@gmail.com FAX#: _____

Property Owners Full Names: Chris and Lisa Kysar

Property Owner Mailing Address: 135 Argall way Nevada City, CA 95959

Telephone #: ( ) [illegible] E-Mail: ckysar1@gmail.com FAX#: _____

Name of Representative (if applicable): _____

Address of Representative: _____

Telephone #: ( ) _____ E-Mail: _____ FAX#: _____

Site address(es): 135 Argall way Nevada City, CA 95959 Acreage(s): 0.42

Water Source: City Method of Sewage Disposal: City

****

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*

Lisa Kysar Date: 6/22/20

_____ Date: _____

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

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

_____

f. Will this project result in a population increase in the immediate project area?
____ yes x____ 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?

Not applicable

_____

3. ***Geology/Soils:***

a. A Preliminary Grading Plan is attached. ____ yes X no
b. A Soils/Geologic Report is attached. ____ yes x 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 X no

e. Is the site on filled land? ____ yes X 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: no

g. Will a grading permit be required? ____ yes X 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: _____

_____

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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.

Not applicable

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 X ____ no

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

Lot Coverage:	***EXISTING***		***PROPOSED***	
building coverage	_____	%	_____	%
surfaced areas	_____	%	_____	%
landscaped areas	_____	%	_____	%
permanent open space	_____	%	_____	%
(excluding *required* 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:

Not applicable.

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.

Not applicable.

f. Will a permit be required from the California Regional Water Quality Control Board? _____ yes X ____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 X _____ no

If yes, describe: _____

Will wetlands be affected by the proposed project? _____ yes X _____ no

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

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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).

Not applicable.

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

6. ***Transportation/Circulation:***

a. A traffic study is included with this application. ___ yes X no

b. Does this project require/include a Petition for Exceptions? ___ yes X no

c. Describe the access roads serving this project:

Road name	Right of Way width	Surfacing	Finish grade
Argall Way	Varies	Asphalt	Asphalt

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

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

City

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

g. What road improvements are proposed? None.

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:

Not applicable.

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. Not applicable.

Agenda

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.

Not applicable.

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

Not applicable.

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

Not applicable.

7. ***Biological Resources:***

a. Is the required Biological Inventory attached? ____yes X____ no

c. Is a Management Plan for encroachment into sensitive biological resources required? ____yes X____ no __ *If yes*, is it included in the Inventory?____yes ____no

c. How many native oaks exist on the project site? None.

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

None

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):

None

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

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

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

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

Is there an active Timber Harvest Plan on file? ____ yes X____ 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 X____no

Agenda

b. Does this project have the potential to deplete any non-renewable minerals?

____ yes X____ 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 X____ 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 X____ 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 X____ 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 X____ 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 X____ no

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

No.

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

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

Deer Creek Elementary, 7 Hills Middle School, Forest Charter, churches, and homes.

Agenda

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.

There will be saw cutting and digging between 8am-3pm. Generator will run during power outages inside a soundproof enclosure.

11. *Public Services:*

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

Fire Protection: Nevada City

Domestic water: Nevada City

Sewage disposal: Public

Road maintenance: Shared

Other special districts: _____

b. If public sewer is proposed, how many EDUs are allocated to this site? None

c. How many EDU's are required for the proposed use? None

d. Is trash and recycling service available to serve the project site? X yes ____ no

e. As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter? ____ yes X 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? Very High (VHFHSZ)

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 X 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: 0 x 0

Electricity: PG&E

Gas (propane or natural gas) PG&E natural gas

High speed internet service: Comcast

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

____ yes X no *If yes*, describe:

Agenda

c. Will this project require the recording of a new utility easement?
____ yes X____ 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:

When the power goes out, the generator will turn on; running off natural gas.

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

Not applicable.

13. Aesthetics:

a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?
____ yes X____ 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 X____ no *If yes*, describe:

c. Does this project propose any outdoor storage, activity or use (other than parking)?
____ yes X____ no *If yes*, describe the use:

d. Does this project propose new fencing? ____ yes X____ 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 X____ no *If yes*, describe:

f. Is any new exterior lighting proposed? ___yes X___ 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 X___ no

Agenda

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 x____ 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 x____ no

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

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

_____

e. Is the project site irrigated? ____ yes ____ no x____

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 x____ no ____
___ *If yes*, a copy of the evaluation is attached.

g. Will this project prohibit or decrease agricultural production, on or off-site?
____ yes x____ 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.

Not applicable

_____

_____

_____

Agenda

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: 6/22/2020

Agenda

Development project information ***(not applicable to Tentative Maps)***

17. Proposed use:

a. Proposed use/occupancy type: Not applicable

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. L-II 4.2.9.f. of Zoning Regulations:

	Required	Proposed
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:

	Materials	Colors
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.

_____

_____

Agenda

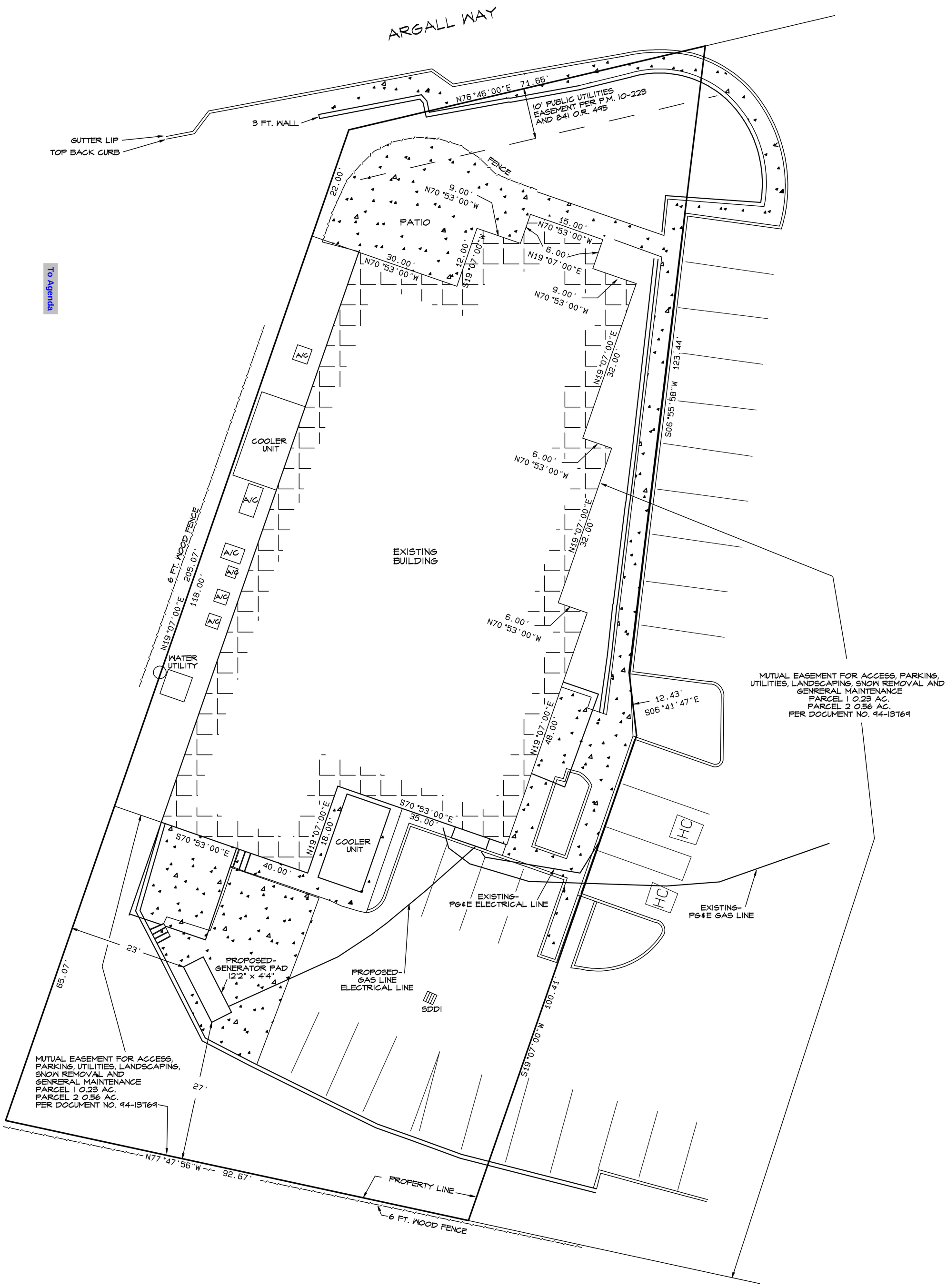
SITE MAP - GENERATOR PLAN

OWNER:
CALIFORNIA ORGANICS
135 ARGALL WAY
NEVADA CITY, CA. 95959

APN # 005-270-044-000
PARCEL MAP BK. 8, PG. 227
0.42 ACRES

NORTH

SCALE 1"=10'



LEGEND

EXISTING CONCRETE

SDDI STORM DRAIN DRAIN INLET

A/C AIR CONDITION UNIT

HC DISABLED PARKING

HANSER LAND SURVEYING
2745 STATE HWY 49
COOL, CA. 95614
(530) 613-8848

PREPARED UNDER SUPERVISION OF:

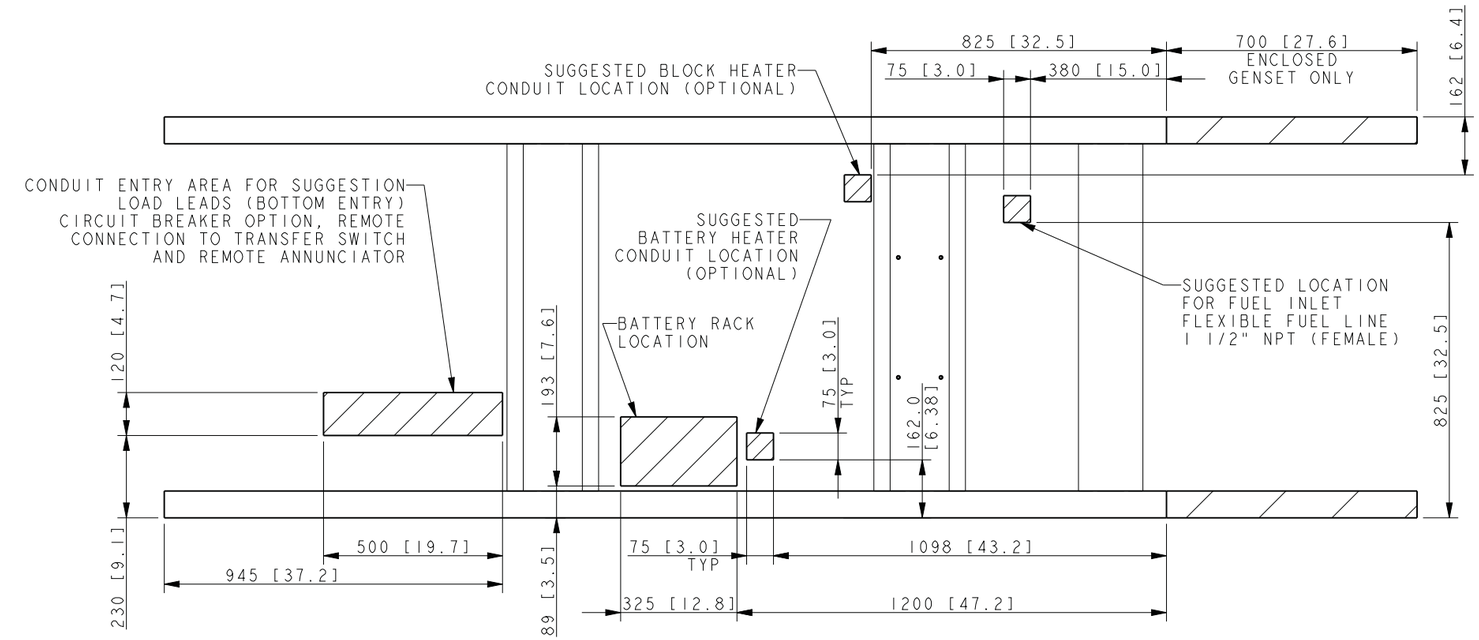
John Hanser

JOHN HANSER
PLS 9578

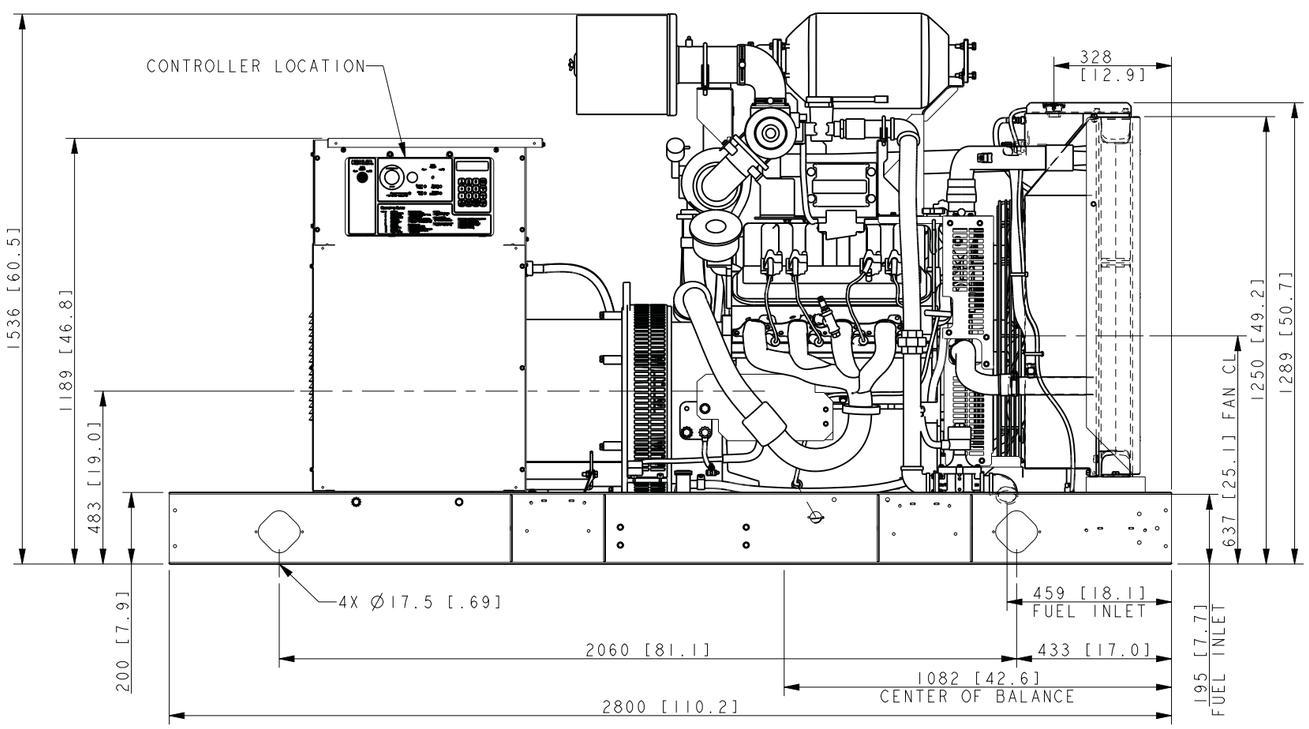
LICENSED LAND SURVEYOR
JOHN HANSER
P.L.S. 9578
STATE OF CALIFORNIA

SHEET 1 OF 1

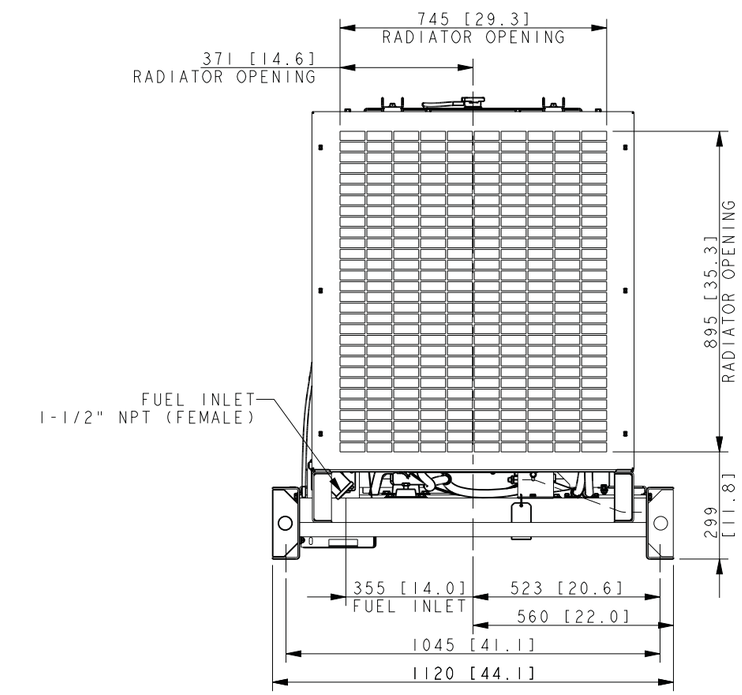
To Agenda



MODEL	ALTERNATOR	WIEGHT (WET)
150	4T13X	1588 KG (3501 LBS)
150	4R13X	1588 KG (3501 LBS)
150	4S12X	1619 KG (3569 LBS)
150	4S13X	1659 KG (3657 LBS)



EPA ENGINE SHOWN



DIMENSIONS IN [] ARE ENGLISH STANDARD EQUIVALENTS

150 MODEL 4R13X/4T13X/4S13X
RECONECTABLE
IMPROVED MOTOR STARTING (IMS) RECONNECTABLE
& 600 VOLT ALTERNATORS
8.8 LITER GM CAC

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY
-	5-2-11	NEW DRAWING [91800-3]	KRH
A	9-15-11	(A-4) 459 [18.1] FUEL INLET WAS 424 [16.7];	
		195 [7.7] FUEL INLET WAS 167 [6.6] FUEL	
		INLET FUEL INLET [92278-3]	KRH
B	2-22-12	(B-5) REVISED FUEL LINE ROUTING [CT02706]	KRH
C	6-4-13	1539 [60.6] DIM REMOVED.[CT49456]	MRS

UNLESS OTHERWISE SPECIFIED -
1) DIMENSIONS ARE IN MILLIMETERS
2) TOLERANCES ARE:
X.XX ±
X.X ±
X ±
ANGLES ±
SURFACE FINISH MAX.
THIRD ANGLE PROJECTION

APPROVALS		DATE
DRAWN	KRH	5-2-11
CHECKED	KRH	5-2-11
APPROVED	JAL	5-2-11

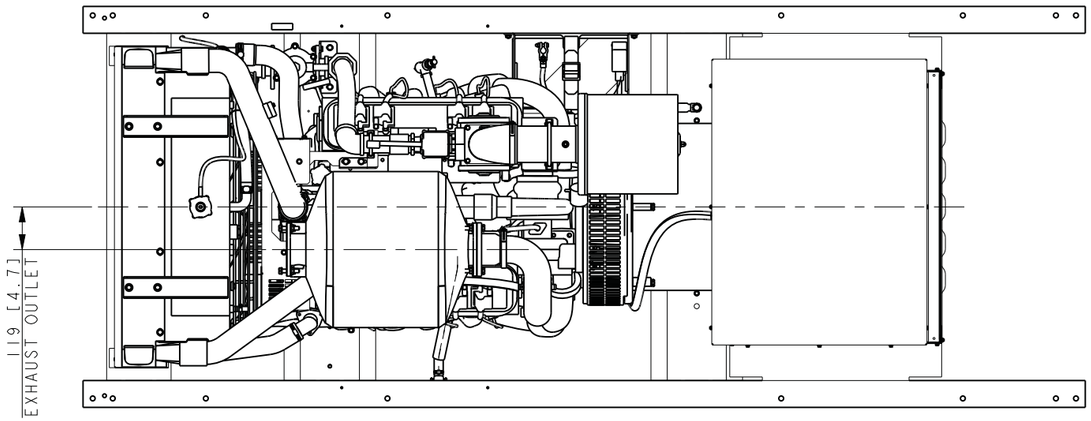
KOHLER CO. METRIC PRO-E
POWER SYSTEMS, KOHLER, WI 53044 U.S.A.

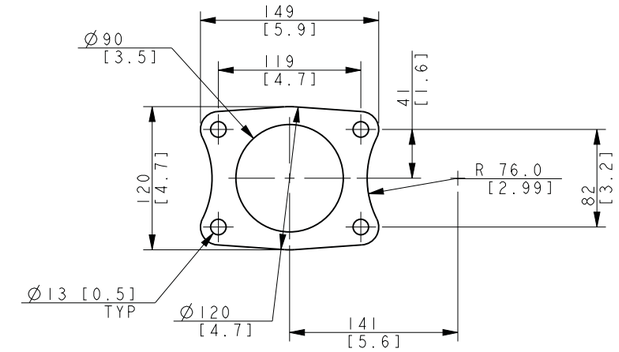
THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.

