

**NEVADA CITY ADVISORY REVIEW COMMITTEE**  
**STAFF REPORT**

**APPLICANT:** Steve Bowden, property owner  
Jeff Gold, project architect

**MEETING DATE:** November 2, 2016

**OWNER:** Still View Properties, LLC, c/o Steve Bowden    **FILE TYPE:** Tentative Final Map  
Use Permit  
Site Plan

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**PROJECT DESCRIPTION:** Application to the Planning Commission for a tentative Final Map to subdivide a 0.82-acre parcel into a total of six residential townhome lots with a common courtyard and parking area. All six units will have a living area of 1,300 square feet and will each incorporate a natural gas fireplace and a 128 square foot private porch. A detached common garage structure will be constructed in the rear of the property to accommodate one 288 square foot garage unit for each dwelling. Each dwelling will also have a designated open parking stall. Because the project will require common space amenities and reduced setbacks for town home development, approval of the project as a Planned Unit Development is necessary through a Use Permit application. Site Plan approval will also be required pursuant to section 17.88.010 of the City Municipal Code.

The entire site is zoned with a base district of R2, Multi-Family Residential, which has a density limitation of 8 units per acre. The resultant project will therefore be at the maximum allowed density. The property also has a combining district overlay of AN, annexation, which denotes those properties that have been annexed to the city since April 24, 1985. The overlay designation serves to remind staff of development fees that may be applicable.

All proposed lots will be served by City water and sewer. The project will be served by Searls Avenue for pedestrian access and by Bost Avenue for vehicular access. The applicant is proposing three parallel guest parking spaces along Searls Avenue. A detention pond is proposed at the rear of the lot to accommodate on-site drainage.

The site has an average slope of approximately 5%, sloping downward toward the eastern, rear boundary. The applicant is proposing to remove a total of 28 trees and proposes to mitigate this loss with the landscaping plan provided. Thirty existing trees will be retained. There are no streams or steep slopes identified on the property

**LOCATION:** 601 Searls Avenue, Nevada City

**ASSESSOR'S PARCEL NO.:** 05-280-08

**PROJECT PLANNER:** Amy Wolfson, City Planner

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<b>General Plan:</b>	Multi-Family	<b>Water:</b>	City
<b>Zoning:</b>	R2-SC	<b>Sewage:</b>	City
<b>Flood Map:</b>	Panel 369, Zone X	<b>Fire:</b>	Nevada City Fire Dist.
<b>Parcel Size:</b>	0.82 ac.	<b>Schools:</b>	Nevada City School Dist
<b>Prev. File #(s):</b>	None	<b>Recreation:</b>	Nevada City Park & Rec District
		<b>Date Filed:</b>	August 11, 2016

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**ATTACHMENTS:**

1. Existing Site and Tree Removal Plan
  2. Tentative Map
  3. Floor Plan and Elevations
  4. Arborist Report by Randall Frizell, June 2016
  5. Landscaping Plan
  6. Lighting Plan
  7. Applicant Responses to Staff Review
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**STAFF RECOMMENDATIONS:**

1. Environmental Action: Exempt from CEQA Pursuant to Government Code Section 15332
  2. Project Action: Conditional Approval of the Tentative Final Map, Site Plan, and Use Permit
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**Site Description:** The property has a base zoning district of Multi-Family Residential (R2) with a Combining Scenic Corridor (SC) Overlay District. It is currently vacant and supports a number of conifer trees that are dominated by Ponderosa Pines, but also includes Incense Cedars and, Douglas Firs. The site is relatively flat and has an average slope of approximately 5%. The northerly adjacent property is zoned for Light- Industrial use and currently hosts a picture framing business and a machine parts manufacturing business. Property immediately across Searls Avenue is zoned Local Business (LB) and hosts a professional office complex. Property to the south is also zoned R2 and is developed with a single-family residence. State Highway 49/20 makes up the boundary along the eastern side of the subject property. Vehicular access to the property is proposed from Bost Avenue and pedestrian access is proposed from Searls Avenue, both of which are City-maintained roadways.

**ANALYSIS OF ISSUES:**

**Environmental Resources:** As indicated above the site is heavily treed. The applicant is proposing to remove 28 trees, amounting to nearly half of the existing tree cover. Half of those trees proposed for removal have been recognized by Arborist, Randall Frizell as being in poor health or as having poor structural integrity (See Attachment 4). The applicant is proposing a landscaping plan that will replace 12 trees consisting of Sugar Maples, Eastern Redbud, Crape Myrtle, and Incense Cedar. They will also add ornamental shrubs and groundcover (See attachment 5).

There are no streams or swales that traverse the site. Currently, drainage runoff naturally flows toward the northeast corner, toward the Caltrans right-of-way. The applicant is proposing a detention basin in order to capture post-project runoff to accommodate the proposed 15,587 square feet of new impervious surface. Conditions of approval will require that the detention basin be engineered and certified as being able to accommodate the proposed project.

The applicant has provided a letter from the North Central Information Center (NCIC), the State agency that oversees the California Historic Resources Information System (CHRIS). They conclude that given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric-period or historic period cultural resources on the project site. NCIC did not recommend any further archival or field surveys prior to development of the subject site. However, low probability of existing cultural resources on the site does not necessarily mean they do not exist. Recommended conditions of approval will require that cultural resource professional be contacted in the event resources are discovered during ground disturbance activities.

**Noise:** Section 17.80.140 of the Zoning Ordinance outlines noise control provisions and incorporates Section 8.20 of the Municipal Code by reference. The primary noise source in the vicinity of the project can be attributed to traffic along the adjacent State Highway. The nearest noise-sensitive receiving property is the existing residence located immediately south of the project site. The limit for daytime noise is 75dBA and nighttime noise is 55 dBA during nighttime hours, designated between 9 p.m. and 7a.m, although section 8.20.070 of the City Municipal Code includes some exception for very specific uses. Because the nature of the proposed townhouse development is residential, noise generated from the development is anticipated to be consistent with typical residential use and there is no reason to assume a more intense noise level

**Lighting:** The applicant is proposing lighting on each of the townhome units, as well as the detached garage structure, and along the pedestrian pathways. With exception of a proposed flood light, all proposed lighting is fully shielded to prevent up lighting, and light spillage onto adjacent properties. One floodlight is proposed to illuminate the development sign at the pedestrian entrance along Searls. However, this light is pointed away from the roadway and is intended to only illuminate the sign. All lighting is required to use energy efficient fixtures/lamps and be less than 14-feet in height pursuant to 17.80.215 of the Municipal Code and will be further reinforced in conditions of approval.