TITLE
DIMENSION PRINT, 150KW GM 8.8L

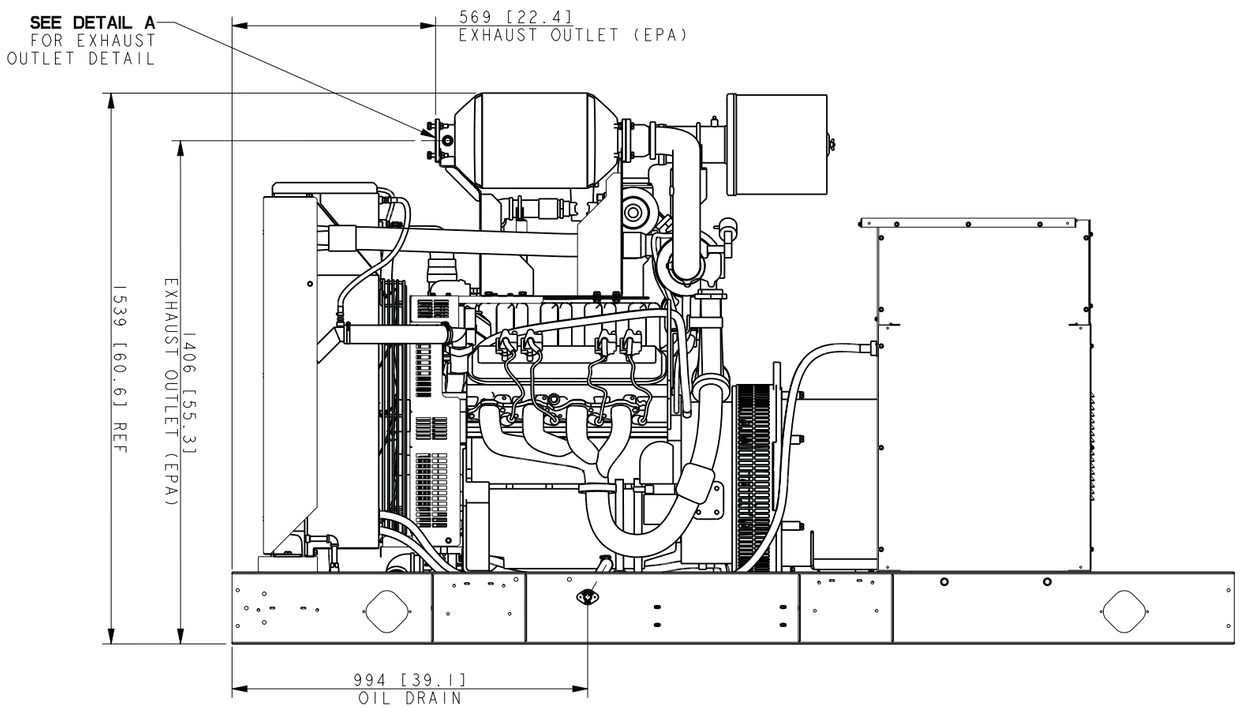
SCALE 0.12 | CAD NO. | SHEET 1 of 2
DWG NO. **ADV-8167** | **D**

To Agenda

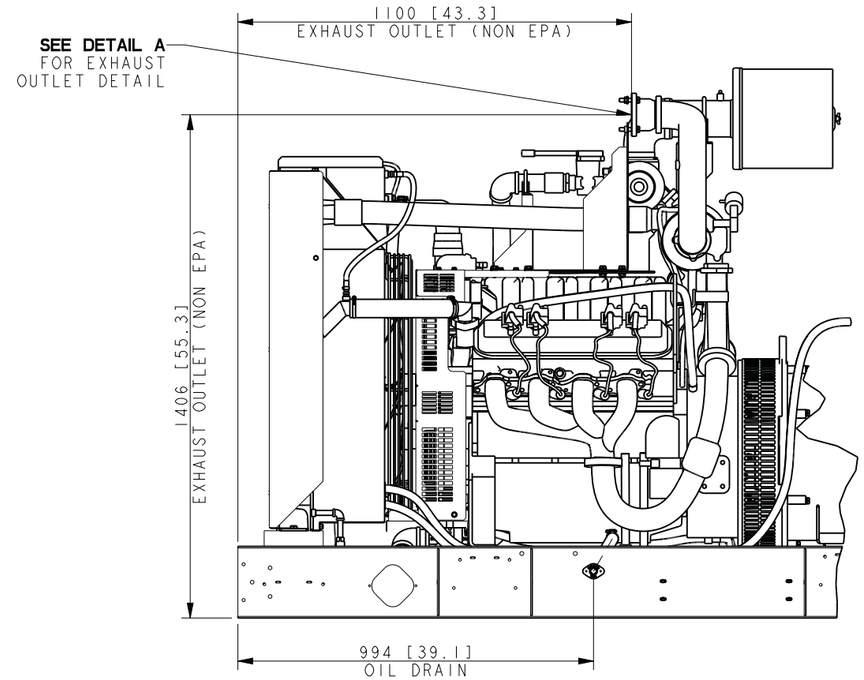




DETAIL A
EXHAUST OUTLET
SCALE 0.40



EPA ENGINE



NON EPA ENGINE

DIMENSIONS IN [] ARE ENGLISH STANDARD EQUIVALENTS

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY
-	5-4-11	NEW DRAWING [91800-3]	KRH
A	9-15-11	SEE SHEET 1 [92278-3]	KRH
B	2-22-12	SEE SHEET 1 [CT02706]	KRH
C	6-4-13	NON EPA VIEW ADDED. [CT49456]	MRS

150 MODEL 4R13X/4T13X/4S13X
RECONECTABLE
IMPROVED MOTOR STARTING (IMS) RECONNECTABLE
& 600 VOLT ALTERNATORS
8.8 LITER GM CAC

UNLESS OTHERWISE SPECIFIED -
1) DIMENSIONS ARE IN MILLIMETERS
2) TOLERANCES ARE:
X.XX ±
X.X ±
X ±
ANGLES ±
SURFACE FINISH MAX.
THIRD ANGLE PROJECTION

APPROVALS		DATE
DRAWN	KRH	5-4-11
CHECKED	KRH	5-4-11
APPROVED	JAL	5-4-11

KOHLER CO. METRIC PRO-E
POWER SYSTEMS, KOHLER, WI 53044 U.S.A.
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TITLE
DIMENSION PRINT, 150KW GM 8.8L

SCALE 0.12 | CAD NO. | SHEET 2 of 2
DWG NO. **ADV-8167** | **D**

To Agenda

Nevada County Building Department
950 Maidu Avenue
Nevada City, CA 95959
(530) 265-1222
www.mynevadacounty.com

Grass Valley Building Division
125 East Main Street
Grass Valley, CA 95945
(530) 274-4344
www.cityofgrassvalley.com

"Partnering to Improve Consistency & Customer Service"

GAS LINE SCHEMATIC

TO BE PREPARED BY A LICENSED PLUMBER OR ENGINEER

SITE ADDRESS: 135 ARGALL WAY **PERMIT #:** _____

GAS TYPE: ☐ **PROPANE** ☒ **NATURAL GAS** **TOTAL BTU'S** 3,070,000

SPECIFIC GRAVITY: 0.60 **WATER COLUMN:** 7"

TOTAL DEVELOPED LENGTH (LONGEST RUN): 60'

DESIGNER: BIRKEN VOGT

NAME: BIRKEN VOGT

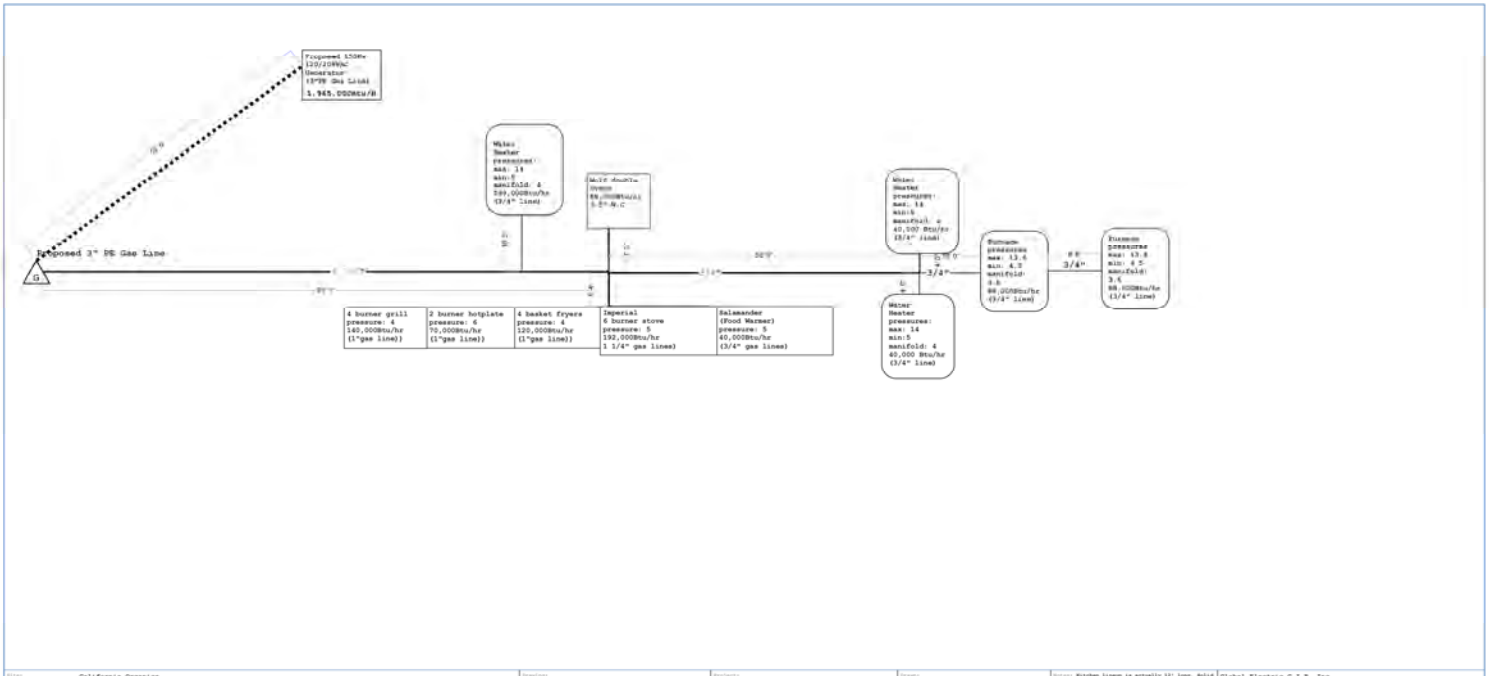
BUSINESS NAME: EMPIRE ENERGY CONSTRUCTION **LICENSE#:** 1052127

SIGNATURE: _____ **DATE:** 06/10/2020

SHOW LINE DIAGRAM BELOW:

EXAMPLE ON BACK

To Agenda



Site:	California Organics 135 Argall Way Nevada City, CA 95959 Assessor's Parcel Number 005-270-044-000	Drawing: Gas 1 Line Diagram	Project: E-1940	Drawn: Imani J. Lang	Notes: Kitchen lineup is actually 12' long. Solid lines are existing, and dotted lines are proposed gas lines. 1 1/2" gas line from meat to kitchen lineup, the runs to opposite wall to tankless water heater then up to water heaters and furnaces on 2nd floor.	Global Electric C.I.R. Inc. License#1026047 2701 Del Paso Rd suite 130-44 Sacramento, CA 95835
Title:	150Kw 3-Phase 120/208VAC Generator	Scale: 1/8":1'0"	Date: 05/30/2020	Rev: A		

To Agenda

DLO – Diesel Locomotive Cable 90°C 2000V

APPLICATION:

Diesel Locomotive Cable or DLO Cable is used for wiring of Diesel-electric locomotives, Telecom power supply, Shipyards, Motor Leads, Mining and earth-moving equipment, Oil and gas rigs and in applications where flexibility and durability is required. The cable is suited for use in wet and dry areas, conduits, ducts, troughs, trays and where superior electrical properties are desirable. For applications up to 2000 volts and for temperatures of -40°C to +90°C.

CONDUCTORS:

- Fully annealed flexible strand Class I tinned copper, ASTM B-172, ASTM B-174, ASTM B-33

SEPARATOR:

- All sizes except for 14AWG have tape separator between conductor and insulation

INSULATION:

- Ethylene-Propylene Rubber (EPR), per UL, CSA, ICEA, AAR RP-588, 90ºC

JACKET:

- Black heavy duty thermoset CPE per ICEA S-95-658 NEMA WC-70, AAR RP-586. Ozone, sunlight, oil, grease, weather, chemical, and abrasion resistant

STANDARDS:

- Type RHH/RHW-2 per UL 44
- Limited Smoke ST1 in accordance with UL1685 vertical flame test
- Rated RW90-TC for TC use sizes 1/0 & larger
- IEEE 1202
- ARR RP-588, RP-586 Approved
- MSHA Approved
- VW-1
- ICEA S-95-658
- NEMA WC-70
- CSA Listed RW90, RW90-TC 1Kv
- CSA C22.2 No. 38 and No. 230

1-800-945-5542
www.PriorityWire.com

To Agenda

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02-2020

DLO – Diesel Locomotive Cable 90°C 2000V

Part Number	Conductor Size	Conductor Stranding	Nominal Conductor Diameter		Nominal Insulation Thickness		Nominal Jacket Thickness		Nominal Overall Diameter		Nominal Net Weight	Ampacity** 30°C in Air
	AWG	No./AWG	inches	mm	inches	mm	inches	mm	inches	mm	lbs/kft	
14-01DLO	14	19/27	0.072	1.83	0.045	1.14	0.015	0.38	0.192	4.88	28	35
12-01DLO	12	19/25	0.091	2.31	0.045	1.14	0.015	0.38	0.215	5.46	38	40
10-01DLO	10	27/24	0.123	3.12	0.045	1.14	0.030	0.76	0.277	7.04	63	55
8-01DLO	8	41/24	0.148	3.76	0.055	1.40	0.030	0.76	0.302	7.67	92	80
6-01DLO	6	65/24	0.186	4.72	0.060	1.52	0.030	0.76	0.370	9.40	128	105
4-01DLO	4	105/24	0.240	6.10	0.060	1.52	0.030	0.76	0.424	10.77	188	140
2-01DLO	2	168/24	0.315	8.00	0.060	1.52	0.045	1.14	0.528	13.41	292	190
1-01DLO	1	225/24	0.363	9.22	0.080	2.03	0.045	1.14	0.613	15.57	394	220
1/0-01DLO	1/0	273/24	0.417	10.59	0.080	2.03	0.045	1.14	0.671	17.04	468	260
2/0-01DLO	2/0	329/24	0.457	11.61	0.080	2.03	0.045	1.14	0.711	18.06	545	300
3/0-01DLO	3/0	450/24	0.533	13.54	0.080	2.03	0.045	1.14	0.787	19.99	720	350
4/0-01DLO	4/0	551/24	0.590	14.99	0.080	2.03	0.065	1.65	0.884	22.45	886	405
262-01DLO	262.6	644/24	0.636	16.15	0.090	2.29	0.065	1.65	0.950	24.13	1032	471
313-01DLO	313.1	772/24	0.700	17.78	0.090	2.29	0.065	1.65	1.015	25.78	1209	511
373-01DLO	373.1	925/24	0.772	19.61	0.090	2.29	0.065	1.65	1.086	27.58	1422	590
444-01DLO	444.4	1091/24	0.854	21.69	0.090	2.29	0.065	1.65	1.169	29.69	1652	656
535-01DLO	535.3	1325/24	0.906	23.01	0.090	2.29	0.065	1.65	1.220	30.99	1965	731
646-01DLO	646.4	1584/24	0.996	25.30	0.090	2.29	0.065	1.65	1.311	33.30	2312	815
777-01DLO	777.7	1925/24	1.102	27.99	0.090	2.29	0.065	1.65	1.397	35.48	2778	905
929-01DLO	929.2	2281/24	1.197	30.40	0.090	2.29	0.065	1.65	1.511	38.38	3246	1005
1111-01DLO	1111 MCM	2727/24	1.325	33.66	0.140	3.56	0.095	2.41	1.799	45.69	4077	1115

All values are nominal and subject to correction
***Based on single conductor in free air, 30°C ambient air temperature, 90°C conductor temperature per NEC table 310.17*

1-800-945-5542
www.PriorityWire.com

To Agenda

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02-2020

KOHLER

Model: 150ERESC

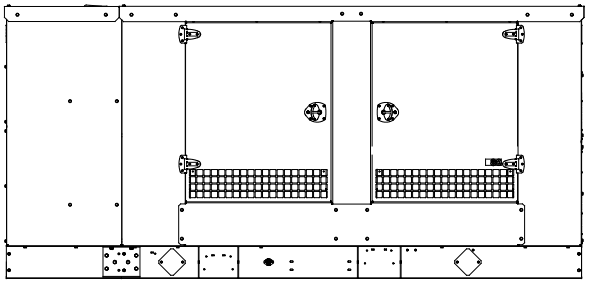
208–480 V **Gas**

ISO 9001 KOHLER NATIONALLY REGISTERED

EPA-Certified for Stationary Emergency Applications

Ratings Range

		60 Hz
Standby:	**kW**	106–150
	kVA	106–188



Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- UL 2200 listing is available.
- CSA approval is available.
- The generator set accepts rated load in one step.
- The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
- A one-year limited warranty covers all systems and components. Two- and five-year extended warranties are also available.
- Alternator features:
  - The unique Fast-Response™ X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth permanent magnet (PM)-excited alternator.
  - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
  - Kohler® APM402 controller. See Controllers on page 3.
  - The electronic, isochronous governor incorporates an integrated drive-by-wire throttle body actuator delivering precise frequency regulation.
- Quick-ship (QS) models with selected features and a five-year basic warranty are available. See your Kohler distributor for details.

Generator Set Ratings

				Natural Gas 130°C Rise Standby Rating		LPG 130°C Rise Standby Rating	
Alternator	**Voltage**	**Ph**	**Hz**	**kW/kVA**	**Amps**	**kW/kVA**	**Amps**
4R13X	120/208	3	60	137/171	475	137/171	475
	127/220	3	60	143/179	469	137/171	449
	120/240	3	60	137/171	412	137/171	412
	120/240	1	60	107/107	446	107/107	446
	139/240 *	3	60	150/188	454	137/171	412
	220/380 *	3	60	124/155	235	124/155	234
	277/480	3	60	150/188	226	137/171	206
4S12X	120/208	3	60	150/188	520	137/171	475
	127/220	3	60	150/188	492	137/171	449
	120/240	3	60	150/188	451	137/171	412
	120/240	1	60	106/106	442	106/106	442
	139/240 *	3	60	150/188	451	137/171	412
	220/380 *	3	60	140/175	266	137/171	260
	277/480	3	60	150/188	226	137/171	206
4S13X	120/208	3	60	150/188	520	139/174	482
	127/220	3	60	150/188	492	139/174	456
	120/240	3	60	150/188	451	139/174	418
	120/240	1	60	113/113	471	113/113	471
	139/240 *	3	60	150/188	451	139/174	418
	220/380 *	3	60	150/188	285	139/174	264
	277/480	3	60	150/188	226	139/174	209
4T13X	120/240	1	60	144/144	600	134/134	557

* Voltage configuration not available from the factory. Field-adjustable by an authorized service technician.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) on ratings guidelines for the complete ratings definitions. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. GENERAL GUIDELINES FOR DERATING: *Altitude:* Derate 1.3% per 100 m (328 ft.) elevation above 200 m (656 ft.) up to a maximum elevation of 3000 m (9842 ft.). *Temperature:* Derate 2.0% per 10°C (18°F) temperature above 25°C (77°F) up to 50°C (122°F). For units having enclosures with enclosed silencers, add 5°C (9°F) to the ambient temperature. For dual fuel engines, use the LPG ratings for both the primary and secondary fuels.

To Agenda

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Rare-Earth Permanent- Magnet
Leads: quantity, type	
4RX, 4SX	12, Reconnectable
4TX	4, 120/240
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	±0.5%
Unbalanced load capability	100% of Rated Standby Current
One-step load acceptance	100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)
480 V 4R13X (12 lead)	540 (60 Hz)
480 V 4S12X (12 lead)	480 (60 Hz)
480 V 4S13X (12 lead)	570 (60 Hz)
240 V 4T13X (4 lead)	440 (60 Hz)

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Vacuum-impregnated windings with fungus-resistant epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 4%.

Application Data

Engine

Engine Specifications	
Manufacturer	PSI
Engine: model, type	Industrial 8.8 L, 4-Cycle, Turbocharged and Charge Cooled
Cylinder arrangement	V-8
Displacement, L (cu. in.)	8.8 (537)
Bore and stroke, mm (in.)	110 x 114 (4.35 x 4.5)
Compression ratio	10.1:1
Piston speed, m/min. (ft./min.)	411 (1350)
Main bearings: quantity, type	5, Bi-Metal Steel and Aluminum
Rated rpm	1800
Max. power at rated rpm, NG, kW (HP)	193 (259)
Max. power at rated rpm, LP, kW (HP)	169 (226)
Cylinder head material	Cast Iron
Piston type and material	Flat Top, Hypereutectic Cast Alum.
Crankshaft material	Forged Steel, Induction Hardened, Tangential Fillet
Valve (exhaust) material	Int.-A193 Exh. Inconel
Governor type	Electronic
Frequency regulation, no-load to full-load	Isochronous
Frequency regulation, steady state	±0.5%
Frequency	Fixed
Air cleaner type, all models	Dry

Exhaust

Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m^3/min. (cfm)	27.5 (971)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	649 (1200)
Maximum allowable back pressure, kPa (in. Hg)	10.2 (3.0)
Exhaust outlet size at engine hookup	See ADV drawing

Engine Electrical

Engine Electrical System	
Ignition system	Individual Coil Near Plug Ignition
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	70
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Qty., rating for -18°C (0°F)	One, 630
Battery voltage (DC)	12

Fuel

Fuel System	
Fuel type	Natural Gas, LPG, or Dual Fuel
Fuel supply line inlet	1.5 NPTF
Natural gas fuel supply pressure, kPa (in. H_2O)	1.74–2.74 (7-11)
LPG vapor withdrawal fuel supply pressure, kPa (in. H_2O)	1.24–2.74 (5-11)
Dual fuel engine, LP vapor withdrawal fuel supply pressure, kPa (in. H_2O)	1.24 (5)

Fuel Composition Limits *	Nat. Gas	LPG
Methane, % by volume	90 min.	1.2 max.
Ethane, % by volume	4.0 max.	10 max
Propane, % by volume	1.0 max.	96 max.
Propene, % by volume	0.1 max.	3 max.
C_4 and higher, % by volume	0.3 max.	3 max.
Sulfur, ppm mass	25 max.	25 max.
Lower heating value, MJ/m^3 (Btu/ft^3), min.	33.2 (890)	78.8 (2116)

* Fuels with other compositions may be acceptable. If your fuel is outside the listed specifications, contact your local distributor for further analysis and advice.

Application Data

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.) §	8.0 (8.5)
Oil pan capacity with filter, L (qt.) §	8.5 (9.0)
Oil filter: quantity, type §	1, Cartridge

§ Kohler recommends the use of Kohler Genuine oil and filters.

Cooling

Radiator System	
Ambient temperature, °C (°F)	45 (113)
Engine jacket water capacity, L (gal.)	13.4 (3.54)
Radiator system capacity, including engine, L (gal.)	25.5 (5.6)
Engine jacket water flow, Lpm (gpm)	125 (33)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	88.2 (5021)
Heat rejected to charge cooling air at rated kW, dry exhaust, kW (Btu/min.)	11.3 (642)
Heat rejected to engine oil at rated kW, dry exhaust, kW (Btu/min.)	1.4 (81)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	711 (28.0)
Fan, kWm (HP)	18.7 (25)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H_2O)	0.125 (0.5)

Operation Requirements

Air Requirements	
Radiator-cooled cooling air, m^3/min. (scfm) †	340 (12000)
Combustion air, m^3/min. (cfm)	8.9 (314)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	24.9 (1476)
Alternator, kW (Btu/min.)	15.7 (893)

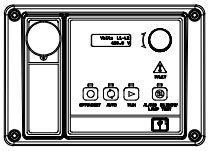
† Air density = 1.20 kg/m^3 (0.075 lbm/ft^3)

Fuel Consumption‡	Standby Rating
Natural Gas, m^3/hr. (cfh) at % load	
100%	55.7 (1965)
75%	43.3 (1529)
50%	31.2 (1102)
25%	19.5 (688)
0%	8.1 (286)
LPG, m^3/hr. (cfh) at % load	
100%	20.2 (713)
75%	15.5 (547)
50%	11.3 (399)
25%	7.2 (254)
0%	4.6 (164)

‡ Nominal fuel rating: Natural gas, 37 MJ/m^3 (1000 Btu/ft^3)
LPG, 93 MJ/m^3 (2500 Btu/ft^3)

LPG conversion factors:
8.58 $ft.^3$ = 1 lb.
0.535 m^3 = 1 kg.
36.39 $ft.^3$ = 1 gal.

Controller



APM402 Controller
Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-161 for additional controller features and accessories.

Sound Enclosure

- Sound level (8 point logarithmic average) at 7 m (23 ft.) with full load: 73 dB(A).
- Sound level compared to competitor ratings with no load: 70 dB(A).*
- Sound attenuating enclosure uses acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Vertical air inlet and outlet discharge with 90 degree bends to redirect air and reduce noise.
- Internal-mounted critical silencer and flexible exhaust connector.
- Skid-mounted, steel (standard) or aluminum (optional) construction with hinged doors.
- Fade-, scratch-, and corrosion-resistant Kohler® Cashmere Power Armor™ textured e-coat paint.
- Lockable, flush-mounted door latches.
- Certified to withstand 241 kph (150 mph) wind load rating (aluminum enclosures only).