**Access:** The project has direct access from Bost Avenue, a City maintained road that is adequate for the proposed project. The Engineering and Fire Departments have reviewed the project proposal and have determined that this roadway is adequate to serve the project as conditioned.

### **REGULATORY CONSIDERATIONS:**

**Subdivision Ordinance:** The project site has a base zoning designation of R2, Multiple-Family Residential. The density limitation of this designation is 8 units per acre. Development of six townhouses on this 0.82 acres will result in the maximum density limit for this property. Pursuant to section 16.04.700 of the City Municipal Code allows for exceptions to lot standards such as size and frontage requirements when a Conditional Use Permit is granted for a Planned Unit Development (PUD). Lot area exceptions for a PUD can be granted when an open space area is provided for use of the residents of the development as is the case here with the developments the “Commons” central courtyard. Exceptions to frontage requirements may be granted when adequate access is provided to each unit for pedestrians and emergency vehicles, as well as when adequate provisions for parking are included in the development plan. Each unit is accessed by a pedestrian pathway that will comply with accessibility standards pursuant to Conditions of Approval. The Fire Department has indicated that as proposed the units are all within their required 150 feet of arc as measured from the two access roadways, Bost Avenue and Searls Avenue. Zoning regulations call for each dwelling unit to be developed with a minimum of two off-street parking spaces. The proposal calls for six enclosed spaces toward the rear of the development and six open stalls which back out into Bost Avenue. The Fire Department and Engineering Department have both indicated that they are unconcerned with backing out into this roadway given its low traffic volume.

**Affordable Housing Plan:** Pursuant Section 16.04.054 of the City Municipal Code 30% of all units in a subdivision must be affordable to moderate and below moderate income households and must be constructed to be less than or equal to 1,500 square feet with a garage that does not exceed 500 square feet. In the case of the proposed project, all six units are proposed to be less than 1,500 square feet. The applicant has submitted an affordable housing plan in lieu of an agreement to deed restrict two of the

units (30%) to be affordable to moderate and low-income households. The applicant has indicated that his research shows that a fair market rental rate of a 1,300 square foot unit will fall between \$1,300 and \$1,500. The applicant is proposing to offer some of the units for purchase and maintain the other units as rental units. However, if the project is approved and the map is recorded, all units will be available to sell individually.

The Federal Housing and Urban Development (HUD) Department establishes annual State Income Limits which reflect updated household income levels for extremely low-, very-low, and moderate-income households. The current moderate household income for Nevada County, for a family of four is \$88,200. The current low-income household income for a family of four is \$61,300. The City and HUD have recognized a low-income rental amount to be equal to 30% times the low-income level based on the percentage of household expenses considered to be appropriate to spend on shelter.

The calculation to determine a moderate rental rate for a family of four is as follows: \$88,200 divide 12 is \$7,350 (monthly moderate-income) times 30% is equal to \$2,205. This same calculation for three-person, and two-person households whereby \$79,400 and \$70,550 are the respective moderate-incomes, yields monthly rental rates of \$1,985 for a three-person family and \$1,763.00 for a two-person family. Rental rates recognized as being affordable to low-income households are as follows: 1,532.5 for a family of four, \$1,380 for a family of three, and \$1,226.25 for a family of two.

Each of the proposed six units will be designed as two-bedroom units. According to the 2010 U.S. Census data, the average number of persons per household in Nevada City was 2.09, including renter-occupied and owner occupied housing units. Of the total housing stock, 1,296 units, 107 of those were occupied by 4-person households, amounting to 8.25%. 143 or 11.03% of the units were occupied by 3-person households. 561, or 43.33% were occupied by two-person households. Extending that trend to the proposed project provides some expectation that a minimum of one of the units would accommodate a 3 or a 4-person household and a minimum of two units would accommodate a two-person household. If the applicant's market research holds true and fair market rental rates are between \$1,300 to \$1,500 per unit, then all six units could conservatively be expected to accommodate moderate-income levels and one unit could potentially accommodate one low-income family of four.

To extend this analysis to purchase prices, staff suggests using a monthly mortgage amount that is consistent with the above rental amounts. To do this, staff assumes a standard mortgage arrangement of a 30-year fixed term at a conservative 5% interest rate. Staff is also conservatively calculating based on no down payment. With these assumptions a moderate income household, family of two could be expected to purchase a residence at a price of 328,500, and a low-income household, family of two could be expected to purchase a residence at a price of \$228,300. The applicant is still researching purchase prices and will have data on comparable properties for the Advisory Review Committee on the day of the meeting.

**Zoning and General Plan consistency:** The project site is designated Mixed-Family Residential on the General Plan land use map, a designation intended to accommodate increased density, Planned Unit Development and townhouse projects. has a base zoning designation of R2, Multiple-Family Residential. The density limitation of this designation is 8 units per acre. Development of six townhouses on this 0.82 acres will result in the maximum density limit for this property.

The project site is also overlaid with a Scenic Corridor combining district. This designation is applied to land areas which are adjacent to roads and highways identified as scenic corridors, and as may be

designated by the city council. The planning commission may require revision of the proposed site plan, tentative map, site plan, or conditional use permit, or the incorporation of special conditions of approval or design features, prior to approval. In reviewing applications for compliance with this combining district, the planning commission may consider effectiveness of landscaping and structural modifications that are consistent with the Scenic Corridor objectives. The general objective is to screen development except at the center of town so that the appearance from the highway will be as though one were in a forest. The applicant is proposing to retain a minimum 24-foot vegetative buffer on the rear portion of the site, and a deeper 43-foot buffer characterizing most of this portion, between the hard surfaces of the development and the Caltrans right-of-way (ROW). It is worth noting that within the right-of-way is an additional existing 40-foot vegetative buffer. While neither the city nor private property owners can exercise control in maintaining areas within the ROW, Caltrans has generally worked with the City in an effort to maintain its scenic resources.