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may be higher depending on installation parameters.

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Additional Standard Features

- Alternator Protection
- Battery Rack and Cables
- Electronic, Isochronous Governor
- Gas Fuel System (includes fuel mixer, electronic secondary gas regulator, gas solenoid valve, and flexible fuel line between the engine and the skid-mounted fuel system components)
- Integral Vibration Isolation
- Local Emergency Stop Switch
- Oil Drain Extension
- Operation and Installation Literature
- Steel Sound Enclosure
- Three-Way Exhaust Catalyst

Available Options

Approvals and Listings

- ❑ CSA Approval
- ❑ UL 2200 Listing

Enclosure

- ❑ Aluminum Sound Enclosure

Fuel System

- ❑ Dual Fuel NG/LPG (automatic changeover)
- ❑ Flexible Fuel Line (required when the generator set skid is spring mounted)
- ❑ Gas Filter
- ❑ LP Liquid Withdrawal (vaporizer)
- ❑ Second Gas Solenoid Valve

Controller

- ❑ Common Fault Relay
- ❑ Communication Products and PC Software
- ❑ Two Input/Five Output Module
- ❑ Remote Annunciator Panel
- ❑ Remote Emergency Stop
- ❑ Run Relay

Cooling System

- ❑ Block Heater, 1800 W, 110–120 V
- ❑ Block Heater, 2000 W, 190–240 V Required for ambient temperatures below 10°C (50°F)
- ❑ Block Heater, 2000 W, 120 V (Only available with LP liquid withdrawal)

Electrical System

- ❑ Alternator Strip Heater
- ❑ Battery
- ❑ Battery Charger, Equalize/Float Type
- ❑ Battery Heater
- ❑ Line Circuit Breaker (NEMA1 enclosure)
- ❑ Line Circuit Breaker with Shunt Trip (NEMA1 enclosure)

Miscellaneous

- ❑ Air Cleaner Restrictor Indicator
- ❑ Crankcase Ventilation (CCV) Heater [recommended for ambient temperatures below 0°C (32°F)]
- ❑ Engine Fluids Added
- ❑ Rated Power Factor Testing
- ❑ Rodent Guards

Literature

- ❑ General Maintenance
- ❑ Overhaul
- ❑ Production

Warranty

- ❑ 2-Year Basic Limited Warranty
- ❑ 5-Year Basic Limited Warranty
- ❑ 5-Year Comprehensive Limited Warranty

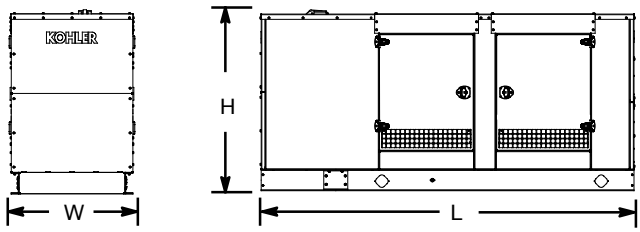
Other Options

- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.) :	3526 x 1153 x 1696 (139 x 45.4 x 66.8)
Weight, wet, kg (lb.):	
With steel sound enclosure	1897 (4183)
With aluminum sound enclosure	1730 (3813)

Weight includes generator set with the 4S alternator, engine fluids, sound enclosure, and silencer.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

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To Agenda

⚠ ATTENTION

ALTERNATE POWER SOURCE AVAILABLE - STANDBY GENERATOR ON PREMISES

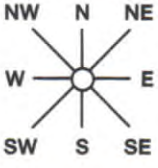
⚠ ATTENTION

AUTRE SOURCE DE COURANT DISPONIBLE - GENERATEUR SUR SITE

⚠ ATENCIÓN

GENERADOR DE CORRIENTE ALTERNA DISPONIBLE - GENERADOR DE EMERGENCIA EN EL PREDIO

GENERATOR LOCATION:
EMPLACEMENT DU GENERATEUR:
UBICACIÓN DEL GENERADOR ELÉCTRICO:



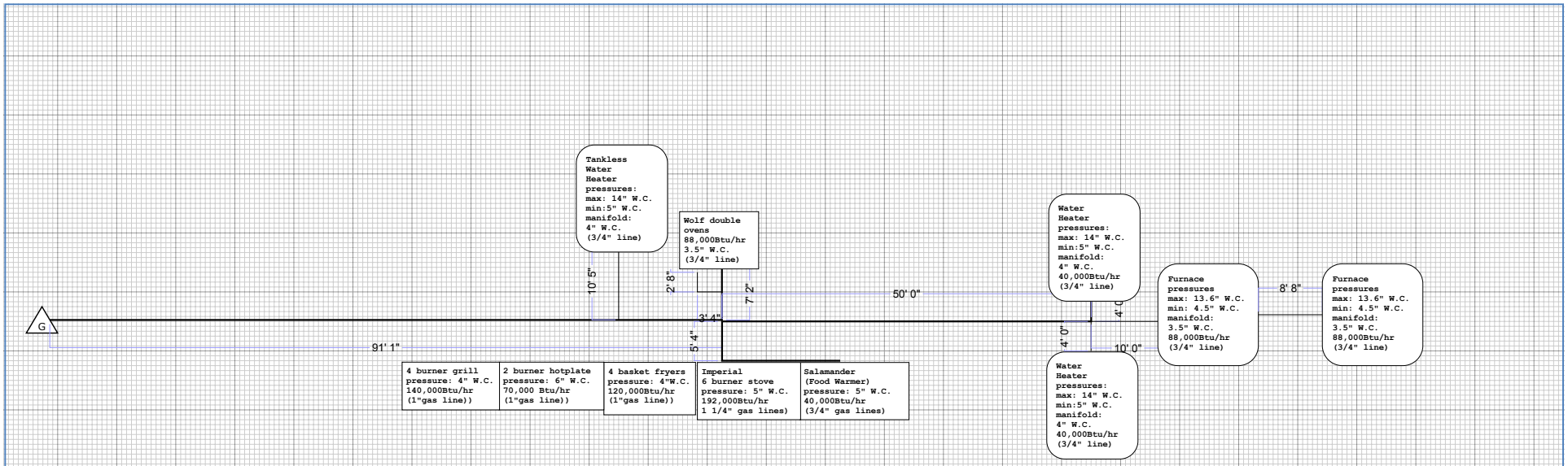
DO NOT REMOVE \ NE PAS ENLEVER \ POR FAVOR NO REMOVER

GM85417

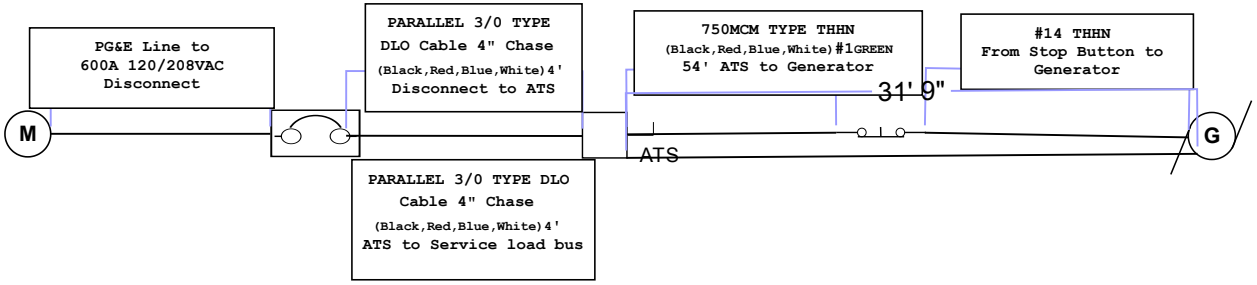
Per NEC 702.8, place on main electrical service panel and on electrical meter base.

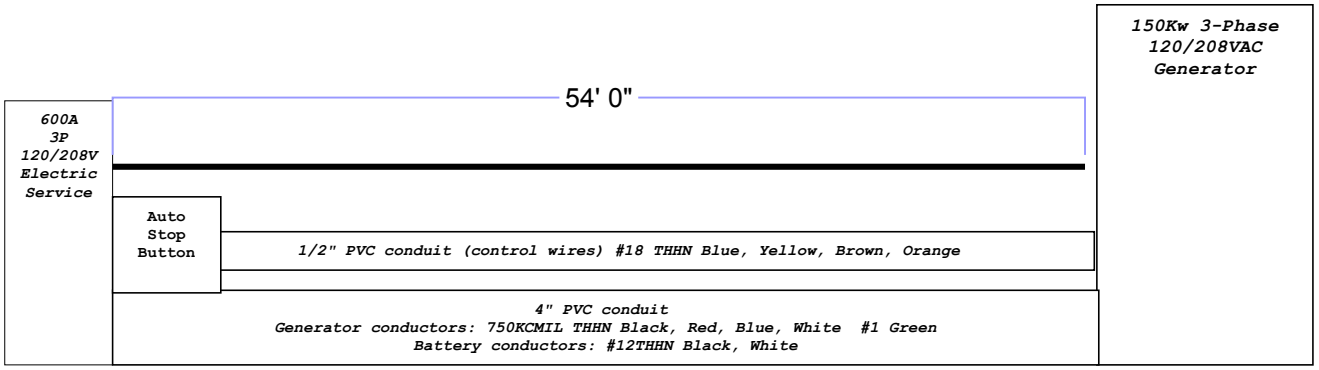
Par NEC 702.8, placer sur le panneau electric central et sur le compteur electric.

Conforme al NEC 702.8, instalar conexión en el tablero eléctrico central y enla base del contado eléctrico.

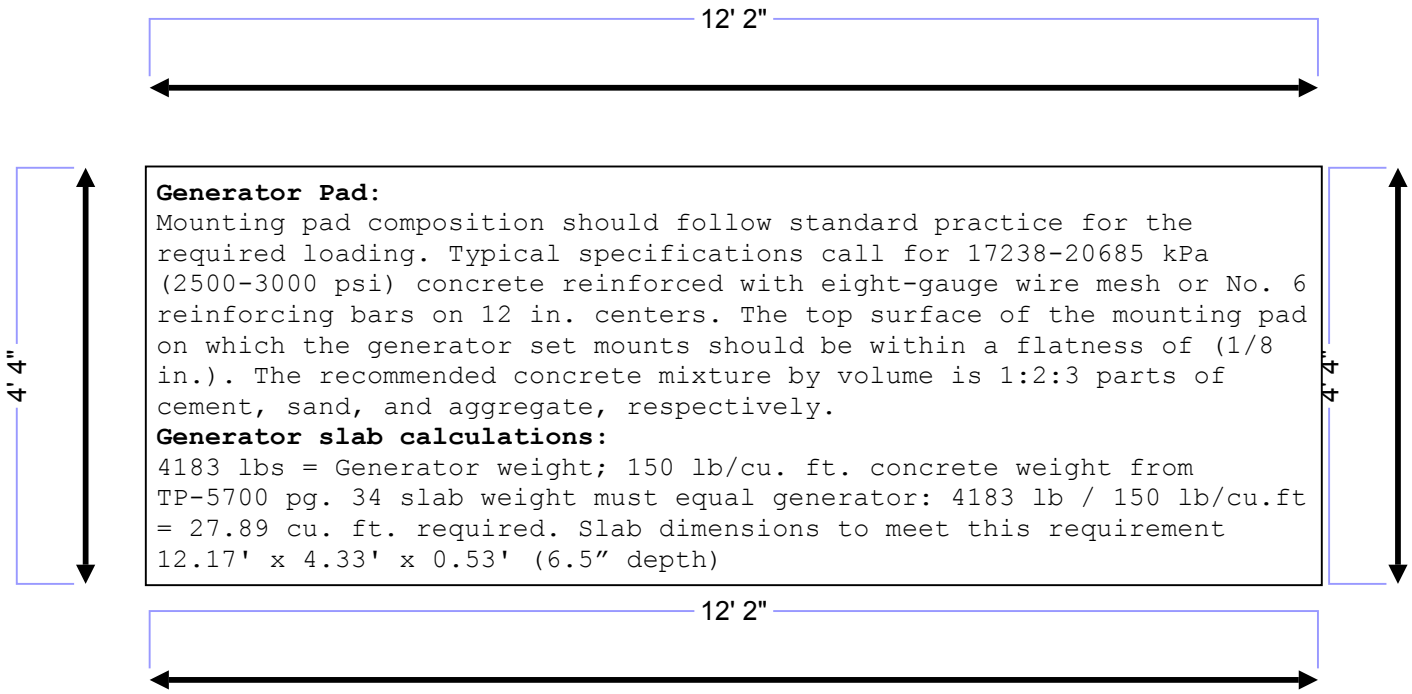


Site: California Organics 135 Argall Way Nevada City, CA 95959 Assessor's Parcel Number 005-270-044-000	Drawing: Existing Gas 1 Line Diagram	Project: E-1940	Drawn: Imani J. Lang	Notes: Kitchen lineup is actually 12' long; all equipment on the diagram has been enlarged to make equipment information easier to read. 1 1/2" gas line from main to kitchen line up, then runs to opposite wall for tankless water heater, & up to water heaters and furnaces on 2nd floor.	Global Electric C.I.R. Inc. 2701 Del Paso Rd suite 130-44 Sacramento, CA 95835 License:1028087
Title: 150Kw 3-Phase 120/208VAC Generator	Scale: 1/8":1'0"	Date: 05/30/2020	Rev: A		





Site: California Organics 135 Argall Way Nevada City, CA 95959 Assessors Parcel Number 005-270-044-000	Drawing: Electrical 1 line diagram	Project: E-1940	Drawn: Imani Lang	Notes: Maximum Demand Usage over 15 minute period in past 3 years: 73.44Kw 7/28/2019 1:00pm-1:15pm Report attached	Global Electric C.I.R. Inc. License#1028087 2701 Del Paso Rd suite 130-44 Sacramento, CA 95835
Title: 150Kw 3-Phase 120/208VAC Generator	Scale: 1/8":1'0"	Date: 05/25/2020	Rev: A		



Generator Pad:
Mounting pad composition should follow standard practice for the required loading. Typical specifications call for 17238-20685 kPa (2500-3000 psi) concrete reinforced with eight-gauge wire mesh or No. 6 reinforcing bars on 12 in. centers. The top surface of the mounting pad on which the generator set mounts should be within a flatness of (1/8 in.). The recommended concrete mixture by volume is 1:2:3 parts of cement, sand, and aggregate, respectively.

Generator slab calculations:
4183 lbs = Generator weight; 150 lb/cu. ft. concrete weight from TP-5700 pg. 34 slab weight must equal generator: 4183 lb / 150 lb/cu.ft = 27.89 cu. ft. required. Slab dimensions to meet this requirement 12.17' x 4.33' x 0.53' (6.5" depth)

Site: **California Organics 135 Argall Way Nevada City, CA 95959 Assessor's Parcel Number 005-270-044-000**	Drawing: **801506**	Project: **E-1940**	Drawn: **Imani J. Lang**	Notes: **Amy Wolfson** Planning Department 317 Broad Street Nevada City, CA 95959 Phone: **530-265-2496**	**Global Electric C.I.R. Inc. License#1028087 2701 Del Paso Rd suite 130-44 Sacramento, CA 95835**
Title: **150Kw 3-Phase 120/208VAC Generator**	Scale: **1/2":1'0"**	Date: **06/10/2020**	Rev: **A**		

Recorded at Request of:
Argall Investments

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The Old Post Office
131 South Auburn Street
Grass Valley CA 95945

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PARKING LOT JOINT USE EASEMENT

AND MAINTENANCE DECLARATION

133 and 135 Argall Way, Nevada City, CA

WHEREAS, ARGALL INVESTMENTS, a California General Partnership, hereinafter "Declarant", is the owner of a certain tract of subdivided land as shown on the Parcel map recorded in the office of the County Recorder, County of Nevada, State of California on the 14TH day of April, 1994, in Book 18 of Maps at Page 227, and hereinafter referred to as "The Development".

WHEREAS, Declarant is about to sell, dispose of, and convey a portion of said Development owned by them and for the purpose of enhancing the value of said property and deeming it to be to the advantage and best interest of the owners of said real property and impose on said parcels of land and to create thereon joint parking easements and a joint maintenance agreement for the parking area as shown on the Parking Plan attached as Exhibits "A", and "B" hereto

NOW, THEREFORE, in consideration of the promises and the covenants and agreements hereinafter contained, the undersigned hereby certify and declare pursuant to Civil Code 1468 that they have established and do hereby establish on said property, easements, covenants, conditions, and restrictions relating to joint parking lot use, subject to which all parcels or portions of said property shall be held, used, leased, sold, and conveyed, all of which are for the benefit of said property and of each and every owner thereof and which shall inure to the benefit of said property and whether said declaration be set forth in subsequent conveyances or not, said declaration shall nevertheless continue and shall remain in full force and shall be deemed and treated as easements and covenants running with the land and shall bind the heirs, successors, assignees, and legal representatives of the parties hereunto.

THIS DECLARATION is made on the express conditions subsequent, each of which are the essence of the consideration hereof and form a part of the general scheme restricting the use of the above described property for the mutual benefits and advantages of the parties hereto and of the purchasers thereof and are intended to enhance the value of said properties and to increase its desirability for residence purposes and which conditions subsequent are as follows:

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ARTICLE 1.
Mutual Parking Easements

Mutual easements for access, parking, and landscaping are hereby created over the property identified as "The Parking Easement Area" on Exhibit A. Said easement is appurtenant to and for the benefit of each of the parcels 1 and 2 as shown Exhibit A, commonly referred to by their street addresses as "135 and 133 Argall Way", respectively. Said Parking Easement Area is hereinafter referred to as "the Parking Area". The plan of the improvements within the Parking Area is shown on Exhibit B.

ARTICLE 2.
Maintenance of the Parking Easement Area

Section 2.1 Maintenance Standards. The Parking Area improvements shown on Exhibit B shall be maintained in good, safe and orderly condition at all times. Without limiting the general maintenance standard, the following specific standards shall be met, whenever reasonably possible:

(a) The pavement in the Parking Area shall be maintained as follows:

(1) At the end of the first year after installation of the paving, it shall receive a slurry coat and restriping.

(2) Thereafter, it shall be receive a 2-coat slurry seal and restriping every three years.

(3) Repair of cracks and other problems as needed.

(b) The landscaping shall be maintained in healthy, attractive condition. Any plants that die shall be promptly replaced.

(c) Snow, leaves and other debris shall be removed in a timely fashion, preferably through regular cleaning, at least once a month.

(d) Parking Area lighting shall be kept in safe, operating condition at all times.

Section 2.2 Maintenance Implementation.

(a) Maintenance or repairs shall be done in the manner and timing as the owners shall mutually agree, provided that the above standards are met.

(b) If the owners disagree on the need for or manner of maintenance, the matter shall be arbitrated as provided in Article below. The arbitrator shall determine the matter in conformance with the maintenance standards set forth in this article.

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Section 2.3 Allocation of Maintenance Costs. The costs of maintenance of the Parking Area shall be allocated between the two parcels based on comparative use as follows:

(a) The initial split shall be 40% payable by the owner of 133 Argall Way, and 60% payable by the owner of 135 Argall Way. This allocation shall remain in effect until changed by the parties as provided in 2.3(b) below.

(b) Not more frequently than once a year thereafter, at the request of either owner, the owners of the two parcels shall reevaluate Parking Area usage. Based on their usage evaluation, the owners shall agree on an appropriate percentage split of the annual maintenance costs for the Parking Area.

(c) If the two owners disagree on usage, they shall arbitrate the matter as provided in Section below. The arbitrator shall make, or cause to have made, a survey of parking usage. Based on that survey, and any other information supplied by the parties, the Arbitrator shall allocate the annual maintenance cost for the next year.

Section 2.4 Parking Area Improvements.

Improvement to the Parking Area shall only be made when mutually agreed by the owners, and the cost allocated as they agree. For the purposes of this section, "improvement" shall mean any proposed action that would substantially upgrade all or a significant portion of the Parking Area from its initial (new) condition as generally shown on Exhibit B.

Section 2.5 Extraordinary Damage.

Any owner who causes or allows, in any manner, the Parking Area to be used, traversed, or altered by vehicular traffic or otherwise in a manner causing extraordinary damage to it, shall be responsible for the full cost and expense of repairing such damage. "Extraordinary Damage" means damage in excess of that caused by normal ordinary light commercial usage.

ARTICLE 3.
Liability, Insurance and Taxes

Section 3.1 Duty to Maintain Liability Insurance.

(a) At all times, the Owners shall either individually or collectively maintain liability insurance on the Parking Area in the minimum amount as specified in Section 1365.7 of the Civil Code (currently $1,000,000) for the protection of the Owners, their agents and employees, unless such insurance is practically unavailable.

(b) In the event either owner is unable to obtain liability insurance, he shall promptly notify the other owner in writing so that they may provide for their own protection.

(c) Any such policies shall name both owners as insureds.

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(d) If a single collective insurance policy is obtained, the cost of such policy shall be split in the same proportion as maintenance expenses.

Section 3.2 Cross-Indemnity. To the extent not covered by insurance, each owner shall indemnify, defend and hold the other owner, their agents and employees harmless from any and all liability arising out of the use of the Parking Area by the owner, his employees, invitees and customers.

Section 3.3 Property Taxes.

(a) Because most of the parking spaces are located on the 133 Argall Way property, that property will bear a disproportionate share of the property taxes attributable to the Parking Area. It is hereby covenanted that 133 shall have an annual credit against Parking Area maintenance expenses in the amount of $550.00, which amount shall be paid by the owner of 135 Argall Way. This credit shall increase 2% annually.

(b) The parties may adjust this credit at any time by written amendment to this declaration. Otherwise, the amount provided in this section shall be conclusive and binding as to any and all tax sharing for the Parking Area.

ARTICLE 4.
Remedies

Section 4.1 Enforcement.

Declarant and each person to whose benefit this Declaration inures and the road maintenance association if any, may proceed at law or in equity to prevent the occurrence, continuation or violation of any provision of this declaration, and the court in such action shall award the successful party reasonable expenses in such action, including attorney's fees.

Section 4.2 Non-Payment.

If an owner fails to pay his share of Parking Area costs and expenses as provided under this declaration, immediately upon receiving his bill for the same, the remaining such owner(s) shall be entitled without further notice to institute legal action for the collection of funds advanced on behalf of such dissenting owner, including, without limitation, a proceeding through the Court of Small Claims. In addition to the funds advanced, the prevailing party shall be entitled to recover in such action and in any collection or enforcement proceeding subsequent to judgment, interest thereon at the rate of 10% per annum, until paid, all costs and disbursements of such action, including the sum as and for a reasonable attorney's fee in such amount as the court may fix, if an attorney was employed to collect.

Section 4.3 Cumulative Rights; Waiver.

Remedies specified herein are cumulative and any specifications of them shall not be taken to preclude an aggrieved party's resort to any other remedy at law or in equity. No delay or failure on the

To Agenda

part of an aggrieved party to invoke an available remedy in respect of a violation of any provision of this declaration shall be held to be a waiver by that party of any right available to him upon the recurrence or continuance of said violation or the occurrence of a different violation.

ARTICLE 5.
Arbitration

Section 5.1 Scope of Arbitration.

As between the parties hereto, all questions as to rights and obligations arising under the terms of the declaration are subject to arbitration except non-payment of Parking Area charges where the matter is within the jurisdictional limits of the Small Claims Court.