**Environmental Review:** Staff is recommending that the Planning Commission find the project is exempt from environmental review pursuant to §15332 of the California Environmental Quality Act (CEQA) guidelines. The CEQA Guidelines for Categorical Exemption §15332, consists of projects characterized as in-fill development that meet the following five criteria (see staff responses in italics):

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.  
*The proposed townhouse development is consistent with the Mixed-Family General Plan land use designation, as well as the multi-family zoning designation, and complies with the density limitation. The proposal is also consistent with the General Plan policy to encourage urban-type development as infill within the city. Infill development is also consistent with policies intended to promote walkability, energy conservation (through reduced reliance on vehicle use) and maintain a clear edge between the forested outskirts and in-town development.*
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.  
*The project site is less than an acre and is surrounded on all four sides with urban uses as discussed above.*
3. The project site has no value as habitat for endangered, rare, or threatened species.  
*There are no waterbodies traversing the subject site and the existing tree species on the site are not known to be important hosts to special status wildlife species. Further, the relatively small property size and lack of connectivity to wild and forested areas renders the property an unlikely candidate for supporting special status wildlife species.*
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  
**Traffic:** *As a condition of project approval, and consistent with Nevada County Transportation Commissions policies, the applicant will be required to pay a traffic mitigation fee intended to off-set the cost of maintaining existing roadways based on the projected impact of the proposed project.*  
**Noise:** *The architect has provided a statement regarding noise attenuation (see Att. 7) and has designed the project so that there is a buffered distance, as well as a physical barrier, separating the occupants of the building from the highway, considered to be the most significant ambient noise source. Noise emanating from the six residential townhomes is not anticipated to be significant*

*considering the existing commercial uses and existing level of ambient noise emanating from the highway.*

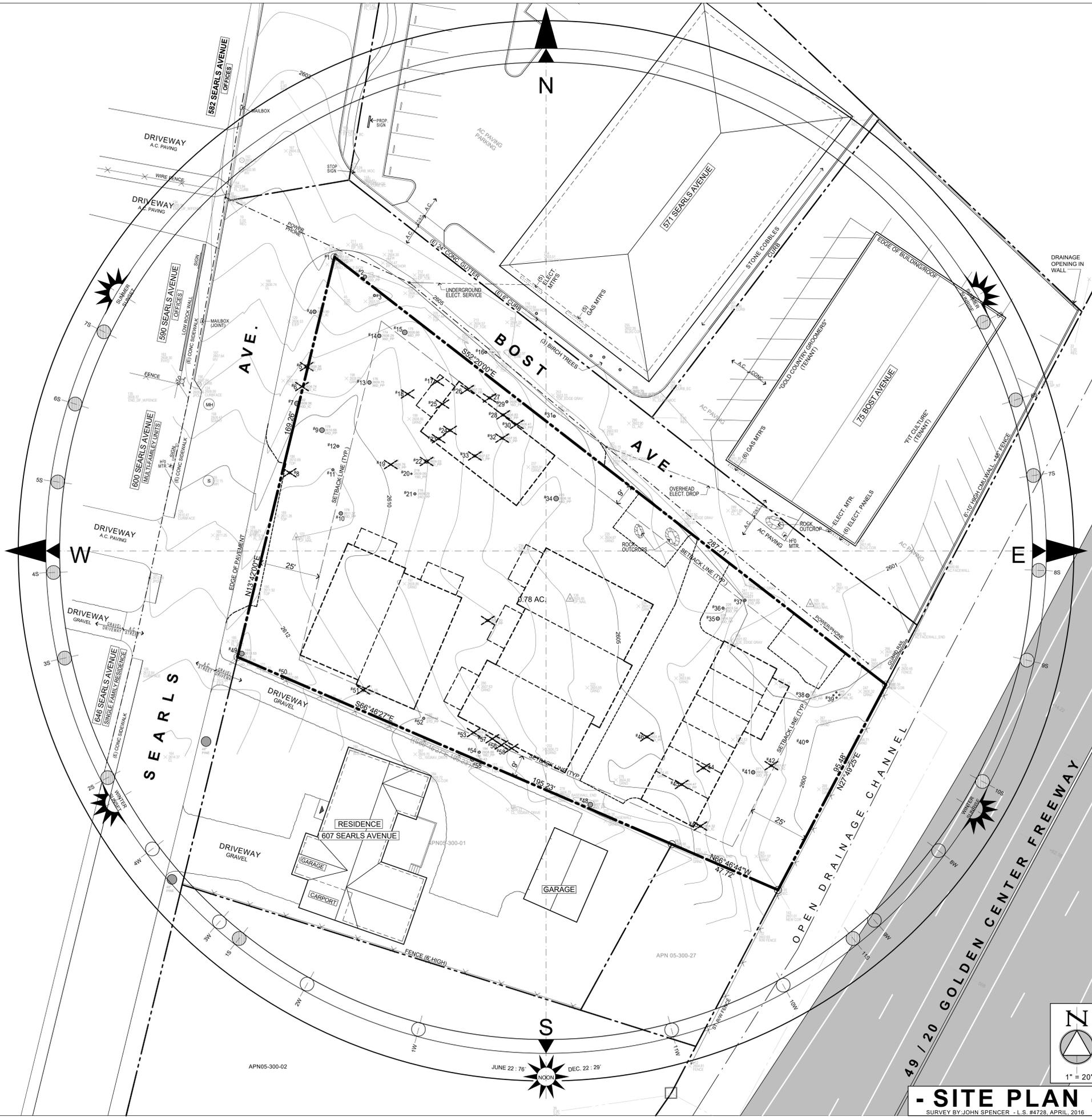
***Air Quality:*** *The Northern Sierra Air Quality Management District has indicated that they do not anticipate air quality concerns given that prevailing winds carry exhaust away from the project site and because the applicant is proposing gas-burning fire places as opposed to wood-burning.*

***Water Quality:*** *As mentioned there are no waterbodies traversing the site and a detention basin will be used to accommodate any new run-off from project development*

5. The site can be adequately served by all required utilities and public services.  
*The Departments of Engineering and Fire have indicated that they will be able to provide water, sewer and emergency services to the project as conditioned. Again, the Nevada County Transportation Commission has recommended that the developer pay traffic mitigation fees to off-set road maintenance costs projected for the new development.*

Staff is recommending that the Planning Commission find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 of the CEQA guidelines. Staff is comfortable making this recommendation based on the responses to the five “in-fill” criteria above.