Section 5.2 General Procedure. Any such arbitration shall be governed by the provisions of the California Arbitration Act, Sections 1280 through 1294.2 of the Code of Civil Procedure, except as modified by this section.

Section 5.3 Notice of Demand for Arbitration..

If a dispute should arise that is within the scope of this arbitration provision, either party may within 30 days make a demand for arbitration by serving upon the other a written Notice of Demand for Arbitration ("the Notice").

Section 5.4 Appointment of Arbitrators.

The parties may agree upon one arbitrator, but in the event that they cannot agree within 10 days of service of the Notice, there shall be three, one named in writing by each of the parties within fifteen (15) days after service of the Notice and a third chosen by the two appointed within twenty-five (25) days of service of the Notice.

Section 5.5 Failure to Cooperate.

Should either party refuse or neglect to join in the appointment of the arbitrator(s), appear at the arbitration, or to timely furnish the arbitrator(s) with any papers or information demanded, the arbitrator(s) that have been timely appointed are hereby empowered by both parties to proceed ex parte, and impose appropriate sanctions, including, but not limited to, entry of a default award against the defaulting party.

Section 5.6 Arbitration Hearing Setting.

Arbitration shall take place in the County of Nevada, State of California, and the hearing before the arbitrator(s) of the matter to be arbitrated shall be at the time and place within said city as it selected by the arbitrator(s). The arbitrator(s) shall select such time and place promptly after his (or their) appointment and shall give written notice thereof to each party as soon as possible but in any event at

To Agenda

least 15 days prior to the date so fixed. In no case shall the hearing be set later than 60 days after service of the Notice, without the written stipulation of all parties to the arbitration.

Section 5.7 Conduct of the Hearing.

At the hearing any relevant evidence may be presented by either party, and the formal rules of evidence applicable to judicial proceedings shall not govern. Evidence may be admitted or excluded in the sole discretion of the arbitrator(s). Said arbitrator(s) shall hear and determine the matter and shall execute and acknowledge their award in writing and cause a copy thereof to be delivered to each of the parties. Said decision shall be rendered not more than 15 days after the matter is submitted.

Section 5.8 Binding Effect of the Decision.

If there is only one arbitrator, his decision shall be binding and conclusive on the parties, and if there are three arbitrators the decision of any two shall be binding and conclusive. The submission of a dispute to the arbitrator(s) and the rendering of his (or their) decision shall be a condition precedent to any right of legal action on the dispute. A judgment confirming the award of the arbitrator(s) may be rendered by any Superior Court having jurisdiction; or such Court may vacate, modify, or correct the award in accordance with the prevailing sections of the California Arbitration Act.

Section 5.9 Failure of the Arbitrators to Agree.

If three arbitrators are selected under the foregoing procedure but two of the three fail to reach an agreement in the determination of the matter in question, the matter shall be decided by three new arbitrators who shall be appointed and shall proceed in the same manner, and the process shall be repeated until a decision is finally reached by two of the three arbitrators selected.

Section 5.10 Award of Costs and Attorney's Fees.

The costs of such arbitration including the reasonable attorneys' fees of the prevailing party shall be borne by the losing party or in such proportions as the arbitrator(s) shall determine.

Section 5.11 Statutory Notice.

NOTICE: BY PURCHASING THE PROPERTY SUBJECT TO THIS DECLARATION YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL.

BY PURCHASING YOU ARE ALSO GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO

To Agenda

ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

ARTICLE 6.
Term; Amendment

Section 6.1 Term. The provisions of this agreement shall affect and run with the land and shall exist and be binding upon all parties claiming an interest in the subdivision forever, or for the maximum period allowed by law. Provided however that the parties may extinguish this declaration and the rights granted hereunder, by recording an declaration to that effect, signed by the owners of both properties and by an authorized official of the City of Nevada City, evidencing the city's concurrence in such act.

Section 6.2 Amendment. This declaration may be amended by recording an amendatory declaration executed by the owners of both affected parcels. Provided however, that any such amendment shall contain the owner's certification that they have submitted the amendment to the City of Nevada City and have received the City's approval of the amendment, prior to recordation.

ARTICLE 7.
Grantee's Acceptance

Each grantee or purchaser of any parcel shall, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from Declarant or a subsequent owner of such parcel, accept such deed or contract upon and subject to each and all of the provisions of this Declaration and to the jurisdiction, rights, powers, privileges, and immunities of Declarant and of the Committee. By such acceptance such grantee or purchaser shall for himself, his heirs, personal representatives, successors, and assignees, covenant, consent, and agree to and with Declarant, and to and with the Grantees and subsequent owners of each of the other parcels in the Development to keep, observe, comply with, and perform all of the provisions of this Declaration.

ARTICLE 8.
General Provisions

Section 8.1 Restrictions Construed Together. All of the covenants, conditions and restrictions of this Declaration shall be liberally construed together to promote and effectuate the fundamental concepts as set forth in this Declaration. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce that provision in a subsequent application or any other provision hereof.

Section 8.2 Restrictions Severable. Notwithstanding the provisions of Section ?, the covenants, conditions and restrictions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

To Agenda

PARKING LOT JOINT USE EASEMENT AND MAINTENANCE DECLARATION
133 and 136 Argall Way, Nevada City, CA
Pg. 8

Section 8:3 Singular Includes Plural. The singular shall include the plural and the plural the singular unless the context requires the contrary, and the masculine, feminine or neuter shall each include the masculine, feminine and neuter, as the context requires.

DECLARANT:
ARGALL INVESTMENTS, a California General Partnership

DATED: 4/5/94

BY: David G. Bryan
General Partner

BY: Louise A. Ivy
Louise A. Ivy, General Partner

[ATTACH NOTARY ACKNOWLEDGMENT HERE]

STATE OF CALIFORNIA

COUNTY OF NEVADA

ON THIS 6TH DAY OF APRIL 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID G. BRYAN AND LOUISE A. IVY, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Sally Vigil
NOTARY PUBLIC IN AND FOR SAID STATE.

OFFICIAL SEAL
SALLY VIGIL
NOTARY PUBLIC-CALIFORNIA
Principal Office in Nevada County
My Commission Expires March 6, 1995

To Agenda

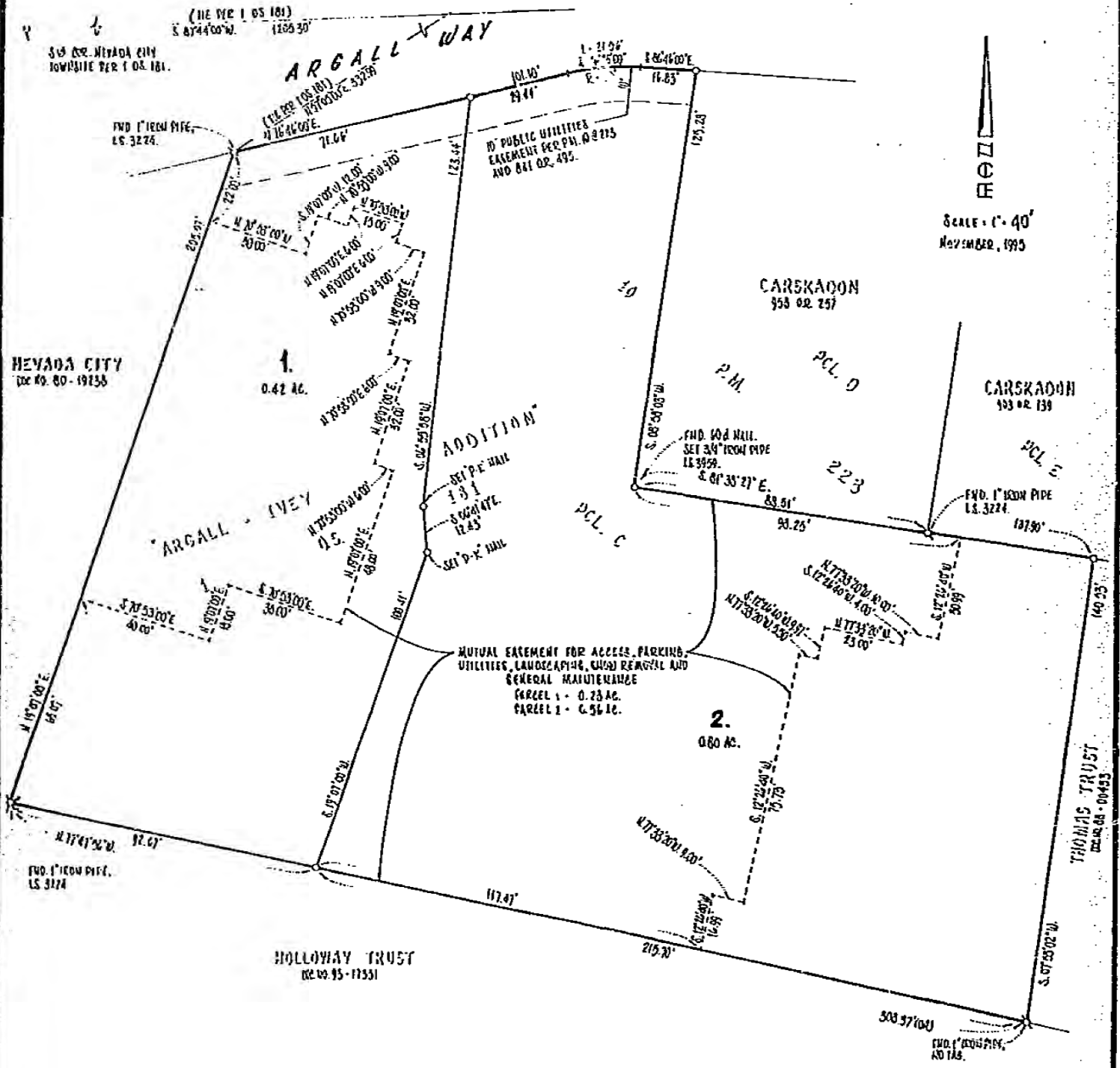


EXHIBIT A

NEVADA CITY PARCEL MAP NO. 93-04

To Agenda

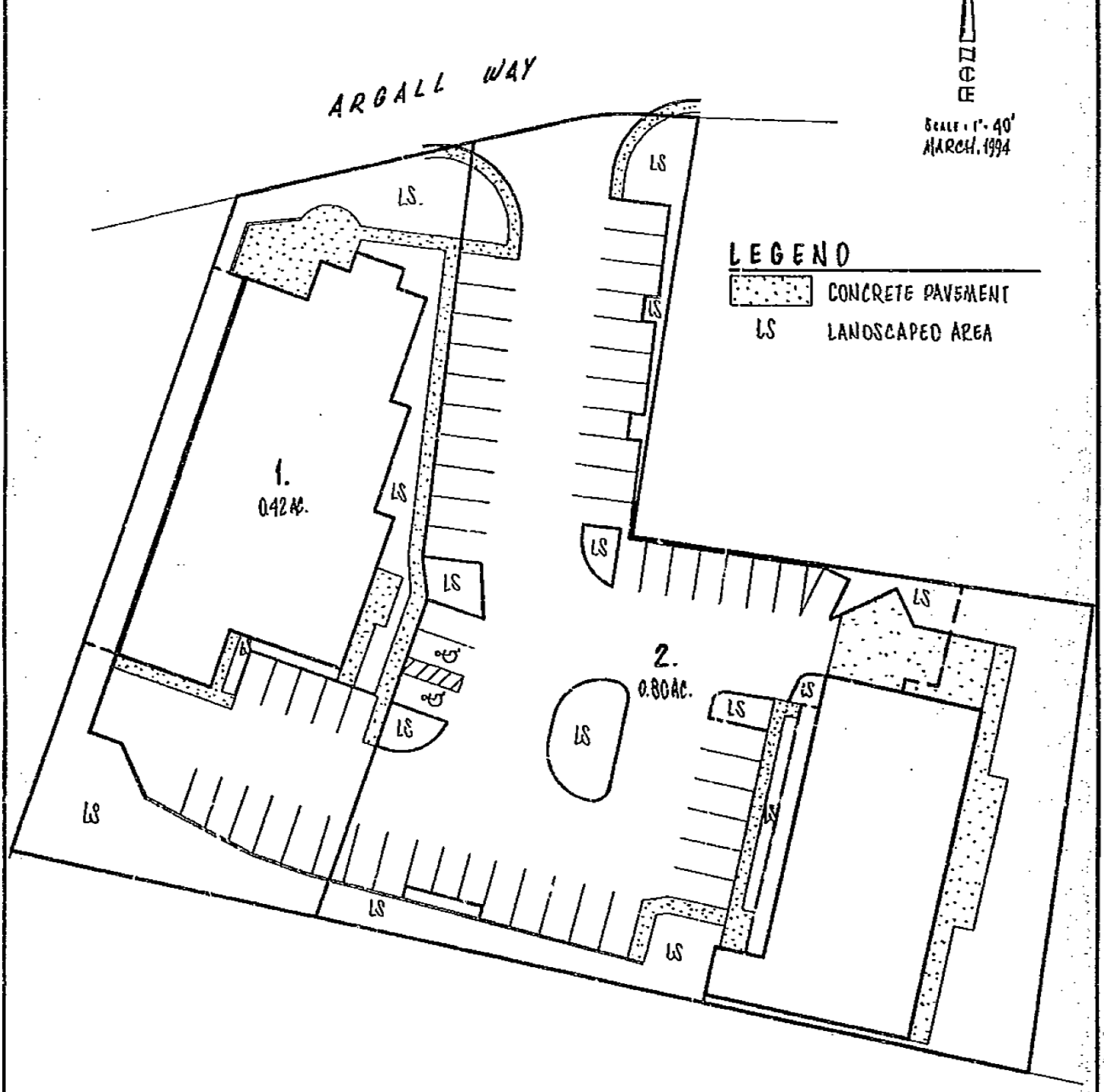


EXHIBIT B

NEVADA CITY PARCEL MAP NO. 93-04

To Agenda

City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: July 16, 2020

RE: City Council recommendation for pre-zoning of a city-sponsored annexation of approximately 35.2 acres (including 16.3 acres of public right-of-way area), at three distinct areas within the City Sphere of Influence; General Plan amendment recommendation for one 1.5 acre parcel to accommodate the existing commercial child care use of the property.

ACTION REQUESTED

Review and make a recommendation to the City Council for a Sphere of Influence (SOI) Amendment, Annexation, and Pre-zoning of the following properties:

- **Area A (3.73 acre area along Gold Flat Road)**
  - 10709 Gold Flat Road (037-050-035), property owner on record: DUNN J LINDA TRSTE
  - 10681 Gold Flat Road (037-060-006), property owner on record: WALKER CLYDE E ETAL
  - 10643 Gold Flat Road (037-060-075), property owner on record: BEARDSLEY WILLIAM G ETAL
  - 10613 Gold Flat Road (037-060-009), property owner on record: BARBER AMY J TRSTE ETAL
  - 10597 Gold Flat Road (037-060-010), property owner on record: ANGELINI FRED & ANNE C TRSTES
  - 10549 Gold Flat Road (037-060-011), property owner on record: 2018 ANGELINI IRREVOCABLE TRUST
- **Area B (27.64 acres at Gold Flat Road and State Highway 49)**
  - 10310 Granholm Lane (037-230-037), property owner on record: STATE OF CALIFORNIA
  - 10266 Granholm Lane (035-230-036) property owner on record: STATE OF CALIFORNIA
  - 10057 Gold Flat Road (035-230-035), property owner on record: STATE OF CALIFORNIA, DIVISION OF HIGHWAYS-MAINTENANCE
  - 10114 Granholm Lane (035-230-033), property owner on record: APPLEGATE E MARK TRSTE

- **Area C (3.83 acres along Bourbon Hill Road)**
    - 11667 Bourbon Hill Road (036-301-036), property owner on record: THOMPSON WENDY J TRSTE ETAL
    - 11629 Bourbon Hill Road (036-301-067), property owner on record: CHRISTINE & KENNETH KRUGLER LIVING TRUST
    - 11615 Bourbon Hill Road (036-301-068), property owner on record: DUNBAR BRION L & ALICE T TRSTES
    - 11577 Bourbon Hill Road (036-301-038), property owner on record: DUNBAR BRION L & ALICE T TRSTES
    - 11595 Bourbon Hill Road (036-301-039), property owner on record: EBERHART ALLAN R TRSTE & SWEETSER ALISON R TRSTE
    - 11567 and 11569 Bourbon Hill Road (036-301-040), property owner on record: TOBEY VICKIE TRSTE
    - 11693 Bourbon Hill Road (036-301-035), property owner on record: DENNIS JULIE A

BACKGROUND: The City of Nevada City is filing the appropriate applications to amend the existing Sphere of Influence (SOI)boundaries and annex the above properties, which are currently outside of the City limits but within the Sphere of Influence boundary. Areas A and C are located in an area of the 2008-adopted SOI categorized as "Current Sphere" and Area B is in an area categorized as "2018 Sphere." On August 28, 2019, the City Council approved a Resolution of Intent (Resolution 2019-53) to proceed with the process of pre-zoning the above properties to accompany an annexation request that the City will ultimately file with the Nevada County Local Area Formation Commission (LAFCo). One additional property is being added to the current annexation proposal at that property owner's request. The following table provides the reasons the following properties are desirable for annexation within city limits:

	Property	**Annexation Reason**
Area A	10709 Gold Flat Road	Logical boundary extension
	10681 Gold Flat Road	Logical boundary extension
	10643 Gold Flat Road	Currently being served by City sewer
	10613 Gold Flat Road	Logical boundary extension
	10597 Gold Flat	Logical boundary extension
	10549 Gold Flat Road	Logical boundary extension
Area B	10310 Granholm Lane	Logical boundary extension
	10266 Granholm Lane	Logical boundary extension
	10057 Gold Flat Road	Currently being served by City sewer
	10114 Granholm Lane	Logical boundary extension
Area C	11667 Bourbon Hill Rd	Logical boundary extension
	11629 Bourbon Hill Rd	Logical boundary extension
	11615 Bourbon Hill Rd	Logical boundary extension
	11577 Bourbon Hill Rd	Logical boundary extension
	11595 Bourbon Hill Rd	Logical boundary extension
	11567/ 11569 Bourbon Hill Rd	Logical boundary extension
	11693 Bourbon Hill Rd	Logical boundary extension

A condition of annexing property into the City requires pre-zoning. The Planning Commission will make a recommendation to the City Council whether or not to approve the annexation and the proposed pre-zoning (see attachment Draft Ordinance 2020-XX). The subject properties are currently designated in the County as follows:

	Property	**County General Plan Designation***	**County Zoning Designation****	**Acreage**
Area A	10709 Gold Flat Road	EST	RA-5	0.63
	10681 Gold Flat Road:	EST	RA-5	0.75
	10643 Gold Flat Road	EST	RA-5	0.67
	10613 Gold Flat Road	EST	RA-5	0.16
	10597 Gold Flat Road	EST	RA-5	0.43
	10549 Gold Flat Road	EST	RA-5	0.89
Area B	10310 Granholm Lane	PUB	P	0.71
	10266 Granholm Lane	PUB	P	1.10
	10057 Gold Flat Road	PUB	P	8.03
	10114 Granholm Lane	CC	C2	1.5
Area C	11667 Bourbon Hill Rd	EST	RA-3	0.5
	11629 Bourbon Hill Rd	EST	RA-3	0.45
	11615 Bourbon Hill Rd	EST	RA-3	0.83
	11577 Bourbon Hill Rd	EST	RA-3	0.43
	11595 Bourbon Hill Rd	EST	RA-3	0.77
	11567/ 11569 Bourbon Hill Rd	EST	RA-3	0.65
	11693 Bourbon Hill Rd	EST	RA-3	0.43

* CC: Community Commercial, EST: Estate, PUB: Public
**C2: Community Commercial, RA-5: Residential Agriculture (5-acre min.), RA-3: Residential Agriculture (3-acre min.), P: Public

PRE-ZONING PROPOSAL: The present General Plan Land Use designations were adopted by City Council in March 1986 as part of the General Plan update, which included adoption of an Environmental Impact Report (EIR). The General Plan Update included those properties outside City limits but within the potential annexation area, known as the Sphere of Influence (SOI). The City's General Plan Designations are intended to provide a general framework for the land use type the City prefers in a given area. The City's present General Plan Land Use Designations for the subject parcels are provided in the table below:

Any city zoning designation must be compatible with the policies outlined for its respective General Plan Land Use Designation. However, some of the subject properties are already at a size that is smaller than the General Plan Designation and corresponding pre-zoning designations. A non-conforming size will not have any effect on legal uses, though it may have the effect of creating a structure that is non-conforming in terms of setbacks due to the existing development and small size of the parcels, but it is likely that these non-conforming issues exist under the current County designations.

GENERAL PLAN AMENDMENT: One parcel in Area B is developed with a child care facility, a use that is currently incompatible with the City's Single-Family (SF) General Plan designation. There are three base designations that allow such a use with a Conditional Use Permit LI, OP, and LB. Based on the surrounding uses, staff determined the LB designation to be the most compatible for the area. It

should be noted that State law limits the City's consideration of requested general plan amendments to four times each year.
Staff knows of only one other amendment on the horizon (Safety Element update), but adoption og that amendment is more likely to occur in the 2021 calendar year. With existing land uses and General Plan designations in mind, staff is recommending pre-zoning, and General Plan amendments in one instance, for the subject properties as provided below (see attachment 3 for City zoning descriptions). The attached map delineates the precise zoning designation areas.

	Property	City GP Designation*	Current Use	Pre-zoning Recommendation**	GP Amendment Recommendation (where applicable)*	Acreage
Area A	10709 Gold Flat Road	E	Single-family dwelling	RR-AN		0.63
	10681 Gold Flat Road:	E	Single-family dwelling	RR-AN		0.75
	10643 Gold Flat Road	E	Single-family dwelling	RR-AN		0.67
	10613 Gold Flat Road	E	Vacant	RR-AN		0.16
	10597 Gold Flat	E	Single-family dwelling	RR-AN		0.43
	10549 Gold Flat Road	E	Single-family dwelling	RR-AN		0.89
Area B	10310 Granholm Lane	SF	Vacant (State-owned)	P-PD-AN		0.71
	10266 Granholm Lane	P	Vacant (State-owned)	P-PD-AN		1.10
	10057 Gold Flat Road	P	Caltrans Maintenance Yard	P-SC-AN		8.03
	10114 Granholm Lane	SF	Commercial Child Care Facility	LB-SC-AN	Service Commercial (SC)	1.5
Area C	11667 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.5
	11629 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.45
	11615 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.83
	11577 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.43
	11595 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.77

11567/ 11569 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.65
11693 Bourbon Hill Rd	E	Single-family dwelling	RR-AN		0.43

* GP Land Use Designations: Service Commercial (SC), Single Family (SF), Estate (EST), Public (P)
** Base Districts: Local Business (LB), Rural Residential (RR), Public (P); Combining Districts: Panned Development (PD), Scenic Corridor (SC)

LAND USE CONSIDERATIONS:

Application of base zones: In making its pre-zone recommendations, staff has considered the City's guiding General Plan Land Use Designation for which an EIR was prepared in 1986. That EIR certified the existing land use classifications as being appropriate for meeting the objectives of the City in terms of growth and land use patterns and for which the City has reaffirmed through subsequent General Plan updates. Note that public notices indicated that most of the properties being recommended for RR zoning had been initially contemplated for Single-Family Residential (R1). However, it became apparent that this would mean several of the annexed properties would have further development potential, a circumstance that would have made the annexation project ineligible for exemption pursuant to the California Environmental Quality Act. The current pre-zoning recommendation considers the existing land use of a particular site, also included in the above table, as well as the development potential. All of the recommended City pre-zones are consistent with existing City General Plan designations.