**ACTIONS FOR CONSIDERATION:** The Advisory Review Committee (ARC) shall make a recommendation to the Planning Commission on the recommended categorical exemption from CEQA, as well as, the site plan and overall development proposal. The ARC may also direct the applicant to provide additional information before scheduling before the Planning Commission.



### SHEET INDEX

1	EXISTING SITE PLAN & PROPOSED TREE REMOVAL
2	TENTATIVE PARCEL MAP & SITE DEVELOPMENT PLAN
3	PROPOSED FLOOR PLANS
4A	PROPOSED EXTERIOR ELEVATIONS & COLORS
4B	EXTERIOR ELEVATIONS & DETAILS
5	LANDSCAPE CONCEPT PLAN
6	PHOTOGRAPHS OF PROPERTY & SURROUNDING AREA

### LEGEND

	EXISTING TREE IDENTIFICATION NUMBER BY RANDALL FRIZZELL, ARBORIST (SEE REPORT.)
	EXISTING TREE TO BE REMOVED (SEE REPORT)
	PROPOSED BUILDING STRUCTURE
	PROPOSED DRIVEWAY ALIGNMENT

### PROPOSED PROJECT

SIX SINGLE FAMILY TOWNHOUSE UNITS, EACH 1,300 SQUARE FEET. SUPPORT SITE DEVELOPMENT INCLUDING DRIVEWAY, PARKING, WALKWAYS AND LANDSCAPING. 2 PARKING SPACES PER TOWNHOUSE UNIT PROVIDED

### PROPERTY INFORMATION

OWNER:	STILL VIEW PROPERTIES LLC STEVE BOWDEN 255 ELM AVENUE AUBURN, CALIFORNIA 95603 530-308-6230
SITE ADDRESS:	601 SEARLS AVENUE, NEVADA CITY, CA
ASSESSOR PARCEL NO:	05-280-08
CROSS STREETS:	SEARLS AVENUE & BOST AVENUE
ZONING:	R-2, MULTI-FAMILY RESIDENTIAL
PARCEL SIZE:	33,864 SQUARE FEET (0.77 ACRES)
TOPOGRAPHY:	LESS THAN 10% WEST TO EAST
ADJACENT PROPERTIES:	NORTH: COMMERCIAL/LIGHT INDUSTRIAL SOUTH: SINGLE FAMILY RESIDENCE EAST: HIGHWAY 49 PROFESSIONAL OFFICES AND MULTI-FAMILY
UTILITY SERVICES:	CITY - WATER & SEWER PG&E - GAS & ELECTRICAL

### PROPOSED TREE REMOVAL

NO.	DIA.	SPECIES	REASON FOR REMOVAL
6	13"	I.C.	SUBORDINATE - ARBORIST RECOMMEND
8	9"	I.C.	CONFLICT WITH PROPOSED NEW SIDEWALK
11	12"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
12	11"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
17	9"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
18	11"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
22	31"	P.P.	HIP CANKER - ARBORIST RECOMMEND
23	10"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
24	12"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
25	12"	P.P.	SUBORDINATE - ARBORIST RECOMMEND
26	14"	P.P.	PROPOSED BLDG STRUCTURE
27	9"	D.F.	PROPOSED BLDG STRUCTURE
28	20"	D.F.	PROPOSED BLDG STRUCTURE
30	18"	P.P.	PROPOSED BLDG STRUCTURE
32	26"	P.P.	HIP CANKER - ARBORIST RECOMMEND
33	26"	P.P.	HIP CANKER - ARBORIST RECOMMEND
42	19"	I.C.	CEDAR RUST - ARBORIST RECOMMEND
43	27"	I.C.	PROPOSED BLDG STRUCTURE
44	9"	B.O.	PROPOSED BLDG STRUCTURE
45	20"	P.P.	PROPOSED BLDG STRUCTURE
46	24"	P.P.	PROPOSED DRIVEWAY
47	28"	P.P.	DOMINANT FORK - ARBORIST RECOMMEND
48	43"	P.P.	SEVERE DOGLEG - ARBORIST RECOMMEND
51	24"	P.P.	PROPOSED BLDG STRUCTURE
53	13"	P.P.	PROPOSED BLDG STRUCTURE
56	16"	P.P.	PROPOSED BLDG STRUCTURE
57	11"	P.P.	PROPOSED BLDG STRUCTURE
58	10"	P.P.	PROPOSED BLDG STRUCTURE

<b>SUMMARY:</b>	
TOTAL NUMBER OF TREES REMOVED:	28
TOTAL NUMBER OF TREES RETAINED:	30

**NOTES:**

- SEE RANDALL FRIZZELL'S ARBORIST REPORT DATED JUNE, 2016
- SPECIES:
  - P.P. - PONDEROSA PINE
  - I.C. - INCENSE CEDAR
  - D.F. - DOUGLAS FIR
  - B.O. - BLACK OAK

### PROPERTY LOCATION MAP

**PROJECT LOCATION**

SEARLS AVE.      BOST AVE.

**JEFF GOLD & ASSOCIATES A.I.A.**  
 ARCHITECTURE / PLANNING  
 Post Office Box 122669  
 (930) 265-8032

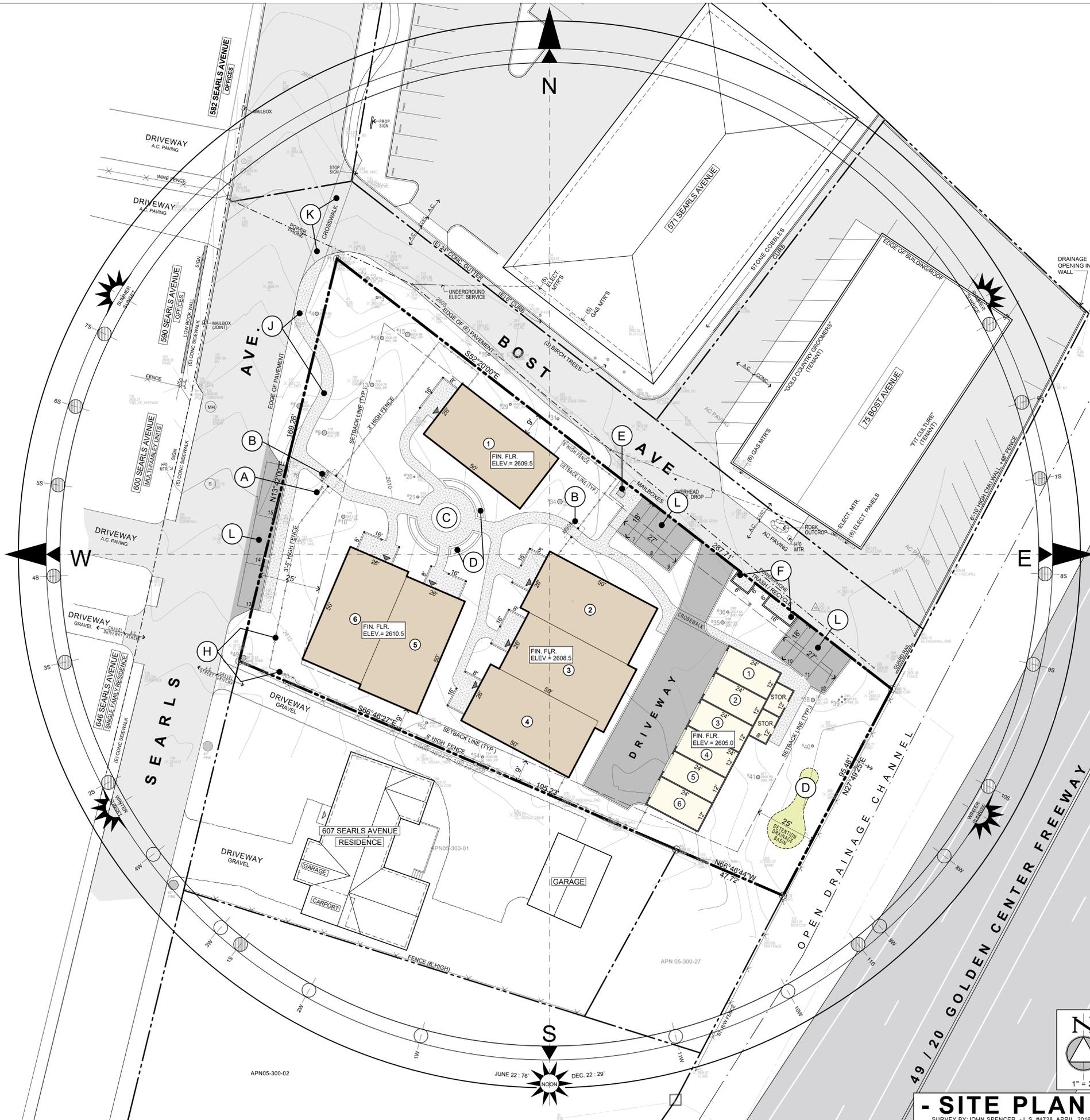
**EXISTING SITE PLAN & PROPOSED TREE REMOVAL PLAN**  
 REVISIONS  
 DATE: AUGUST 8, 2016  
 SCALE: 1" = 20'

# THE BUNGALOWS

STILL VIEW PROPERTIES  
 255 ELM STREET  
 AUBURN, CALIFORNIA

DRAWING NO. **1**

**- SITE PLAN -**  
SURVEY BY JOHN SPENCER - L.S. #4728, APRIL, 2016



**LEGEND**

- #10 ○ EXISTING TREE IDENTIFICATION NUMBER BY RANDALL FRIZZELL, ARBORIST (SEE REPORT)  
TREES SHOWN ARE TO REMAIN
- [Brown Box] BUILDING - DWELLING
- [Light Yellow Box] BUILDING - ENCLOSED GARAGE
- [Grey Box] PAVED DRIVEWAY
- [Light Grey Box] WALKWAY - CONCRETE
- [Green Box] LANDSCAPE - OPEN SPACE
- [Dashed Line] FENCE (3'-6" OR AS NOTED)
- (A) PROJECT SIGN - MOUNT ON LOW FENCE
- (B) ARBOR AT ENTRANCES - SEE DETAILS
- (C) 'COMMONS' GARDEN AREA - SEE LANDSCAPE PLAN
- (D) RAISED PLANTER
- (E) MAILBOXES (METAL, LOCKABLE GREY FINISH)
- (F) TRASH AND RECYCLE BIN ENCLOSURE - SEE DETAIL
- (G) DRAINAGE DETENTION POND
- (H) FENCING (3' HIGH FRONT YARD) - SEE DETAIL  
(6' HIGH SIDE YARD) - SEE DETAIL
- (J) NEW 48" WIDE SIDEWALK
- (K) NEW CROSSWALK
- (L) NEW (3) PARKING SPACES - 3 LOCATIONS

**LOT COVERAGE**

AREA:	SQUARE FEET:	PERCENTAGE:
Building 'footprint' coverage; (6) @ 1,300 sf/ea	7,800	23.0
Porch/patio (partial covered); (6) @ 128 sf/ea	768	2.3
Garage for (6) vehicles;	1,728	5.1
Driveway;	2,175	6.4
Parking;	1,116	3.3
Walkways	1,500	4.4
Common's hardscape	500	1.5
<b>TOTAL IMPERVIOUS LOT COVERAGE</b>	<b>15,587</b>	<b>46.0</b>
Ornamental Landscaping	6,000	17.7
Open Space & Naturalized areas	12,277	36.3
<b>TOTAL:</b>	<b>33,864</b>	<b>100.0</b>