Application of Combining Districts: The SC Combining District has been applied to any parcel that is located within 300-feet of a designated scenic highway. The Planned Development District has been applied to the two State-owned properties at the Gold Flat Road/ Granholm Lane intersection whereby a ravine creates a heavy tree canopy and steep slopes. The PD district is generally applied to those properties that had significant resource value or topographic interest and where clustering and open space preservation will be encouraged in any development proposal. The AN (Annexation) combining district has been recommended for all of the proposed annexed territory and identifies those lands which are affected by ordinances requiring payment of development fees or other mitigation measures, so that such fees or conditions may be required at the time of site plan, conditional use permit, or land division approval. (See Combining District descriptions in Attachment 3)

CAPACITY TO SERVE CONSIDERATIONS:

Wastewater (Sewer) Treatment Facility: Nevada City owns and operates a tertiary wastewater treatment facility designed with capacity to accommodate properties in the current SOI. The Plant has a capacity of 0.69 million gallons per day (mgd). Current average dry weather flow ranges from 0.38 to 0.47 mgd, indicating the facility has the capacity to serve the entire SOI. The facility's design capacity and City's subsequent significant capital investments over time were made because the facility anticipated serving all parcels within the current SOI boundary (the City has invested approximately $6 million in improvements since 2006/07 alone). A significant determination in developing the current SOI was the fact that sewage from the SOI parcels would flow by gravity to the City's wastewater facility. Sewer mains currently are at the City limits against the SOI.

Fire Service: For more than a decade, the City of Nevada City, City of Grass Valley and the Nevada County Consolidated Fire District (NCCFD), have operated under a Joint Operational Area (JOA)

master agreement to provide reciprocal fire protection and emergency medical response services. Nevada City's Fire Station 54 serves as one of seven JOA fire stations. The station was constructed, maintained and is staffed by six City of Nevada City funded professional firefighters and three interns, allowing the City to provide three firefighters per shift. The station performs approximately 1,000 calls for service annually, approximately 50% of which are provided on behalf of Grass Valley and NCCFD territory. While Nevada City represents approximately 8% of the JOA population, Station 54 represents 14% of the available JOA Fire Stations and contributes more dollars per capita than each of the other two agencies toward fire protection services.

The City's commitment to quality fire protection and emergency response services is underscored by the community's recent 82% support for a 3/8 cent special sales tax to fund three firefighter positions (incidentally, this measure also provided sustainable funding to augment sworn City Police Department staffing by 10%). Pursuant to the JOA response standards, the closest available fire apparatus/resource will respond to calls for services. Response protocols often require multiple engine response depending on the type of service call and it is common to see two or three of the agencies responding to service calls of this nature. As a testament to the effectiveness of the reciprocal Master Services agreement, the Insurance Service Office (ISO) recently improved the Public Protection Classification ranking of the City's fire suppression ranking from 5 to 3, which has the potential to lower insurance premiums for Nevada City residents. SOI properties annexed into the City are no longer required to pay the $117.33 State Fire Fee.

Police Services: The City's Police Department includes a sworn staff of 10 officers, which will increase to 11 after April 2017 when Measure C takes effect. This will change the City's ratio of full-time officers per 1,000 residents from 3.1 to 3.4 which is approximately 30% higher than the 2.2 average ratio reported by the U.S. Bureau of Justice Statistics (BJS) for cities with a service population of 2,500 to 9,999. A corps of seven Reserve Officers and three civilian staff that assist with records management, evidence management and community service activities supplements the Police Department's sworn staff. In 2014, the City re-established its canine program (previously retired in 1999) to assist with suspect detection/apprehension and narcotics detection. This "force multiplier" adds to the City's ability to provide high quality law enforcement services to the City and the proposed annexed SOI properties.

In order to plan for containing the cost of municipal services, particularly Police and Fire, the City has established a pension reserve fund to address anticipated increases in pension costs due to California Public Employees Retirement System (CalPERS) investment losses and reductions in the CalPERS discount rate. Furthermore, the City has the most cost-effective (e.g. lowest) public safety pension formula available for "Classic Members" within Nevada County in order to assist the City in containing costs. It's also notable that one-half of the City's firefighters are already subject to the more cost-effective Public Employee Pension Reform Act (PEPRA) as well as 30% of the City's Police Officers. A 2016 compensation survey confirmed that City positions are at or below market, which helps contain City expenses. Additionally, with the support of Measure L, a five-year 3/8 General Tax adopted in 2012, the City has been able to utilize approximately $432,000 annually for one-time City needs and to grow its reserve accounts to optimal levels. The City's financial position continues to improve and the addition of a 70-unit campground and short-term home rental ordinance in 2016 promises to substantially augment City revenues in forthcoming years providing the means for the City to ensure the sustainability of quality municipal services.

GENERAL PLAN CONSISTENCY: All of the proposed pre-zoning recommendations are consistent with the City of Nevada City's General Plan land use designations with the proposed amendments,

established by Resolution of the City Council in March 1986, and which has been reaffirmed by subsequent General Plan updates.

ENVIRONMENTAL REVIEW: Staff recommends that the Planning Commission recommend that the City Council approve a Resolution Approving a Notice of Exemption finding that the adoption of the Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14, Chapter 3, California Code of Regulations (CEQA Guidelines) Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The pre-zoning will provide land use designations that are either compatible with existing developed uses or compatible with the Nevada City General Plan Land Use Designations and the planned use of the properties to be annexed for which an EIR was prepared and certified in 1986.

PLANNING COMMISSION RECOMMENDATION: Staff recommends that the Planning Commission, after hearing from the public and consideration, make the following motions:

I. A motion recommending that City Council approve a Resolution for filing a Notice of Exemption for the General Plan land use designation amendment, the annexation, and pre-zoning project pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment making finding A-C:

> *A. That the pre-zoning and General Plan Amendment will provide land use designations that are either compatible with existing developed uses or compatible with the Nevada City General Plan Land Use Designations and the planned use of the properties to be annexed for which an EIR was prepared certified in 1986*

II. A motion recommending that City Council adopt the Ordinance 2020-XX, approving the annexation of 35.2 acres of Nevada County territory into the City of Nevada City and pre-zoning the properties as provided in the Ordinance, with any modifications made at the public hearing, making findings A-C:

> *A. That all the proposed annexation territory is within the City's current or 2013 Sphere of Influence boundary;*
>
> *B. That all of the proposed annexation territory will be pre-zoned in a manner that is compatible with the City's General Plan Land Use designations as may be amended; and*
>
> *C. That the City has the capacity to serve the proposed annexation territory in terms of Police, Fire, and Sewer service.*

III. A motion recommending that City Council approve Resolution 2020-XX, initiating an annexation application with LAFCo for all that territory delineated in the map known as Annexation #56 (Exhibit B of Resolution) and making findings A-B:

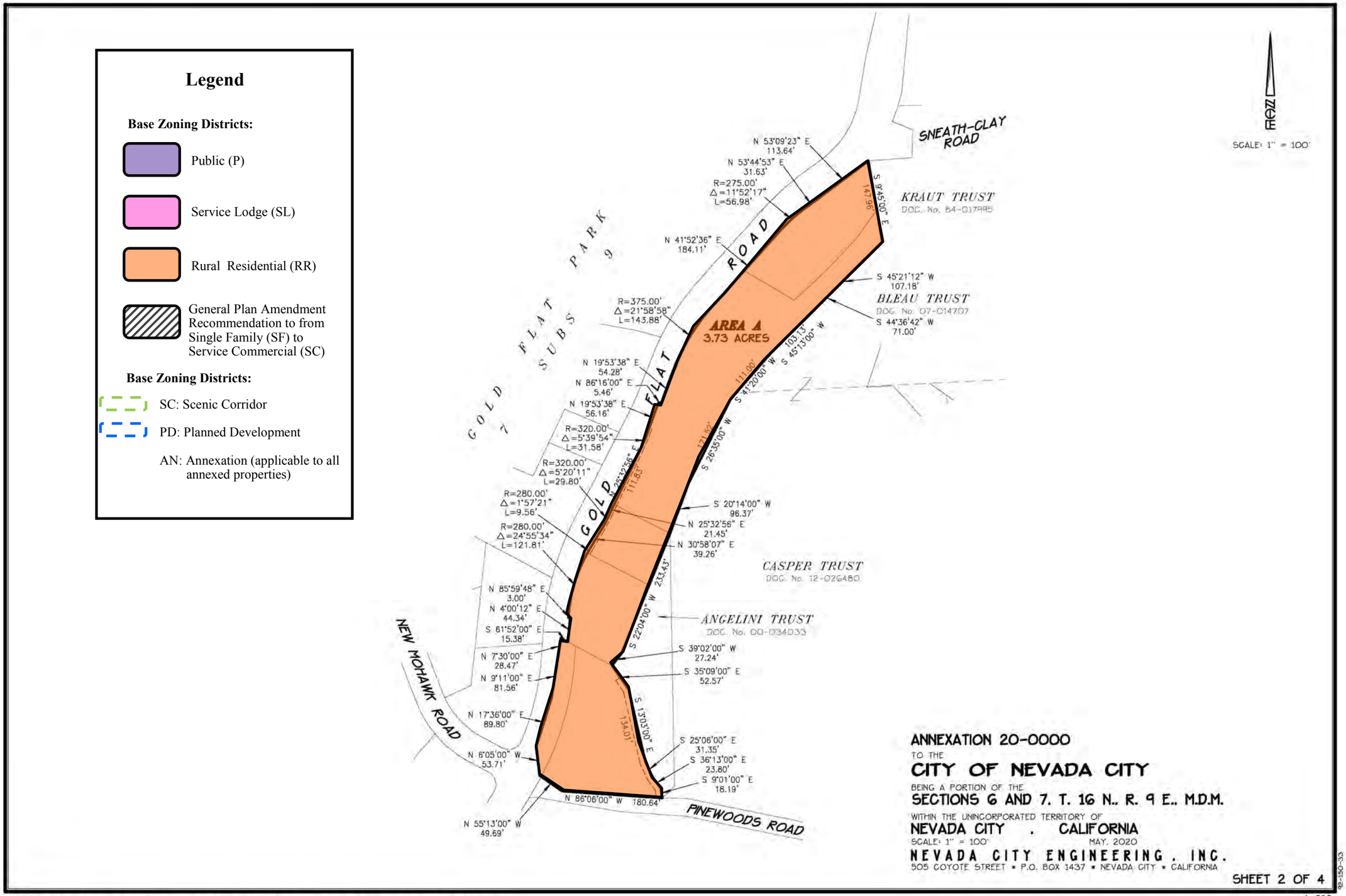
A. That all the proposed annexation territory is within the City's current or 2013 Sphere of Influence boundary;

B. That the City has the capacity to serve the proposed annexation territory in terms of Police, Fire, and Sewer service.

ATTACHMENTS:

1 Recommended Pre-zoning Map
2 Sphere of Influence Boundary Map, adopted 2008
3 City General Plan and Zoning Descriptions
4 Draft Council Resolution to File a Notice of Exemption (w/ attached NOE)
5 Draft Ordinance 2020-XX for pre-zone (w/ attached boundary map, legal description, and pre-zoning map)
6 Draft Resolution 2020-XX, to LAFCo annexation

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



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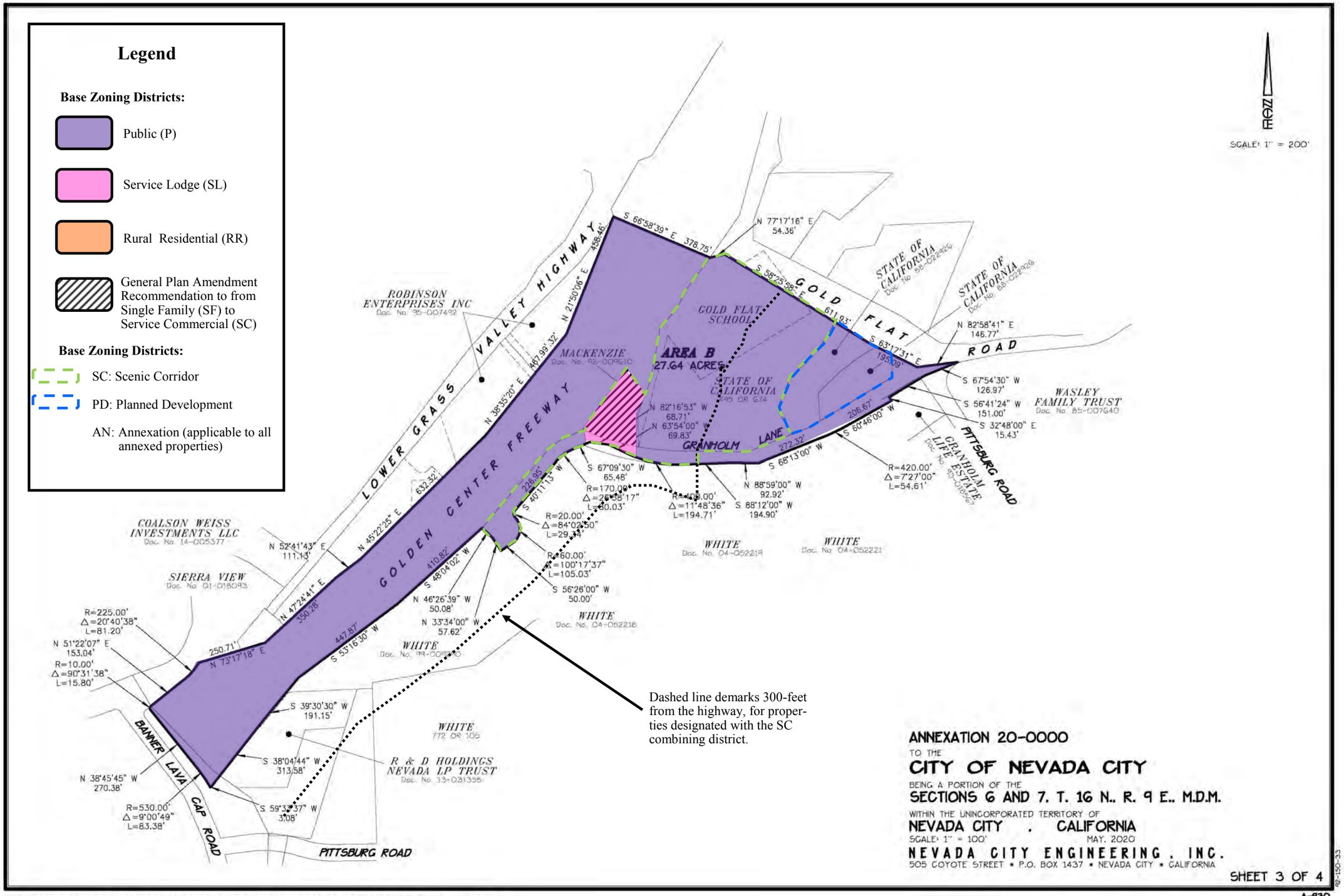
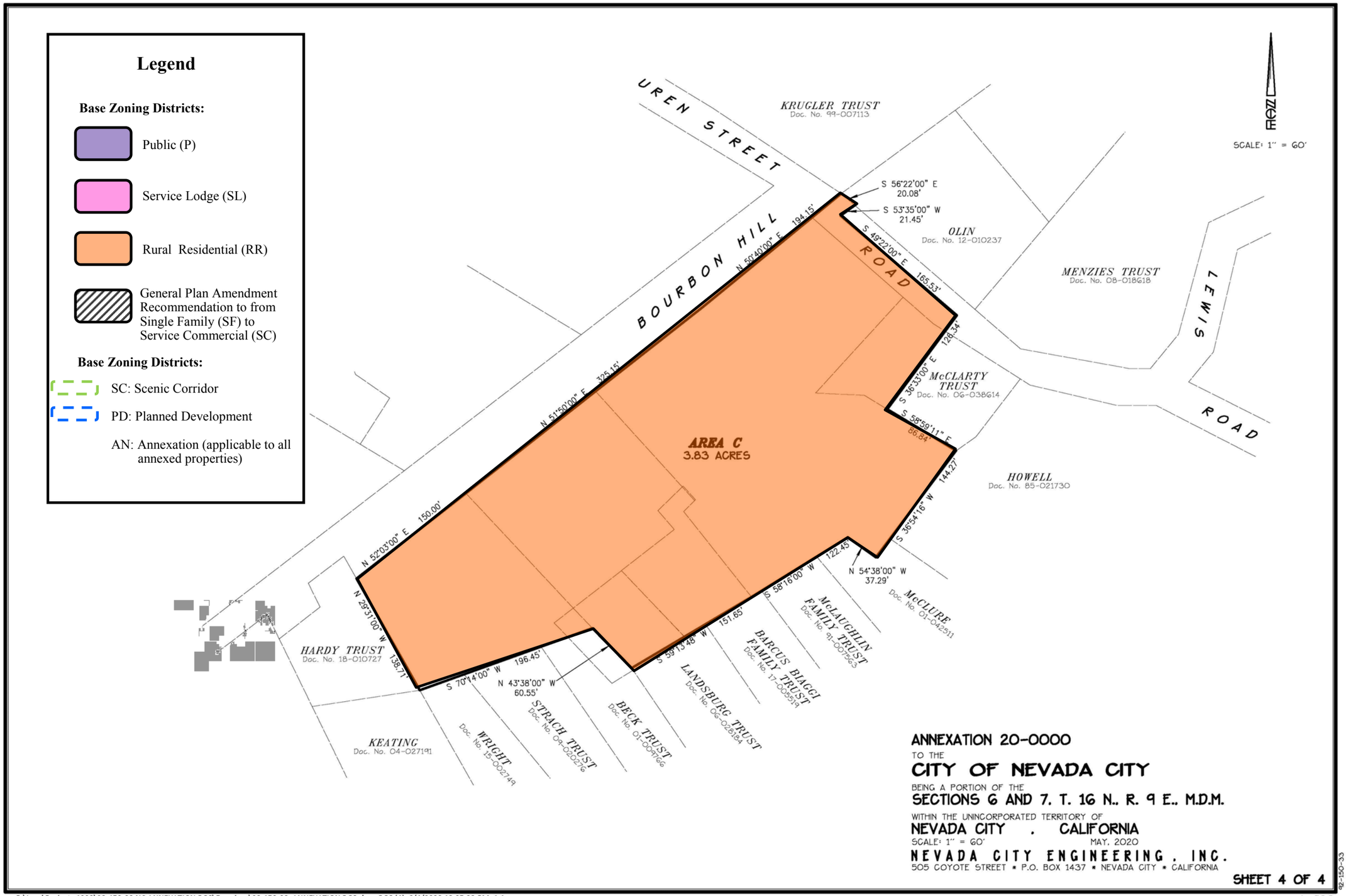
To Agenda

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



To Agenda

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



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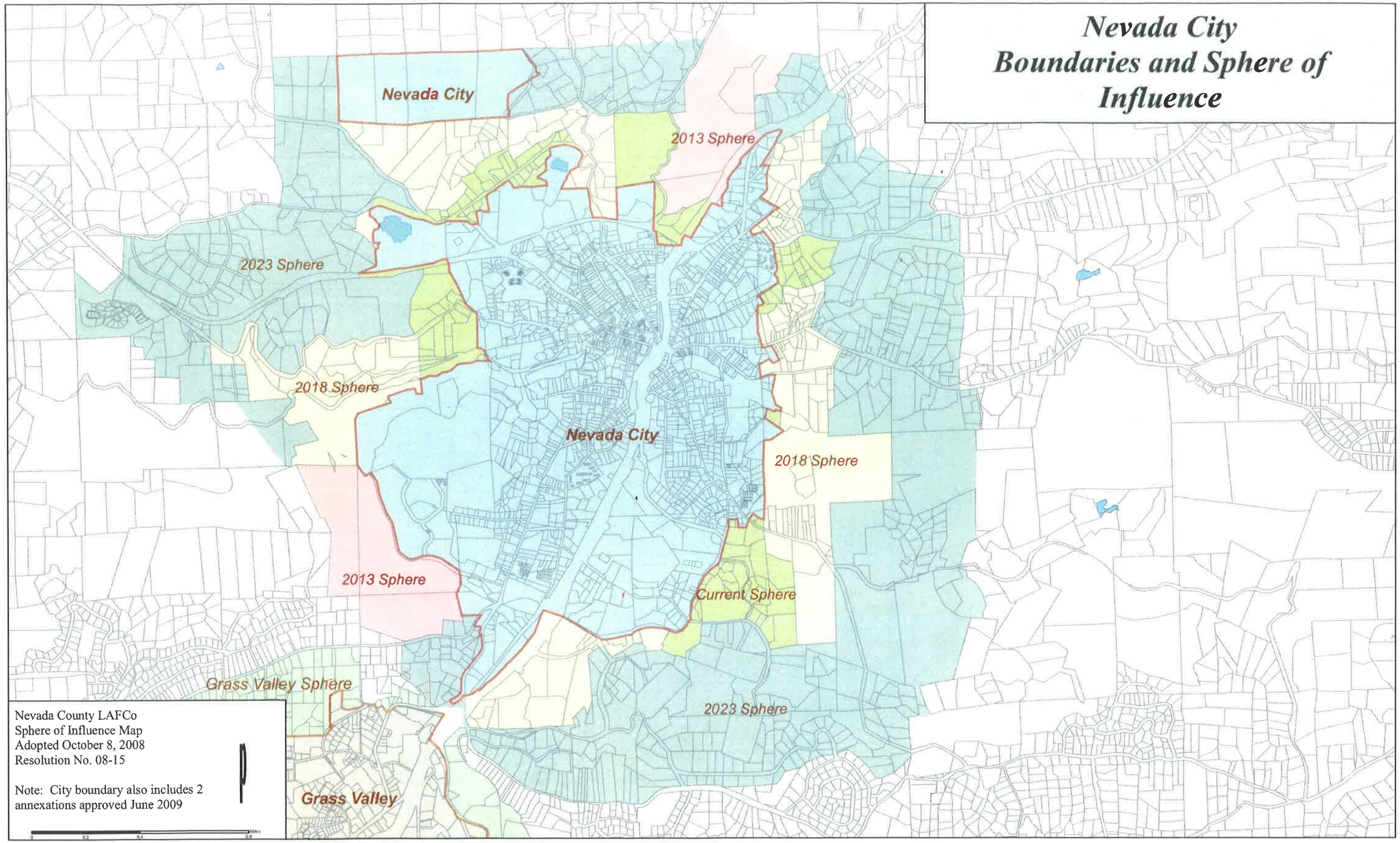
To Agenda


Nevada City
Boundaries and Sphere of Influence
Nevada City
2013 Sphere
2023 Sphere
2018 Sphere
Nevada City
2018 Sphere
2013 Sphere
Current Sphere
Grass Valley Sphere
2023 Sphere
Grass Valley
Nevada County LAFCo
Sphere of Influence Map
Adopted October 8, 2008
Resolution No. 08-15
Note: City boundary also includes 2 annexations approved June 2009

To Agenda

Nevada City General Plan and Zoning Descriptions

General Plan Designation Descriptions:

The above City General Plan Designations are defined as follows in the Land Use Section of the General Plan:

- Open Space Preserve (OS): Land of high scenic, recreational, and/or resource value in an essentially unimproved state.