**TENTATIVE PARCEL MAP DATA:**

**PROPERTY OWNER:**  
STILL VIEW PROPERTIES LLC  
STEVE BOWDEN, REP.  
255 ELM AVENUE  
AUBURN, CALIFORNIA 95603  
530-308-6230

**PROJECT CIVIL ENGINEER FOR MAP PREPARATION:**  
ANDY CASSANO  
NEVADA CITY ENGINEERING  
505 COYOTE STREET  
NEVADA CITY, CALIFORNIA 95959  
530-265-6911

**GEOTECHNICAL ENGINEER:**  
HOLDREGE & KULL  
792 SEARLS AVENUE  
NEVADA CITY, CALIFORNIA 95959  
530-478-1019

**PROPOSED UTILITY SERVICES:**  
SEWER & WATER: CITY OF NEVADA CITY  
ELECTRICAL & GAS: PG&E  
COMMUNICATIONS: AT&T

**PRELIMINARY TITLE REPORT & DEED: SEE SEPARATE ATTACHMENTS**

**PROPOSED PARCEL SIZES:**

PARCEL NO.	LIVING AREA:	PORCH:	GARAGE:	TOTAL:
1	1,300	128	288	1,716
2	1,300	128	288	1,716
3	1,300	128	288	1,716
4	1,300	128	288	1,716
5	1,300	128	288	1,716
6	1,300	128	288	1,716

**- SITE PLAN -**  
SURVEY BY JOHN SPENCER - L.S. #4728, APRIL, 2016

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ARCHITECTURE / PLANNING  
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Auburn, CA 95612  
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**TENTATIVE PARCEL MAP & SITE DEVELOPMENT PLAN**  
REVISIONS  
DATE: AUGUST 8, 2016  
SCALE: 1" = 20'