- Public (P): Sites or facilities intended to remain in long-term public use.

- Public/Recreation (P/R): Areas for public use, providing recreational facilities by public entities

- Agricultural/Forestry (AF): Farmland, timberland, and other areas suitable for only very rural uses. (5 –acre minimum lot size)

- Rural (R): Areas outside of projected pubic service boundaries that should remain very low density agricultural and/or residential use (maximum 1 dwelling unit/1-5 acres)

- Estate (E): Areas outside of projected public service boundaries that should remain very low density agricultural and/or residential use. (Maximum 1 dwelling unit/1-3 acres).

- Single-Family Residential (SF): Historic or other sensitive single-family neighborhoods inappropriate for increased densities.

- Mixed Residential (MF): Areas suitable for increased housing density by such means as smaller lot sizes, planned unit development, townhouse, or garden apartment site plans (Maximum 8 dwelling units/acre)

- Urban High density Multiple Family Residential (UHD). The UHD land use designation is intended to accommodate town house style units, apartments and condominiums without distinction as to owner or renter occupancy. The primary purpose of the UHD land use designation is to fulfill the Housing Element needs to provide adequate sites to accommodate the City's regional requirements for Very Low and Low income households as defined in Section 50079.5 and 50105 respectively of the California Health and Safety Code. As such, lands that are designated shall be doe as part of the implementation of the Housing Element. Notwithstanding, additional lands may be designated through the general plan amendment process if the City finds that such lands would meet the needs of the future Housing Elements. The R3, High Density Multiple Family Residential zoning district implements this general plan and land use designations.

- General Commercial (CG): Businesses and services oriented to community-wide or tourist needs, with the inclusion of mixed residential uses, and while complementing the nature and scale of Nevada City's central business district. (Analogous to General Business zoning classification)

- Service Commercial (SC): Shops and services catering to the day-to-day needs of nearby residents. Mixed residential uses are also encouraged. (Analogous to Local Business zoning classification)

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- Service Lodging (SL): Existing hotels, motels, and lodging facilities located outside of service commercial or general commercial designations in areas suited for future lodging facilities. Based on future zoning ordinance implementation, this designation is also ideal for mixed-use residential uses to provide both short and long-term employee housing while advancing the residential-office transition.

- Office and Professional (OP): Professional offices, general business offices, and research and development facilities not oriented toward general retail sales located in areas of transition between residential and more intensive land uses and/or where traffic access and circulation is good, but not sufficient for retail commercial. The Office and Professional land use designation is also ideal for mixed use residential uses to provide both short and long-term employee housing while advancing the residential-office transition.

- Employment Center (EC): Light commercial or light industrial development concentrations which address the city's need for jobs and revenue but which do not harm the essential visual character of "historic town surrounded by open forest," and which remain sensitive to established neighborhoods. This designation is intended to include existing light industrial development and future development opportumt1es. Future zoning and development under this designation should fall within the following different categories, based on zoning and/or site plan review considering the nature of the neighborhood and surroundings [further EC requirements are outlined in the General Plan, but are omitted from this exhibit due to it not being germane to this particular staff report}

- Mixed Use Residential (MF): Mixed use residential land uses, including livework units are encouraged in the General Commercial, Service Commercial and Office and Professional land use designations. Mixed use development is an important ingredient that reflects Nevada City's downtown character, livability, sense of community and place while promoting a high quality of life. It is also one of the cornerstones of the General Plan that is intended to promote walkability, energy conservation, keeping eyes on the street, and a variety of smart growth principles. Mixed use residential development within commercial and professional offices is encouraged to be included within a second or third story as a means to maximize use of infrastructure, encourage a high degree of pedestrian activity, promote a safe town environment through maintaining human activity throughout the day and evening. Mixed uses will encourage infill, reinforce a compact form and help maintain the clear edge between the forested surrounding and the historic urban

- Planned Development (PD): Large ownerships or other special opportunities for clustering or mixed-use development “Planned development” classification allows more creative solutions to provision of open space and amenities than do the standard setback, coverage, and height requirements. However, it also requires more attention to design review.

  Evaluation standards should be similar to those for “employment center” classification:

  - Street pattern and lot subdivision should be appropriate for the intended use and should be sensitive to adjacent uses.
  - Access should be well integrated with the surrounding traffic context.

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- A generously landscaped buffer zone should screen the view from surrounding roads, and existing tree cover should be retained insofar as possible.
- Private open space should link into and reinforce the citywide open space trail system.
- At least 25% should be vegetated open space, preferably by preserving existing trees.

Clustering of development should enable the provision of generous landscaping, open space, and conservation areas.

This PD designation may be combined with other land use designations (such as SF-PD for single-family-planned development) where clustering of development providing generous open space, and other planned development features are clearly desirable.

When using the planned development designation in combination with another land use designation, the density standards of the other designation apply.

Zoning District Descriptions:

The Zoning Ordinance (Title 17 of the Municipal Code) establishes the purpose of each of the above zoning designations as follows:

- AF Agricultural Forestry Zone: The purpose of the AF zone is to preserve in agricultural and forestry use in the urban fringe, land suited to eventual development in other uses, pending proper timing for the economical provision of utilities, major streets and other facilities, so that compact, orderly development will occur. Change of zoning from AF to any other zone shall only be made in general accord with the Nevada City General Plan. This zone is consistent with all residential general plan designations.

- Rural Residential: The purpose of the RR zone is to stabilize and protect the residential characteristics of district and to promote and encourage a suitable environment for family. The rural residential zone is intended to be used only for single-family and services appurtenant thereto. This zoning district is consistent with residential General Plan designations, except agriculture/forestry and rural.

- R1 Single-Family Residential Zone: The purpose of the R1 zone is to stabilize and protect the residential characteristics of district and to promote and encourage a suitable environment for family. The R1 zone is intended to be used only for single-family homes and service appurtenant thereto. This zoning district is consistent with the single-family and mixed residential General Plan designations.

- R2 Multiple Family Residential Zone: The purpose of the R2 multiple-family residential zone is to stabilize and protect the residential characteristics of a district where a compatible mingling of single-family dwellings and multi-family dwellings is likely to occur, and to promote and encourage a suitable environment for family life. The R2 zone is intended for residence and the community services appurtenant thereto. This zoning district is consistent with the mixed residential general plan designations

- R3 High Density Multiple Family Residential Zone: The purpose of the R3 high density multiple-family residential zone is to implement the general plan urban high density land use designation. The primary purposes are to provide lands where greater density to accommodate affordable housing sites as required by the housing element. Suitable lands shall contain public sewer service, a public water supply, dry utilities, and have frontage on an improved city street with adequate capacity. To the extent possible, selected sites should be within walking distance of schools,

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shopping, parks and located on or in close proximity to a public transit route. Having access to such city services and facilities will minimize development costs and daily living expenses.

The provisions of the chapter supersede other sections of the Zoning Code. To the extent that this chapter is silent regarding other requirements of the Zoning Code, those applicable provisions shall apply. The city planner shall clarify any provisions herein or otherwise interpret and apply the applicable provisions of the Zoning Code as long as said interpretation or clarification is consistent with the requirements and/or standards of this chapter

- OP Office and Professional Zone: The OP zoning district is established to accommodate the need for the development of office space and mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs. Normally this zoning will serve as a transition between commercial areas and residential areas and it is intended that the development permitted by this zoning shall be designed and landscaped so as to be in harmony with adjacent residential uses. This zoning district is consistent with the Office and Professional, General Commercial, and Service Commercial land use designations of the General Plan.

- LB Local Business Zone: The purpose of the LB zone is to provide a neighborhood shopping zone where retail business or service establishments supply commodities or perform services to the daily needs of the residential neighborhoods or to meet the unique commercial demands placed upon Nevada City. This district is intended to allow most uses which are primarily involved in conducting retail sales and can accommodate mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs. This district is consistent with the Service Commercial General Plan designation

- GB General Business Zone: The purpose of the GB zone is to provide a location for the sale of commodities, performance of services, repair facilities, tourist oriented sales, and other types of general enterprise. The GB zone can also accommodate mixed use residential uses. The inclusion of mixed use residential land uses in commercial areas is encouraged to increase the area's population and pedestrian activity while reducing air pollution, energy consumption and transportation costs

- EC Employment Center: The purpose of the EC zone is to encourage the development of light assembly, manufacturing, and research and development uses, which are compatible with surrounding neighborhoods and environment. Permitted uses shall be primarily employment oriented, with incidental retail sales permitted with approved uses. This zone shall be consistent with the Employment Center designation of the General Plan

- LI Light Industrial Zone: The purpose of the LI zone is to encourage sound industrial development of the non-nuisance type by providing and protecting an area for such development, which area in turn shall be compatible with adjoining nonindustrial uses. This zoning district is consistent with the Employment Center General Plan designation

- SL Service Lodging Zone: The purpose of the SL zoning district is to provide for and encourage the continuation, enhancement, and development of hotels, motels, and bed and breakfast facilities, together with incidental uses to these facilities. This zoning district is consistent with the Service Lodging, Service Commercial, General Commercial, and Employment Center designations of the General Plan

- OS Open Space Zone: The purpose of the OS zoning district is to provide for and encourage the creation and permanent maintenance of open space, both natural and landscaped, for the purposes of maintaining and enhancing aesthetics, recreational opportunities, resource management, public health

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and safety, and mitigation of development. This zoning district is consistent with all General Plan designations.

- P Public Zone: The purpose of the P zoning district is to provide zoning for areas occupied by federal, state, county and city government uses, along with recreation areas and parks, cemeteries. This district is also intended to accommodate quasi-public and public utility uses, along with uses incidental to public services. This zoning district is consistent with all General Plan land use designations.

- PR Public/Recreation Zone: Public/recreation zoning provides for public use with development limited to providing recreational facilities by public entities for the use of the general public. Up to twenty-five percent of such property including parking areas of such property may be utilized for compatible public uses such as a school, fire station, library, community center or other similar public service uses

Combining Districts: The purpose of the combining district regulations is to provide additional development standards for selected special cases, as defined in each of the combining district regulations. The combining district designation is combined with the base zoning district to achieve the desired level of development standards and land use application processing. It is intended that more than one combining district may be attached to the base zoning district. As an example, OP-HD-SC, would indicate the base zoning district of Office and Professional, with the Historical District and Scenic Corridor Combining District regulations.

- HD The city council finds and declares that the area described in this section is one of great historical interest and aesthetic value. Within said district are many places and buildings which are important historical exhibits and unique architectural specimens. Said places and buildings are symbolic of the city's historical past as a mining town during the days of the California gold rush and thereafter
- PD Planned Development Combining District: The purpose of the PD planned development combining district is to provide for greater flexibility in the design of integrated development in context with the general character of the city which would not be otherwise possible through strict interpretation or application of district regulations. It is the intent of this section to encourage the design of well planned facilities which offer a variety of housing or other land uses through creative and imaginative planning, which may be reviewed under the conditional use permit process. The standards and regulations of this combining district may be utilized in reviewing the proposed development of any property having the "-PD" combining district attached to the base zoning district. When shown on the Zone District Map, the regulations herein are encouraged to be utilized during the development of vacant lands.

- MH The purpose of this article is to regulate the use of land for mobile home parks and to establish standards for the development of such parks in order to protect the health and safety of the community. The provisions of this section shall apply to zoning districts designated with the MH combining district

- SC Scenic Corridor Combining District: The SC scenic corridor combining district classification is intended to be applied to land areas which are adjacent to roads and highways which are indicated on the General Plan with the symbol for scenic corridors, and as may be designated by the city council from time to time. These roadways are generally entryways to Nevada City which were recognized in the General Plan as being particularly important to protect the existing essential character of Nevada City, namely that of a small, compact historical town surrounded by green, wooded hills, by hiding development from view from the highways and preserving the existing tree cover to the greatest extent possible, and assuring visually pleasing corridors through design control.

- SP Site Performance Combining District: The SP Site Performance Combining District, when attached to the base zoning district, is intended to provide for a greater level of mitigation of land use impacts

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than is otherwise possible under the broad development standards of the base zone. This combining district is also intended to allow for conditional approval of rezonings and prezonings.

- DA The Development Agreement combining district is intended to be attached to base zoning districts which are further restricted or governed by a development agreement between the land owner and the city. This combining district is an administrative district for purposes of indicating on the Zone District Map that such an agreement exists. The city staff is authorized to place this combining district on the Zone District Map, after such an agreement has been executed by the city

- The X Excluding Subdivision combining district is intended to prohibit further division of the lands where the combining district is shown on the Zone District Map. The purpose of the district is to provide a method of mitigating the impacts of current projects by allowing the city to permanently freeze parcel sizes. As an example, a planned development project might cluster development or lots on one portion of a large parcel while leaving the remaining area of the parcel as open space. By applying the "-X" combining district to the open space parcel, future additional divisions of the property can be avoided

- AN Annexation Combining District: The AN Annexation combining district is intended to be attached to the base zoning districts of parcels annexed after April 24, 1985. The district is administrative in nature and the city staff is authorized to attach the combining district to any such annexed lands. The purpose of the combining district is to identify lands which are affected by ordinances requiring payment of development fees or other mitigation measures, so that such fees or conditions may be required at the time of site plan, conditional use permit, or land division approval. Such fees shall be payable prior to the issuance of a building permit or prior to the recording of the final or parcel map, whichever occurs first

- In any zoning district, the minimum lot size provided therein may be increased to an alternative minimum lot size requirement by utilizing the minimum lot area combining district defined herein. All other provisions of the base zoning district, including, but not limited to, land uses, frontages, setbacks, and building heights shall remain in effect. The purpose of this combining district is to provide for greater flexibility in establishing lot development density where necessary. This designation is for the purpose of controlling future subdivision and shall not prohibit lots in existence at the time of this article amendment from reasonable improvement of their property consistent with the site development standards of the base zoning district. When used in conjunction with the PD combining district, the minimum area designation shall establish the density allowed in developing the property so designated.

To Agenda

RESOLUTION NO. 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA CITY, STATE OF CALIFORNIA, TO FILE A NOTICE OF EXEMPTION (Annexation #56 and Pre-zoning)

WHEREAS, the City Planner and City Attorney have reviewed the Ordinance for pre-zoning of that area described as "Annexation #56,"along with the Resolution initiating an application with LAFCo for an Annexation of that area described as "Annexation #56,"("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to Title 14, Chapter 3, California Code of Regulations, Section 15061 (b)(3) – Activity is not subject to CEQA because there is no possibility the project will have a significant effect on the environment; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada City as follows:

Section 1. Based on the review and determination of the Planning Department, the City Council of the City of Nevada City finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is recommended for approval for the Project.

Section 3. Upon approval of the Project by the City Council, the City Clerk may file the Notice of Exemption with the County Clerk of Nevada County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada City at a public meeting held on the_____ of _____, 2020

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Erin Minnett, Mayor

ATTEST:

_____
Niel Locke, City Clerk

To Agenda

NOTICE OF EXEMPTION

TO: ☐ **Office of Planning and Research**
1400 Tenth Street
Sacramento, CA 95814

☐ **Nevada County Clerk/Recorder's Office**
Environmental Filings
Eric W. Rood Administrative Center
950 Maidu Avenue, Nevada City CA 95959

FROM: City of Nevada City
317 Broad Street
Nevada City, CA 95959

Project Title: Nevada City Annexation #56

Project Address: 317 Broad Street, Nevada City, California 95959

Project Location:

- **Area A (3.73 acre area along Gold Flat Road)**
  - 10709 Gold Flat Road (037-050-035), property owner on record: DUNN J LINDA TRSTE
  - 10681 Gold Flat Road (037-060-006), property owner on record: WALKER CLYDE E ETAL
  - 10643 Gold Flat Road (037-060-075), property owner on record: BEARDSLEY WILLIAM G ETAL
  - 10613 Gold Flat Road (037-060-009), property owner on record: BARBER AMY J TRSTE ETAL
  - 10597 Gold Flat Road (037-060-010), property owner on record: ANGELINI FRED & ANNE C TRSTES
  - 10549 Gold Flat Road (037-060-011), property owner on record: 2018 ANGELINI IRREVOCABLE TRUST
- **Area B (27.64 acres at Gold Flat Road and State Highway 49)**
  - 10310 Granholm Lane (037-230-037), property owner on record: STATE OF CALIFORNIA
  - 10266 Granholm Lane (035-230-036) property owner on record: STATE OF CALIFORNIA
  - 10057 Gold Flat Road (035-230-035), property owner on record: STATE OF CALIFORNIA, DIVISION OF HIGHWAYS-MAINTENANCE
  - 10114 Granholm Lane (035-230-033), property owner on record: APPLEGATE E MARK TRSTE
- **Area C (3.83 acres along Bourbon Hill Road)**
  - 11667 Bourbon Hill Road (036-301-036), property owner on record: THOMPSON WENDY J TRSTE ETAL

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- 11629 Bourbon Hill Road (036-301-067), property owner on record: CHRISTINE & KENNETH KRUGLER LIVING TRUST
- 11615 Bourbon Hill Road (036-301-068), property owner on record: DUNBAR BRION L & ALICE T TRSTES
- 11577 Bourbon Hill Road (036-301-038), property owner on record: DUNBAR BRION L & ALICE T TRSTES
- 11595 Bourbon Hill Road (036-301-039), property owner on record: EBERHART ALLAN R TRSTE & SWEETSER ALISON R TRSTE
- 11567 and 11569 Bourbon Hill Road (036-301-040), property owner on record: TOBEY VICKIE TRSTE
- 11693 Bourbon Hill Road (036-301-035), property owner on record: DENNIS JULIE A

Project Location – County: Nevada

Project Description: The City of Nevada City is filing the appropriate application to annex the above properties, which are currently outside of the City limits but within the Sphere of Influence boundary. All 35.2 acres are located within either the current horizon or the 2013 horizon boundaries. The annexation territory includes approximately 16 acres of public right-of-way area.

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Name of Public Agency Approving Project: City of Nevada City

Name of Person or Agency Carrying Out Project: City of Nevada City

Exempt Status: (Check One)

_____ Ministerial (Section 21080(b)(1); 15268);
_____ Declared Emergency (Section 21080(b)(3); 15269(a));
_____ Emergency Project (Section 21080(b)(4); 15269(b)(c));
__X__ "Common Sense" Exception (Section 15061(b)(3))
_____ Categorical Exemption. Type and section number:
_____ Statutory Exemptions. State code number:

Reasons why project is exempt: The project includes a Resolution to initiate an annexation with LAFCo for property within the City's Sphere of Influence (SOI) and an Ordinance for pre-zoning of all that territory proposed to be annexed. All of the proposed annexation territory can be served by sewer or currently being served by sewer and the City's waste water treatment facility has the capacity to serve the entire territory at the land use intensities specified by the pre-zoning as verified by the City Engineer. Further, the City currently participates in a Joint Operational Area (JOA) master agreement with the City of Grass Valley and with Nevada County Consolidated Fire District to provide reciprocal fire protection and emergency medical response services to the area identified within that annexation territory. Finally, The City's Police Department increased to 11 sworn staff when Measure C took effect in April 2017, resulting in a 3.4 ratio of officers per 1,000 residents (higher than the 2.2 national average for small cities). Therefore, the project is exempt from CEQA as there is no possibility that the project will have a significant impact on the environment (Title 14, Chapter 3, Section 15061(b)(3).

Lead Agency Contact Person: Amy Wolfson, City Planner **Number: 530-265-2496 X130**

Signature & Title: _____ **Date:** _____

☐ **Signed by Lead Agency** ☐ **Signed by Applicant** **Date received for filing:** _____

To Agenda

ORDINANCE 2020-XX

AN ORDINANCE APPROVING THE ANNEXATION, PREZONING, AND GENERAL PLAN AMENDMENTOF 35.2 ACRES WITHIN THE UNINCORPORATED AREA OF NEVADA COUNTYIN THREE DISTINCT AREAS ALONG BOURBON HILL ROAD AND GOLD FLAT ROAD

The City Council of the City of Nevada City does hereby ordain as follows:

SECTION I:

Upon certification of the annexation by the Nevada County Local Agency Formation Commission, the official City Map of Nevada City shall be amended to reflect the annexation of the following properties and including approximately 16 acres of existing, right-of-way area within the unincorporated area of Nevada County to the City limits of Nevada City and more particularly described as shown on the attached Exhibit A:

- **Area A (3.73 acre area along Gold Flat Road)**
  - 10709 Gold Flat Road (037-050-035), property owner on record: DUNN J LINDA TRSTE
  - 10681 Gold Flat Road (037-060-006), property owner on record: WALKER CLYDE E ETAL
  - 10643 Gold Flat Road (037-060-075), property owner on record: BEARDSLEY WILLIAM G ETAL
  - 10613 Gold Flat Road (037-060-009), property owner on record: BARBER AMY J TRSTE ETAL
  - 10597 Gold Flat Road (037-060-010), property owner on record: ANGELINI FRED & ANNE C TRSTES
  - 10549 Gold Flat Road (037-060-011), property owner on record: 2018 ANGELINI IRREVOCABLE TRUST
- **Area B (27.64 acres at Gold Flat Road and State Highway 49)**
  - 10310 Granholm Lane (037-230-037), property owner on record: STATE OF CALIFORNIA
  - 10266 Granholm Lane (035-230-036) property owner on record: STATE OF CALIFORNIA
  - 10057 Gold Flat Road (035-230-035), property owner on record: STATE OF CALIFORNIA, DIVISION OF HIGHWAYS-MAINTENANCE
  - 10114 Granholm Lane (035-230-033), property owner on record: APPLEGATE E MARK TRSTE
- **Area C (3.83 acres along Bourbon Hill Road)**
  - 11667 Bourbon Hill Road (036-301-036), property owner on record: THOMPSON WENDY J TRSTE ETAL
  - 11629 Bourbon Hill Road (036-301-067), property owner on record: CHRISTINE & KENNETH KRUGLER LIVING TRUST

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- 11615 Bourbon Hill Road (036-301-068), property owner on record: DUNBAR BRION L & ALICE T TRSTES
- 11577 Bourbon Hill Road (036-301-038), property owner on record: DUNBAR BRION L & ALICE T TRSTES
- 11595 Bourbon Hill Road (036-301-039), property owner on record: EBERHART ALLAN R TRSTE & SWEETSER ALISON R TRSTE
- 11567 and 11569 Bourbon Hill Road (036-301-040), property owner on record: TOBEY VICKIE TRSTE
- 11693 Bourbon Hill Road (036-301-035), property owner on record: DENNIS JULIE A

SECTION II:

Attached hereto as Exhibit B is a document entitled "Properties Proposed for Prezoning, And Annexation to the City of Nevada City", which is made a part hereof by reference. This exhibit lists each parcel to be annexed to the City of Nevada City and sets forth the prezoning. The City Council hereby approves the prezoning for each parcel and one General Plan Amendment for as set forth in Exhibit B. The prezoning and General Plan Amendment shall not become effective unless and until the annexation of the property which is subject to the prezone is certified by the Nevada County Local Agency Formation Commission.

SECTION III:

In approving this prezoning, the City Council finds as follows:

1. The prezoning and General Plan Amendment is consistent with the goals, objectives and policies of the Nevada City General Plan.