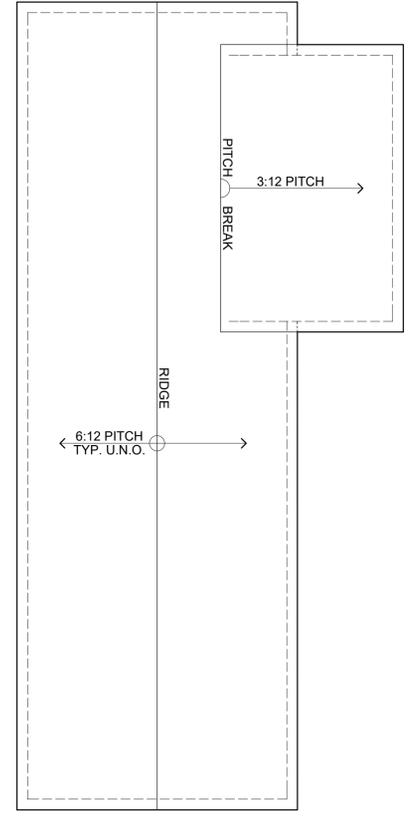
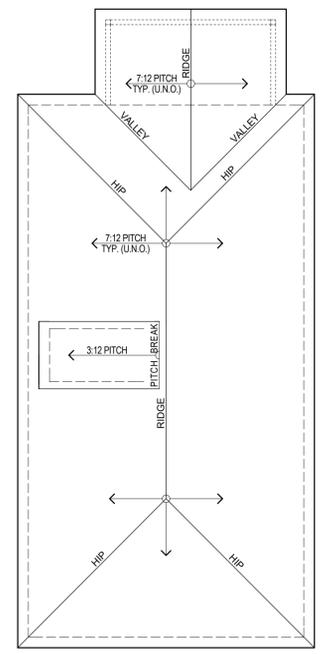
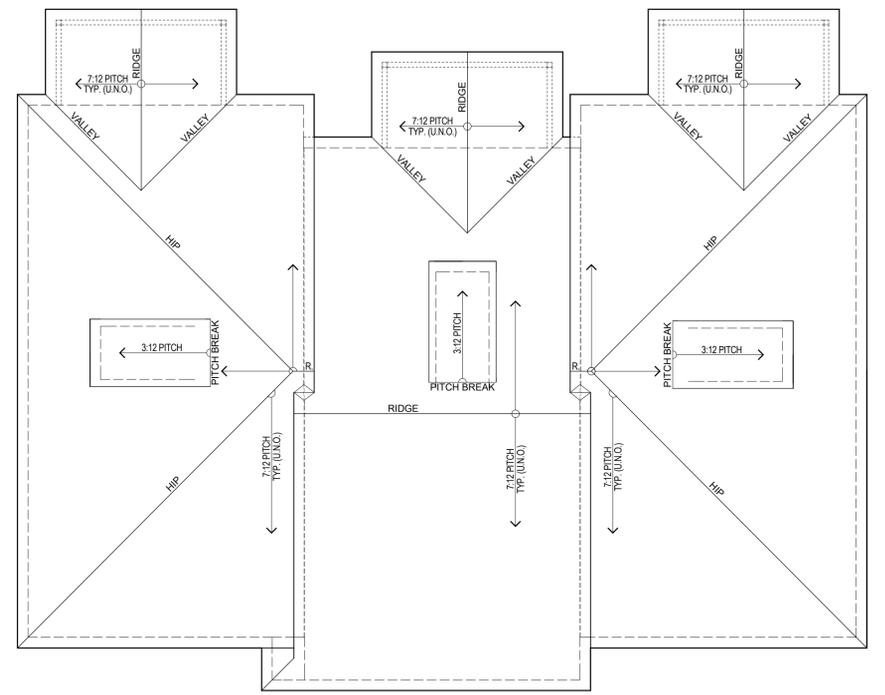
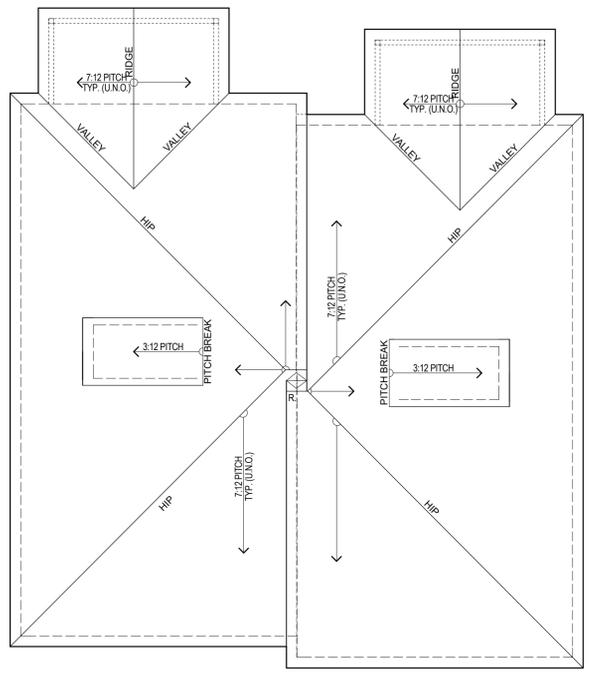
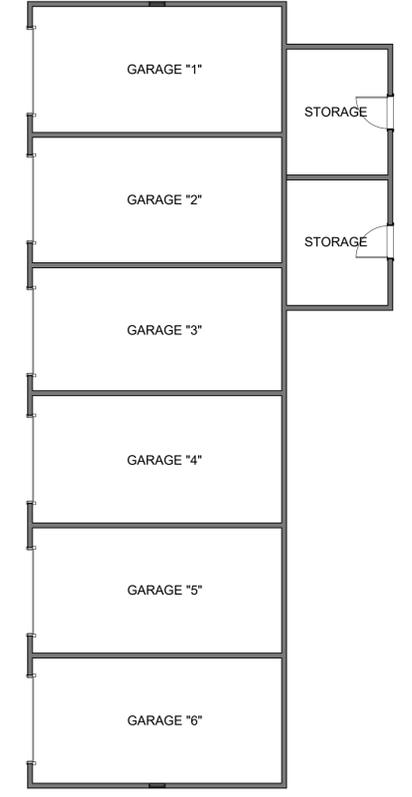
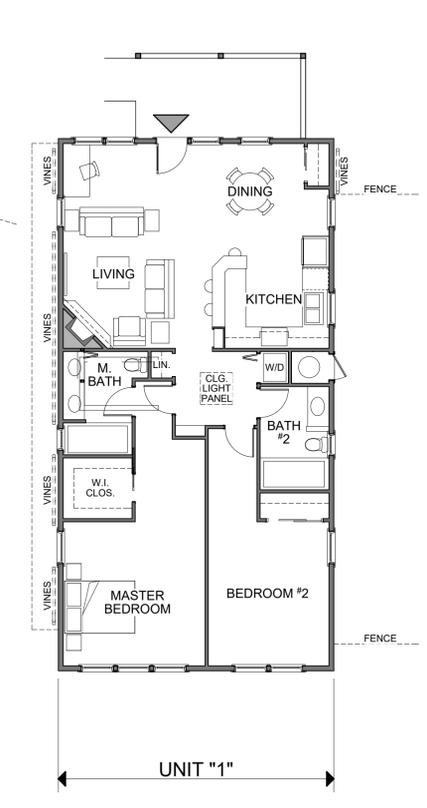
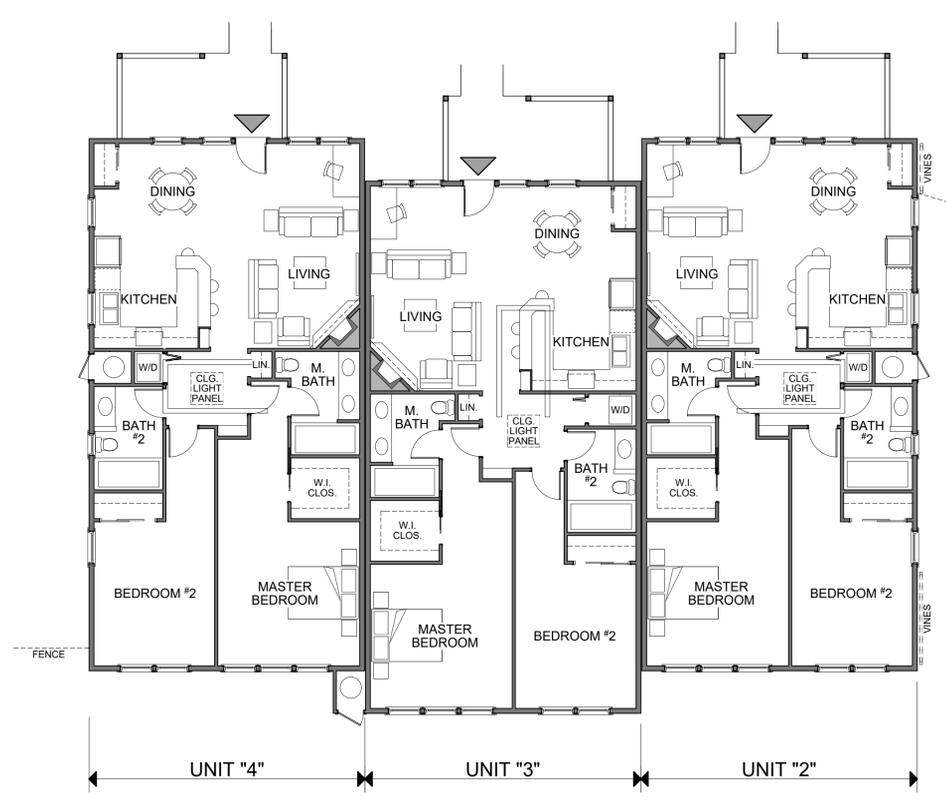
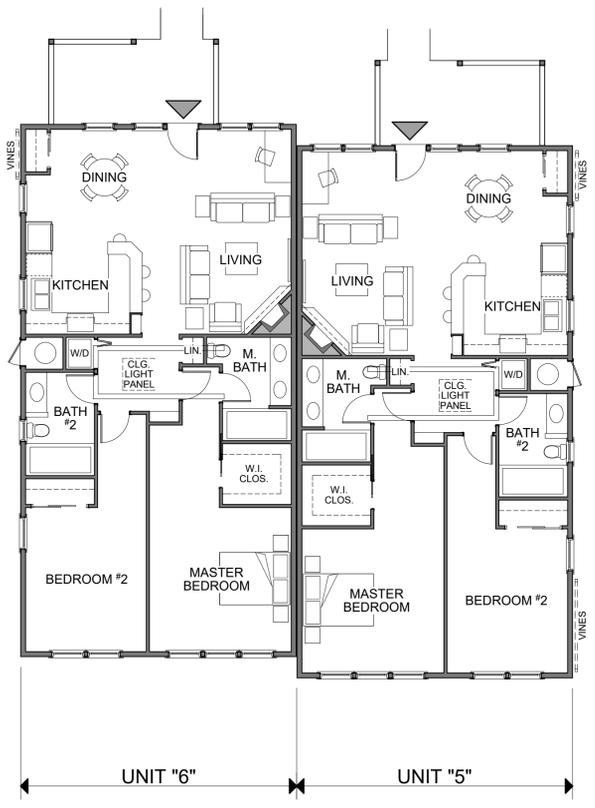
**THE BUNGALOWS**