2. The proposed prezoning and General Plan Amendment will not adversely affect the public health, safety and welfare or result in an illogical land use.

3. The Planning Commission conducted a duly noticed public hearing and, after review of all verbal and written testimony, recommended to the City Council the approval of the prezoning and General Plan Amendment.

4. That the proposed project could not have a significant effect on the environment, and that any anticipated effects of future ministerial projects would be mitigated by existing City development standards, which would govern such projects.

5. That any anticipated effects of future discretionary projects would be mitigated as necessary by future environmental documents prepared to analyze such a proposal along with existing City development standards, which would govern such projects.

6. City staff shall attach the AN Annexation classification to all parcels annexed in order to facilitate administrative processing pursuant to the zoning ordinance.

SECTION IV:

This ordinance shall take effect thirty (30) days from the date of its adoption and a copy of this ordinance shall be posted in at least three (3) public places in the City of Nevada City within fifteen (15) days after its passage.

To Agenda

PASSED AND ADOPTED at a regular scheduled meeting of the City Council in the City of Nevada City on _____, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

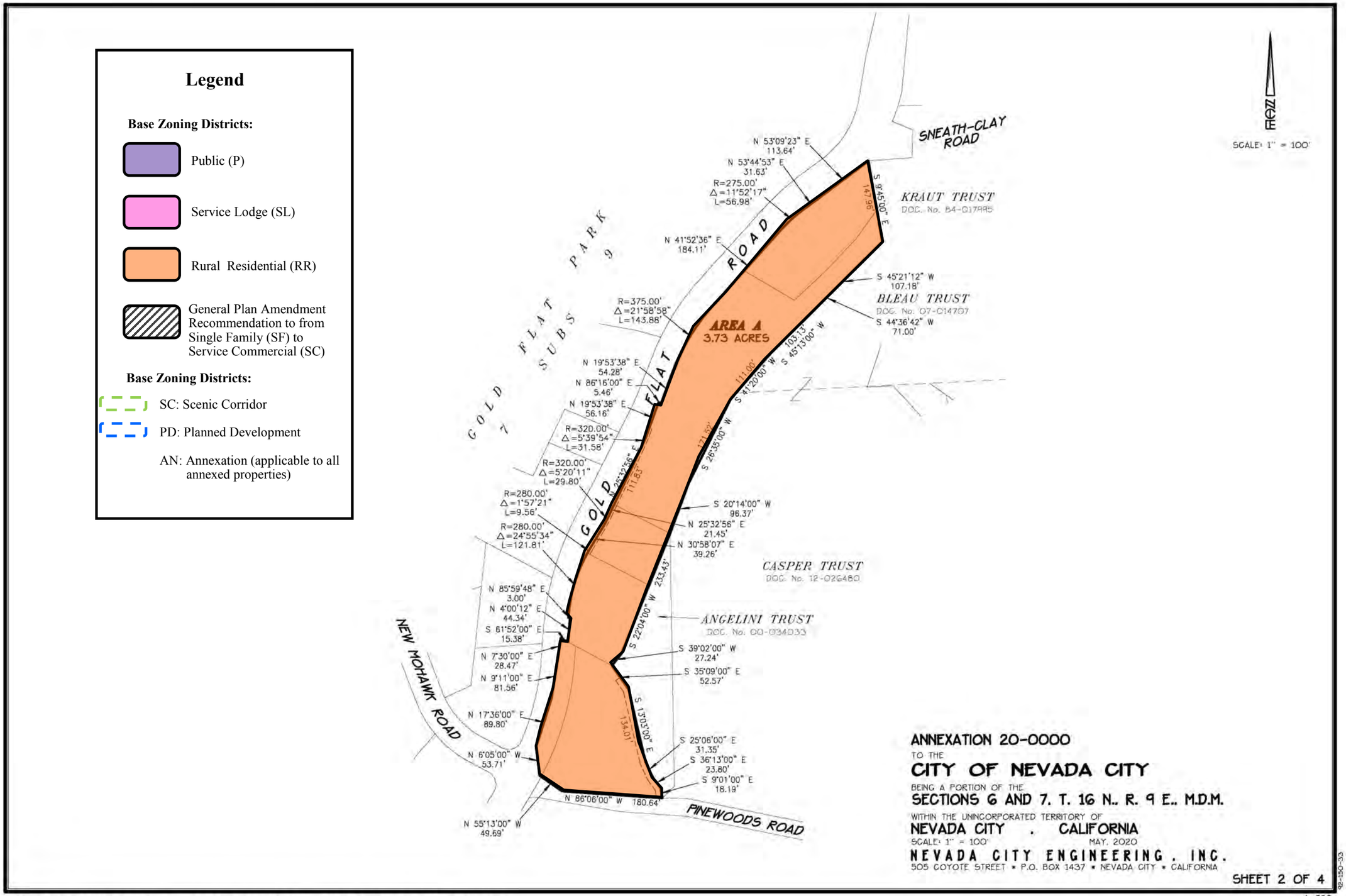
_____
Erin Minnett, Mayor

ATTEST:

_____
Niel Locke, City Clerk

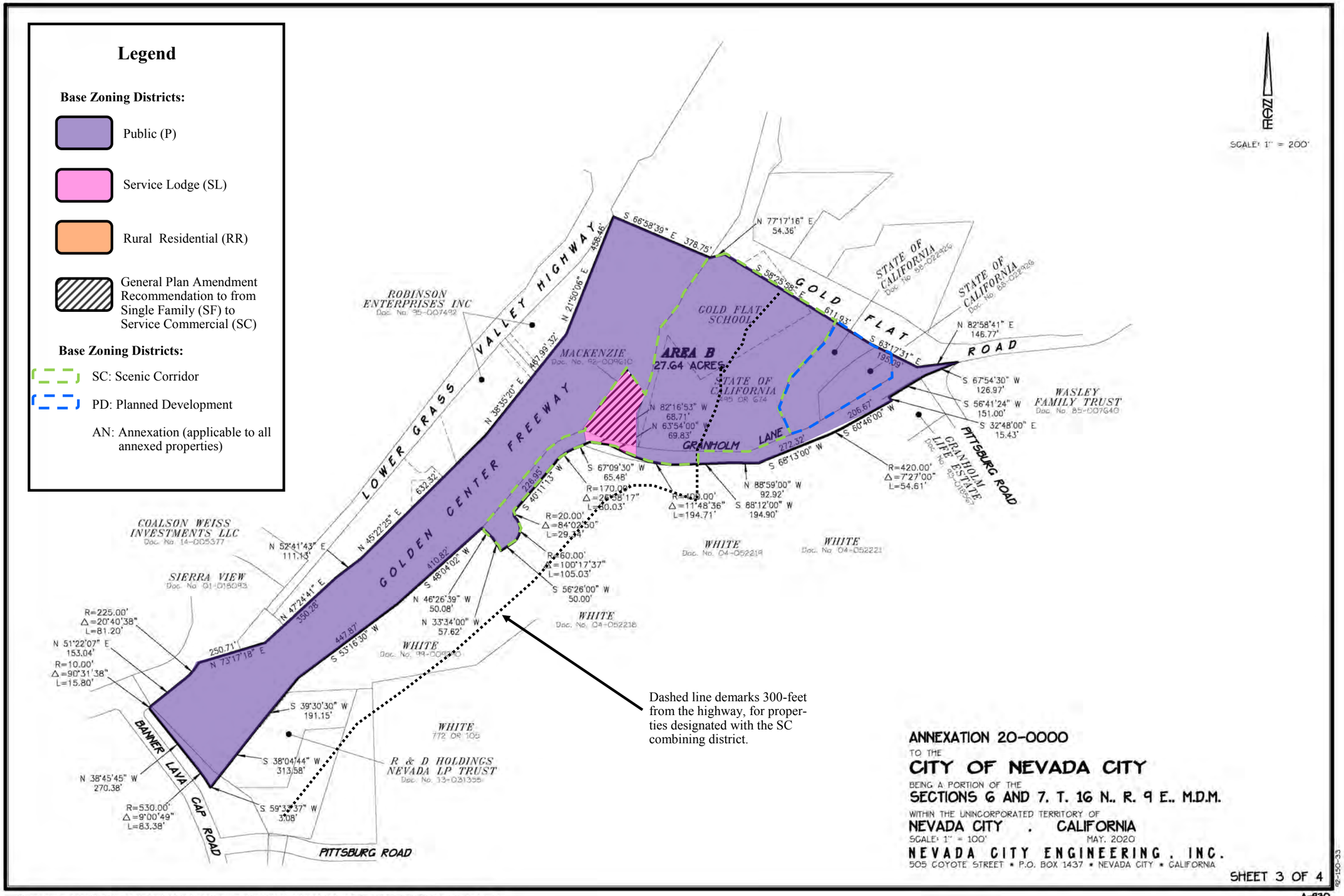
To Agenda

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



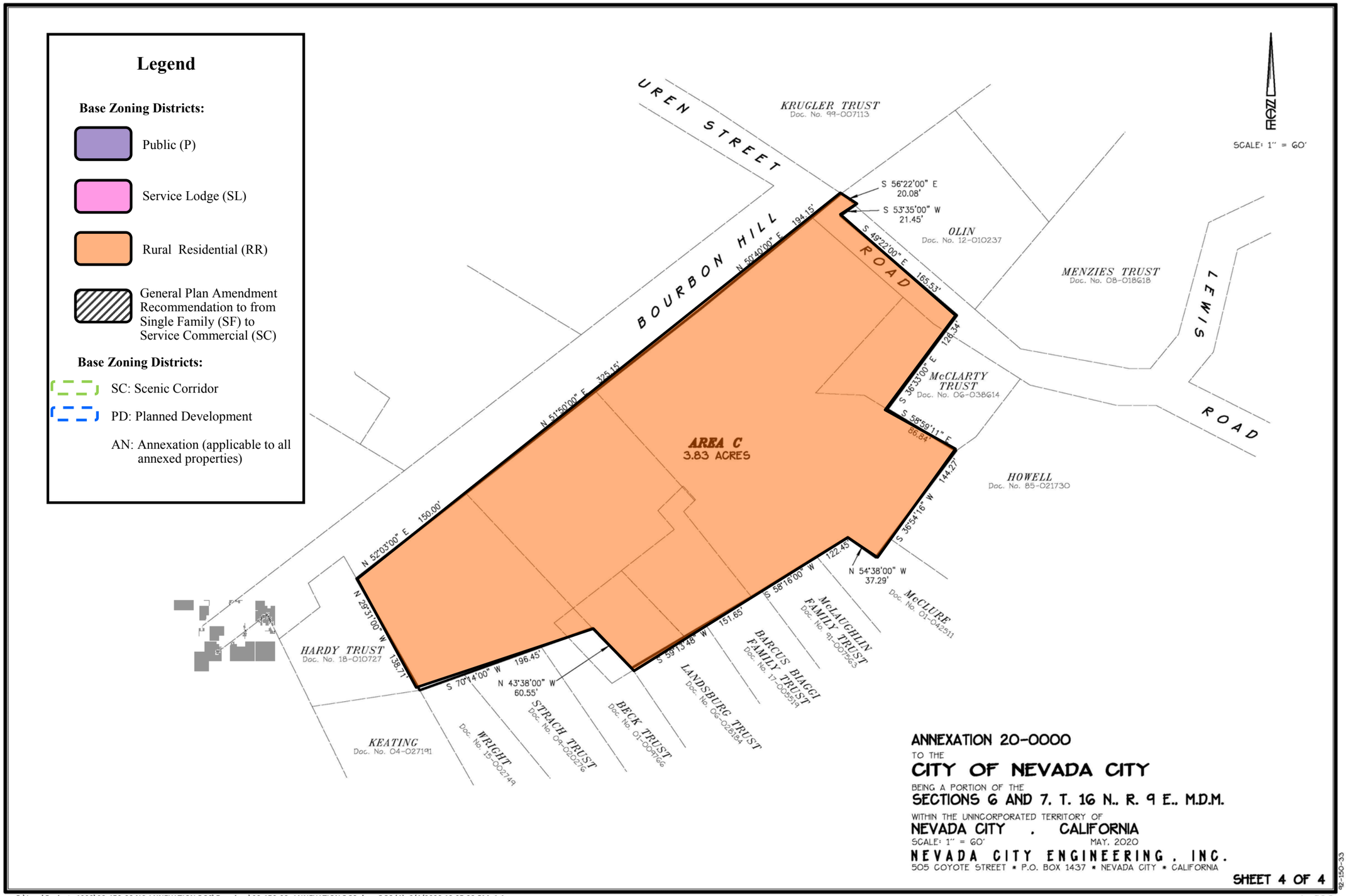
To Agenda

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



To Agenda

Attachment 1: Pre-zoning Map, PC Annexation Staff Report 7/16/20



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To Agenda

ORDINANCE 2020-XX (Prezoning)
Exhibit B

	Property	**APN**	**City GP Designation***	**Current Use**	**Pre-zoning Recommendation****	**GP Amendment Recommendation (where applicable)***	**Acreage**
Area A	10709 Gold Flat Road	037-050-035	E	Single-family dwelling	RR-AN		0.63
	10681 Gold Flat Road:	037-060-006	E	Single-family dwelling	RR-AN		0.75
	10643 Gold Flat Road	037-060-075	E	Single-family dwelling	RR-AN		0.67
	10613 Gold Flat Road	037-060-009	E	Vacant	RR-AN		0.16
	10597 Gold Flat	037-060-010	E	Single-family dwelling	RR-AN		0.43
	10549 Gold Flat Road	037-060-011	E	Single-family dwelling	RR-AN		0.89
Area B	10310 Granholm Lane	037-230-037	SF	Vacant (State-owned)	P-PD-AN		0.71
	10266 Granholm Lane	035-230-036	P	Vacant (State-owned)	P-PD-AN		1.10
	10057 Gold Flat Road	035-230-035	P	Caltrans Maintenance Yard	P-SC-AN		8.03
	10114 Granholm Lane	035-230-033	SF	Commercial Child Care Facility	LB-SC-AN	Service Commercial (SC)	1.5
Area C	11667 Bourbon Hill Rd	036-301-036	E	Single-family dwelling	RR-AN		0.5
	11629 Bourbon Hill Rd	036-301-067	E	Single-family dwelling	RR-AN		0.45
	11615 Bourbon Hill Rd	036-301-068	E	Single-family dwelling	RR-AN		0.83
	11577 Bourbon Hill Rd	036-301-038	E	Single-family dwelling	RR-AN		0.43
	11595 Bourbon Hill Rd	036-301-039	E	Single-family dwelling	RR-AN		0.77
	11567/ 11569 Bourbon Hill Rd	036-301-040	E	Single-family dwelling	RR-AN		0.65
	11693 Bourbon Hill Rd	036-301-035	E	Single-family dwelling	RR-AN		0.43

RESOLUTION 2020-XX

RESOLUTION OF APPLICATION BY THE CITY OF NEVADA CITY REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF NEVADA COUNTY TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF 35.2 ACRES LOCATED IN THREE DISTINCT AREAS OF THE CITY SPHERE OF INFLUENCE ALONG BOURBON HILL ROAD AND GOLD FLAT ROAD, CITY ANNEXATION NO. 56

RESOLVED, by the City Council of the City of Nevada City, that

WHEREAS, the City of Nevada City wishes to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code § 56000 et seq, for the annexation of territory east of the City, 35.2 acres along Bourbon Hill Road and Gold Flat Road, known as City Annexation No. 56; and

WHEREAS, the territory proposed to be annexed is delineated by description of the boundaries set forth in Exhibit A attached hereto, with a map showing the territory to be annexed attached hereto as Exhibit B, both incorporated herein by reference; and

WHEREAS, this proposal is consistent with the City's sphere of influence, as updated by the Local Agency Formation Commission in October of 2008; and

WHEREAS, this proposal is anticipated to be consistent with the proposed update to the City sphere of influence, currently under review by the Local Agency Formation Commission; and

WHEREAS, it is desired that the proposed annexation be subject to the following terms and conditions:

- The subject territory has been pre-zoned by the City Council with the following base districts: Public (P), Rural Residential (RR), Local Business LB); and
- One parcel of the subject territory will require a General Plan Amendment from Single Family Residential (SF) to Service Commercial (SC)
- The subject territory shall be detached from the Nevada County Consolidated Fire District upon annexation to the City; and
- The territory shall be subject to the levying or fixing and collection of any previously authorized taxes, benefit assessments, fees and charges of the City.

WHEREAS, the Nevada City General Plan states it to be the City's intention to ultimately include its entire sphere of influence within its boundaries and that each proposal for annexation will be judged individually on its physical, fiscal, and aesthetic compatibility with the goals and policies of the City of Nevada City;

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WHEREAS, the 3.76-acre delineated as "Area A" consists of six residential properties within an area of the Nevada City SOI that borders the existing City limits and represents a logical City boundary, located at

- 10709 Gold Flat Road (037-050-035),
- 10681 Gold Flat Road (037-060-006)
- 10643 Gold Flat Road (037-060-075)
- 10613 Gold Flat Road (037-060-009)
- 10597 Gold Flat Road (037-060-010)
- 10549 Gold Flat Road (037-060-011); and

WHEREAS, the 27.64 acres delineated as "Area B" consists of four parcels within an area of the Nevada City SOI that borders the existing City limits and represents a logical City boundary, three of which are owned by the State of California, and the one of which is currently being used as a commercial child care facility, located at:

- 10310 Granholm Lane (037-230-037)
- 10266 Granholm Lane (035-230-036)
- 10057 Gold Flat Road (035-230-035)
- 10114 Granholm Lane (035-230-033); and

WHEREAS, the 3.83 delineated as "Area C" consists of seven parcels within an area of the Nevada City SOI that borders the existing City limits, and represents a logical boundary, contiguous with adjacent properties proposed for annexation;

- 11667 Bourbon Hill Road (036-301-036)
- 11629 Bourbon Hill Road (036-301-067
- 11615 Bourbon Hill Road (036-301-068)
- 11577 Bourbon Hill Road (036-301-038)
- 11595 Bourbon Hill Road (036-301-039)
- 11567 and 11569 Bourbon Hill Road (036-301-040)
- 11693 Bourbon Hill Road (036-301-035)

WHEREAS, the City Council adopts the findings recommended by the Planning Commission that the annexation qualifies for exemption to the pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. All that territory to be annexed is located in the anticipated City expansion area as identified in the Sphere of Influence Map adopted by LAFCo in October 2008. The pre-zoning will provide land use designations that are either compatible with existing developed uses or compatible with the established Nevada City General Plan Land Use Designations.

WHEREAS, the City Council hereby adopts the plan for providing services to the affected territory required by Government Code **§** 56653 and attached hereto as Exhibit C and made a part hereof by reference; and

WHEREAS, the City Council certifies that pursuant to §99 (b) of the Tax and Revenue Code: the Council agrees that property taxes for the territory to be annexed to the City shall be allocated between the City and Nevada County pursuant to the existing master tax agreement adopted by the Board of Supervisors as Resolution 81-235.

WHEREAS, the City Council certifies that, pursuant to Government Code **§**56663(d) that it consents to the Local Agency Formation Commission's waiver of the final protest hearing if no written opposition from property owners or registered voters within the affected territory is received prior to the conclusion of the LAFCo meeting.

NOW THEREFORE, this Resolution of Application is hereby adopted and approved by the City of Nevada City, and the Local Agency Formation Commission of Nevada County is hereby requested to initiate proceedings for the annexation of the territory described by the Local Government Reorganization Act.

This resolution shall not be effective until the final adoption of Ordinance 2020-XX establishing the zoning of the property.

PASSED AND ADOPTED, by the City Council of the City of Nevada City, this _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____,
Erin Minnett, Mayor

ATTEST:

_____
Niel Locke, City Clerk

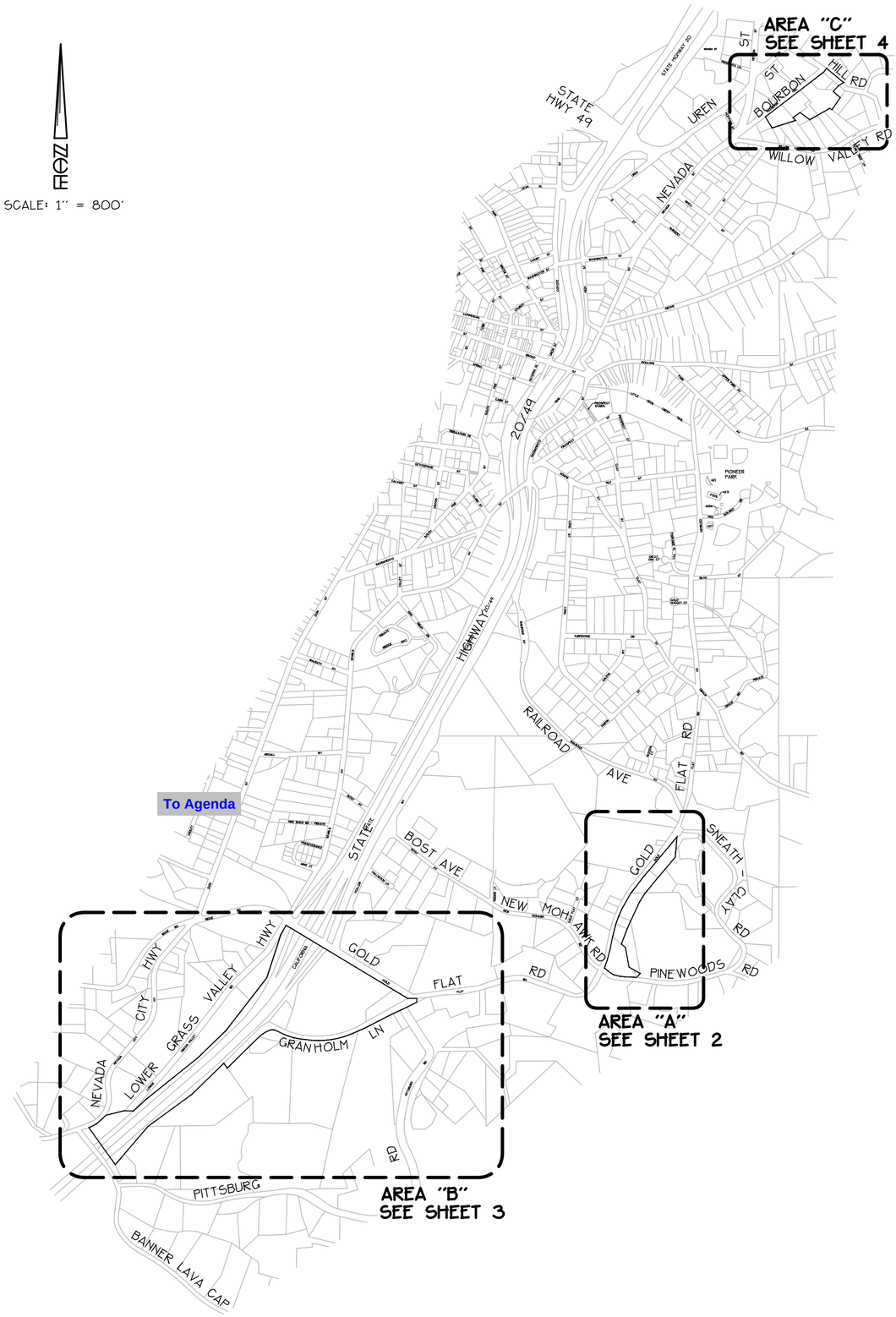
To Agenda

Exhibit A: Legal Descriptions

To be added prior to City Council meeting

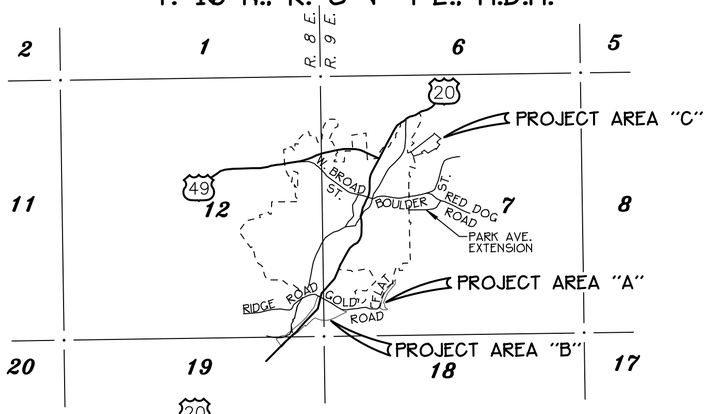
To Agenda

SCALE: 1" = 800'



To Agenda

T. 16 N., R. 8 + 9 E., M.D.M.



LOCATION MAP

SCALE: 1" = 2000'

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CITY OF NEVADA CITY IN FEBRUARY 2020.

DANIEL E. HOAGLAND L.S. 8621
REGISTRATION EXPIRES 12-31-21

LICENSED LAND SURVEYOR
DANIEL E. HOAGLAND
L.S. #8621
STATE OF CALIFORNIA

LAFCO EXECUTIVE OFFICER'S STATEMENT

APPROVED BY NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION.

RESOLUTION NO.: _____

DATE: _____

THIS MAP, WHEN RECORDED, WAS ACCOMPANIED BY A CERTIFICATE OF COMPLETION PREPARED PURSUANT TO SECTIONS 57200-57202 OF THE GOVERNMENT CODE, TO WHICH WAS ATTACHED A CERTIFIED COPY OF THE BOUNDARY DESCRIPTION OF THE TERRITORY SHOWN ON SAID MAP. THE CERTIFICATE OF COMPLETION IS RECORDED AS DOCUMENT NO._____ , NEVADA COUNTY RECORDS.

_____
S.R. JONES LAFCO EXECUTIVE OFFICER

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020 AT _____ _.M. IN BOOK ____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF S.R. JONES

GREGORY J. DIAZ
CLERK RECORDER

DOCUMENT NO.:_____

FEE PAID:_____

BY: _____
DEPUTY

ANNEXATION 20-0000

TO THE

CITY OF NEVADA CITY

BEING A PORTION OF THE

SECTIONS 6 AND 7, T. 16 N., R. 9 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA CITY , CALIFORNIA

SCALE: 1" = 800' MAY, 2020

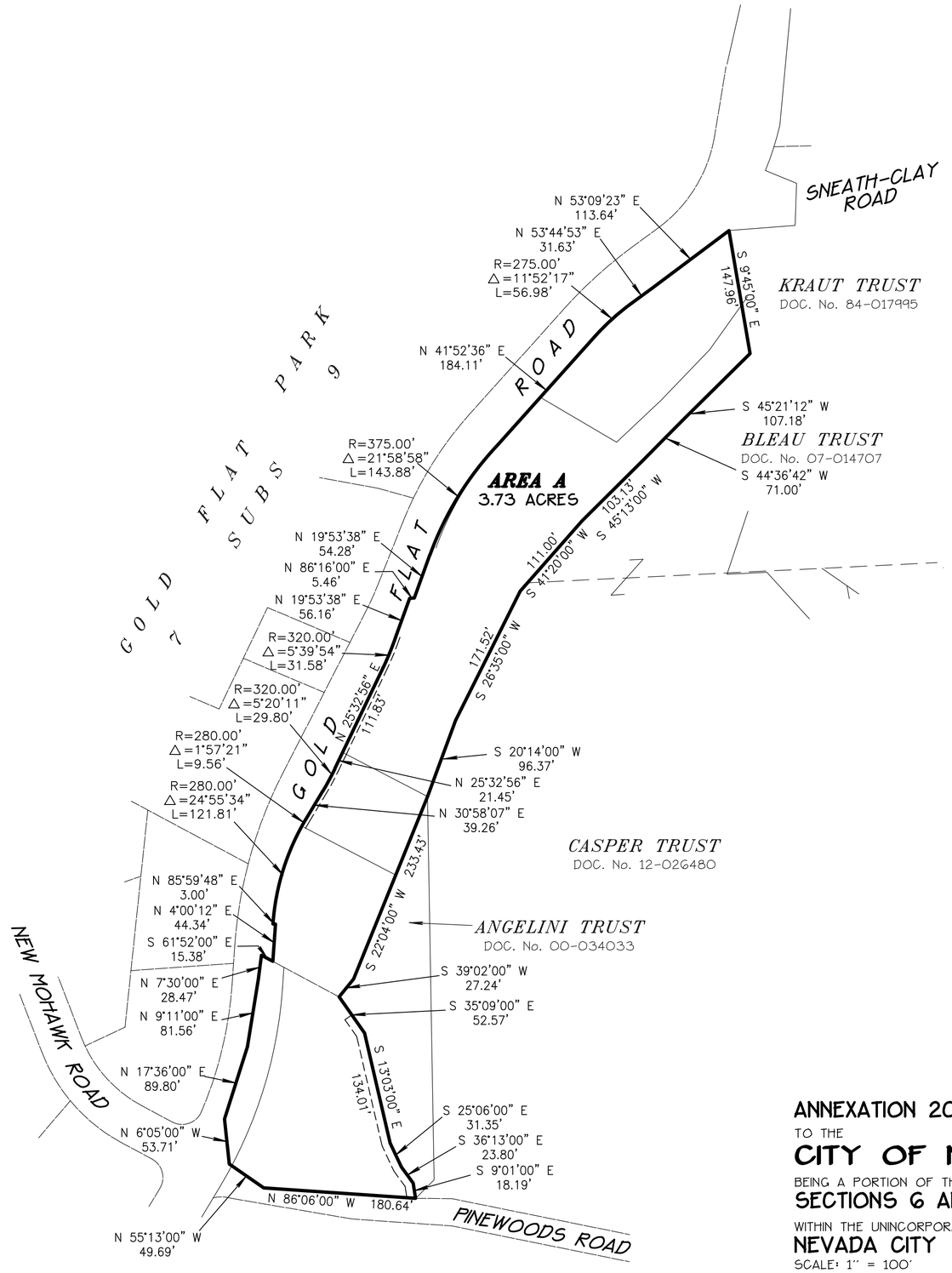
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

SHEET 1 OF 4

92-150-33

A-930

P:\Land Projects 1992\92-150-33 NC ANNEXATION ROS\Drawings\92-150-33 ANNEXATION ROS.dwg, ROS (1), 5/21/2020 9:27:21 AM, 1:1



N

SCALE: 1" = 100'

To Agenda

ANNEXATION 20-0000

TO THE

CITY OF NEVADA CITY

BEING A PORTION OF THE

SECTIONS 6 AND 7. T. 16 N.. R. 9 E.. M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA CITY . CALIFORNIA

SCALE: 1" = 100' MAY. 2020

NEVADA CITY ENGINEERING . INC.

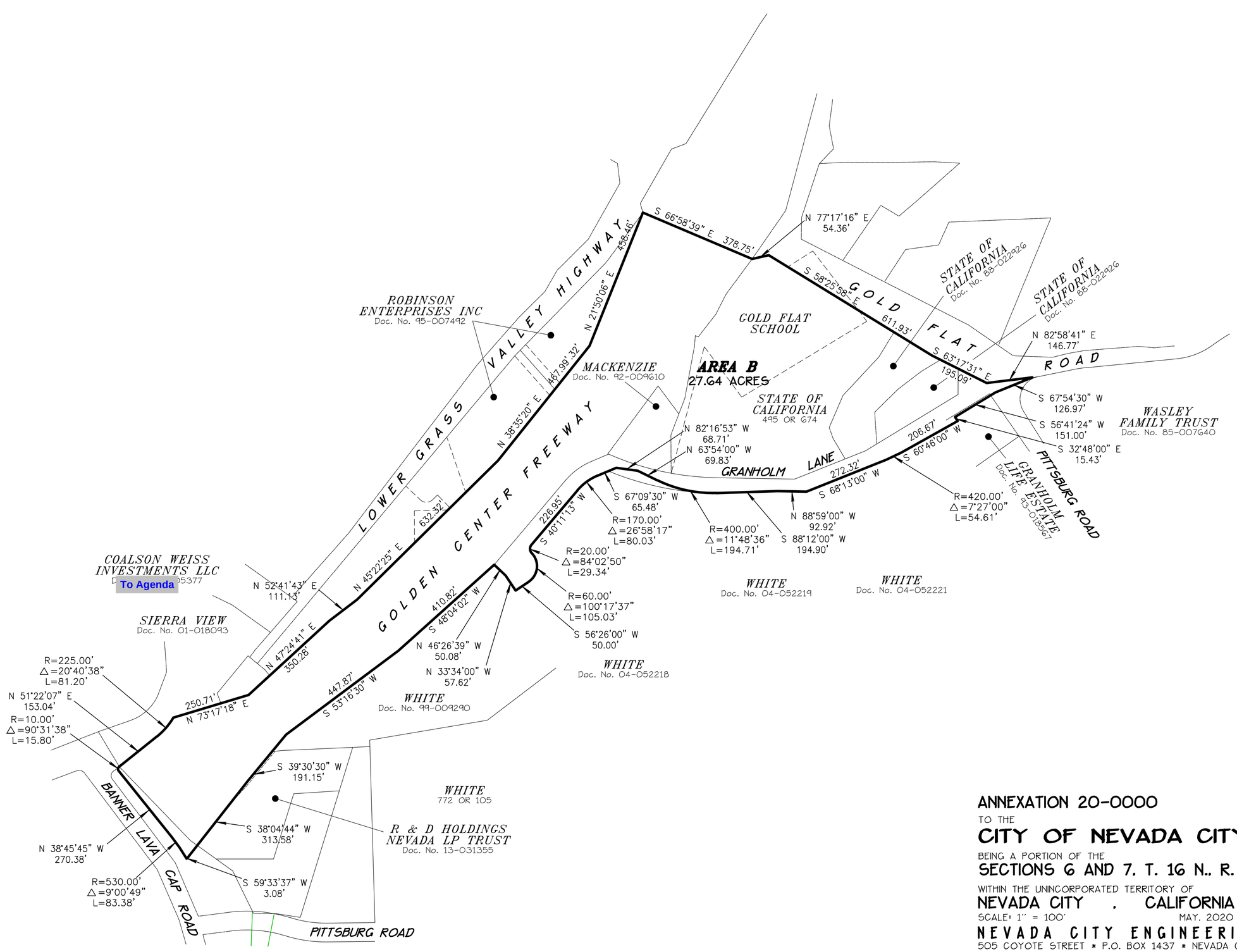
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

SHEET 2 OF 4

92-150-33

A-930

P:\Land Projects 1992\92-150-33 NC ANNEXATION ROS\Drawings\92-150-33 ANNEXATION ROS.dwg, ROS (2), 5/21/2020 9:28:30 AM, 1:1



ANNEXATION 20-0000

TO THE

CITY OF NEVADA CITY

BEING A PORTION OF THE

SECTIONS 6 AND 7. T. 16 N.. R. 9 E.. M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA CITY . CALIFORNIA

SCALE: 1" = 100' MAY. 2020

NEVADA CITY ENGINEERING . INC.

505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

SHEET 3 OF 4

92-150-33

A-930

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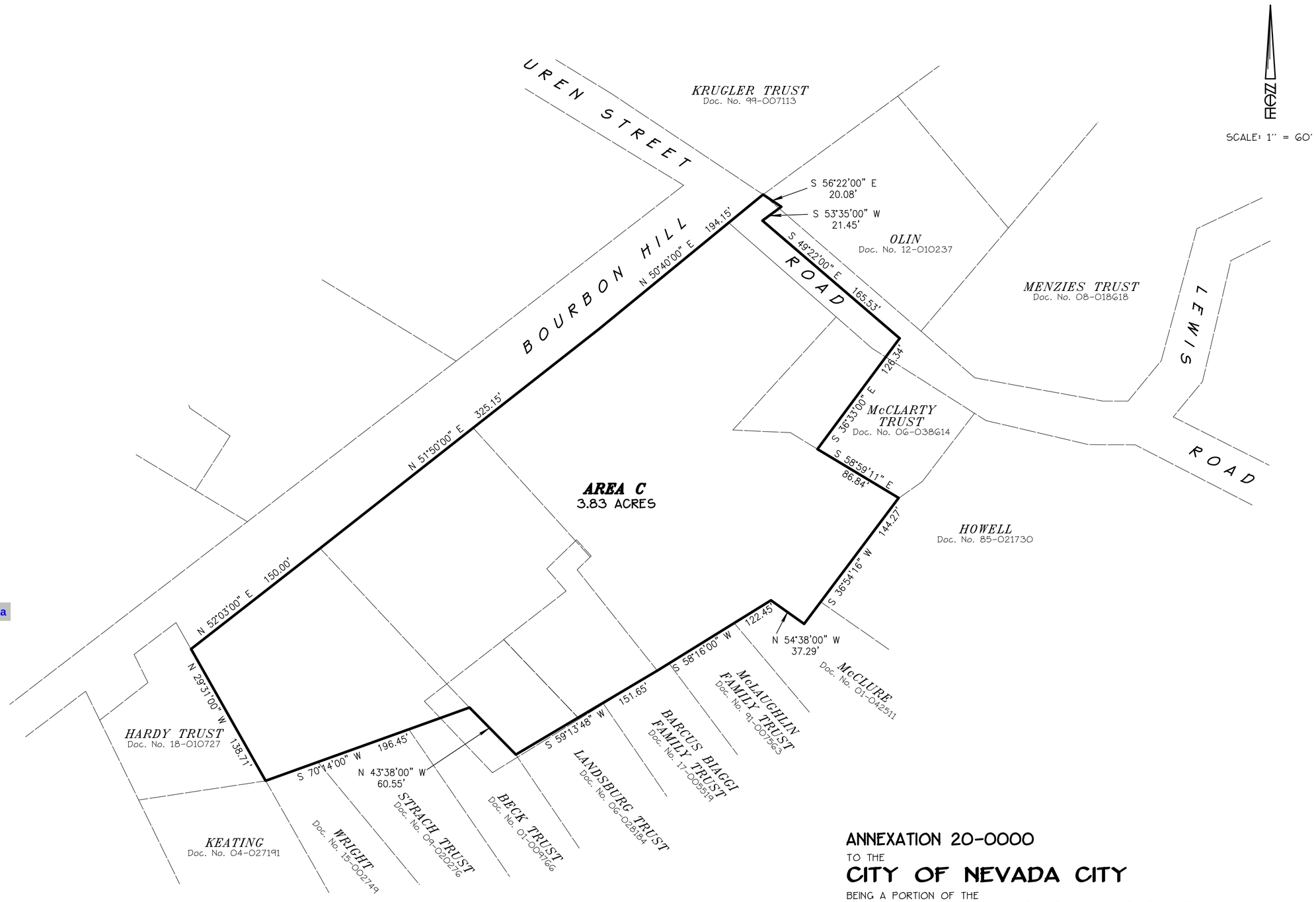

To Agenda

ANNEXATION 20-0000

TO THE

CITY OF NEVADA CITY

BEING A PORTION OF THE

SECTIONS 6 AND 7. T. 16 N.. R. 9 E.. M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA CITY . CALIFORNIA

SCALE: 1" = 60' MAY. 2020

NEVADA CITY ENGINEERING . INC.

505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

SHEET 4 OF 4

92-150-33

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A-930

NEVADA CITY – PLAN FOR SERVICES

ANNEXATION #56, 32.5 ACRES (Bourbon Hill, Gold Flat Road)

1. **An enumeration and description of the services to be extended to the affected territory.**

The City does not need to extend any services at this time because properties are either already appropriately served in terms of wastewater, water, and emergency services or are vacant and not in need of services at this time. However, the City in participation with NID for water is prepared to extend services upon subsequent development.

2. **The level and range of those services.**

As needed, the services would be extended to the area at the same level and range as provided throughout the City.

3. **An indication of when those services can feasibly be extended to the affected territory.**

Several of the subject properties are already developed, and currently receive City sewer service. The landowners who have the two developed parcels not currently connected to City sewer service will be able to apply for sewer service from the City. Landowners who have vacant territory proposed to be annexed, will be allowed to apply for sewer service as needed with development proposals. Other municipal services (including fire, police, and recreation) will be provided at the same level as the City provides throughout its jurisdiction.

4. **An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.**

It is not anticipated that service of the subject territory will require the City to add personnel or equipment. However, it should be noted that the City's Measure "S" special tax will be available for road maintenance needs.

5. **Information with respect to how each of those services will be financed.**

The cost of providing sewer and water services will be offset by connection fees, water, and sewer rates paid by the property owners of the subject territory. Additionally, the City levies the following special taxes on its properties: a 3/8 cent tax for fire service, a $12/SFD, and a $24/SFD.

To Agenda

REPORT TO
PLANNING COMMISSION

City of Nevada City
317 Broad Street
Nevada City CA 95959
www.nevadacityca.gov

JULY 16, 2020

TITLE: LAFCo Nevada City Sphere Of Influence (SOI) Update

RECOMMENDATION: Provide staff direction for any comments the Planning Commission would like to recommend to City Council regarding the draft EIR

CONTACT: Amy Wolfson, City Planner

BACKGROUND / DISCUSSION: At the June 27, 2018 City Council meeting, staff provided an update of LAFCo's direction to move forward with determining the appropriate level of environmental review pursuant to the California Environmental Quality Act (CEQA) necessary for the Nevada City Sphere of Influence (SOI) Update. At that meeting Council was advised of an updated scope of work by LAFCo's consultant, Kimley Horn to prepare an Environmental Impact Report (EIR).

LAFCo released a Notice of Availability (NOA) for the draft EIR on June 19, 2020 commencing a 45-day public review period that ends on August 3, 2020. The attached NOA includes a summary of the determined environmental impacts associated with the Sphere of Influence update. The draft EIR in its entirety can be reviewed at the LAFCo website at the following link: https://www.mynevadacounty.com/3036/Nevada-City-Sphere-Update

ENVIRONMENTAL CONSIDERATIONS: Nevada LAFCo is the lead agency for the Nevada City SOI update Environmental Impact Report (EIR). Nevada City is a commenting agency and may provide comments on the report to be presented to LAFCo.

FISCAL IMPACT: Cost of preparation of the EIR was estimated to be $77,935. The City contributes funds to the Nevada LAFCo operating budget, along with other County jurisdictions and special districts.

ATTACHMENTS:

1. Notice of Availability (NOA): Nevada City Sphere Update draft EIR

To Agenda

Nevada County
Local
Agency
Formation
Commission

LAFCo ·· 950 Maidu Avenue ·· Nevada City ·· CA · 95959 ·· 530-265-7180

NOTICE OF AVAILABILITY

Date: June 19, 2020
To: Responsible Agencies, Organizations, and Interested Parties
From: Nevada County Local Agency Formation Commission
Contact: Nevada County Local Agency Formation Commission
SR Jones, LAFCo Executive Officer
950 Maidu Avenue,
Nevada City, CA 95959

Subject: **Sphere of Influence Plan for the City of Nevada City Environmental Impact Report**

NOTICE IS HEREBY GIVEN THAT the Nevada County Local Agency Formation Commission (LAFCo), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) for the proposed update to the Sphere of Influence Plan for the City of Nevada City (proposed project). A 45-day public review period will commence **June 19, 2020** and end **August 3, 2020**.

Project Title: Sphere of Influence Plan Update for the City of Nevada City Environmental Impact Report.

Project Location: The project proposed would update the Sphere of Influence (SOI) of the City of Nevada City. The proposed project would occur within the City's current SOI covering an area of approximately 2,702 acres. The SOI area is largely characterized by rural and low density residential development, undeveloped parcels, limited commercial development, and generally steep and hilly forested terrain. Access to and within the SOI project area is provided via State Route (SR-20\49), Highway (Hwy-20), major collector roadways including Banner Lava Cap Road, Gracie Road, Red Dog Road, Willow Valley Road, Lewis Road, Old Downieville Hwy and Champion Mine Road. The area also contains many local and private roads that provide direct access through the area.

Project Description: The proposed project consists of an update the existing Nevada City SOI area. The proposed project would reduce the size of the existing SOI area to omit lands that are unlikely to require municipal services and to promote orderly development and logicial future extensions of City infrastructure. The proposed project includes four priority annexation areas (Annexation Area #1, Annexation Area #2, Annexation area #3, and Annexation Area #4) as well as six areas with significant development potential (Providence Mine East, Hurst Ranch, HEW Building, Manzanita Diggins, Highway 49 Planned Development Area, and Gracie/Gold Flats) that have reasonable access to water and wastewater service. Due to the presence or proximity to services, these properties are considered more likely to be annexed to the City.

To Agenda

The five areas that would be removed from the SOI would be designated by LAFCo as "Areas of Interest" to the City. The proposed project does not include any development or propose any plans for development. The proposed project would only result in the adjustment of the City's SOI.

Significant Environmental Impacts: The Draft EIR has determined that the proposed project would result in any significant and unavoidable associated with Wildfire and Greenhouse Gas. Other imapcts that were initially found to be potentially significant would be mitigated to less than significant.

Public Hearing: The Nevada County Local Agency Formation Commission will hold a public hearing to gather public input on the Draft EIR and provide the public with an opportunity to comment in addition to the standard 45 day review period (discussed below). The hearing will be on **Thursday, August 20, 2020 at 9:30 A.M., or as soon thereafter as possible**, and presented from the Nevada County LAFCo, 950 Maidu Avenue, Nevada City, CA 95959. Because of the ongoing COVID-19 restrictions and to enable public participation this meeting is planned to be held using Zoom, which is available at (https://zoom.us/).

Public Review Period: In accordance with CEQA, should you or your organization have any comments on the Draft EIR, it is requested to provide a written response to this notice within the public review period, which begins on **Friday, June 19, 2020** and ends on **Monday August 3, 2020**. The Draft EIR and related documents can be reviewed at the Nevada City City Hall at 317 West Broad Street and the Nevada County LAFCo offices at 950 Maidu Avenue in the Nevada City. The Draft EIR also is available for review on the Nevada County LAFCo website at https://www.mynevadacounty.com/907/Local-Agency-Formation-Commission-LAFCo.

If you wish to comment, please include: "Nevada City SOI Update Draft EIR Comments" in the subject line and send comments via U.S. mail or e-mail to:

Nevada County Local Agency Formassion Commission
Attn: SR Jones – Executive Officer
950 Maidu Avenue, Nevada City, CA 95959
(530) 265-7180
lafco@co.nevada.ca.us

PLEASE NOTE:

To ensure delivery via e-mail, please do not send attachments larger than 1 MB. Nevada County LAFCo does not accept responsibility for any attachments rejected by our e-mail system due to file size.

Hours of public access at the Nevada County LAFCo office are 9:00 a.m. to 5:00 p.m. Monday – Friday. During the COVID-19 crisis, we ask that you contact the office to make an appointment.

Hand delivered comments will only be accepted at the Nevada County LAFCo offices during the listed hours.

To Agenda