**STILL VIEW PROPERTIES**  
255 ELM STREET  
AUBURN, CALIFORNIA

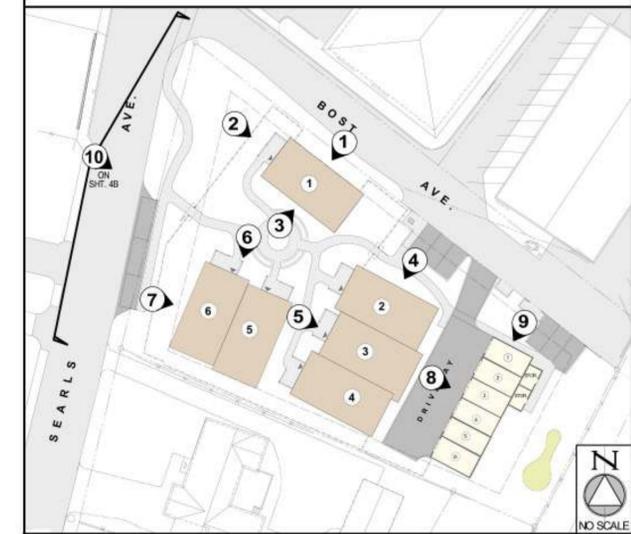
DRAWING NO. **2**

# THE BUNGALOWS

STILL VIEW PROPERTIES  
 255 ELM STREET  
 AUBURN, CALIFORNIA



**KEY PLAN**



JEFF GOLD & ASSOCIATES A.I.A.  
ARCHITECTURE / PLANNING  
Post Office Box 1226  
Auburn, CA 95603  
(530) 285-8032



TITLE: PROPOSED EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"  
DATE: AUGUST 15, 2016  
REVISIONS:

**THE BUNGALOWS**

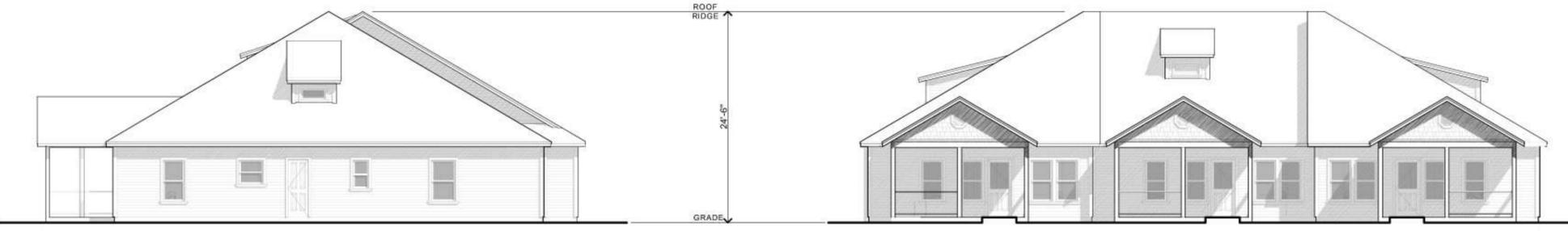
STILL VIEW PROPERTIES  
255 ELM STREET  
AUBURN, CALIFORNIA

DRAWING NO. **4A**



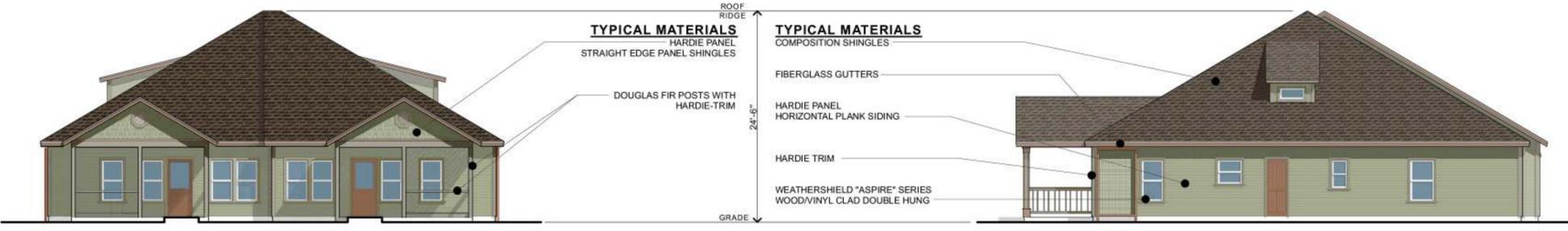
① NORTH ELEVATION      ② WEST ELEVATION      ③ SOUTH ELEVATION

**BUILDING UNITS # 1**



⑤ SOUTH ELEVATION      ④ WEST ELEVATION

**BUILDING UNITS # 2, 3, & 4**



⑥ NORTH ELEVATION      ⑦ WEST ELEVATION

**BUILDING UNITS # 5 & 6**



⑧ WEST ELEVATION      ⑨ NORTH ELEVATION

**GARAGE UNITS # 1, 2, 3, 4, 5 & 6**

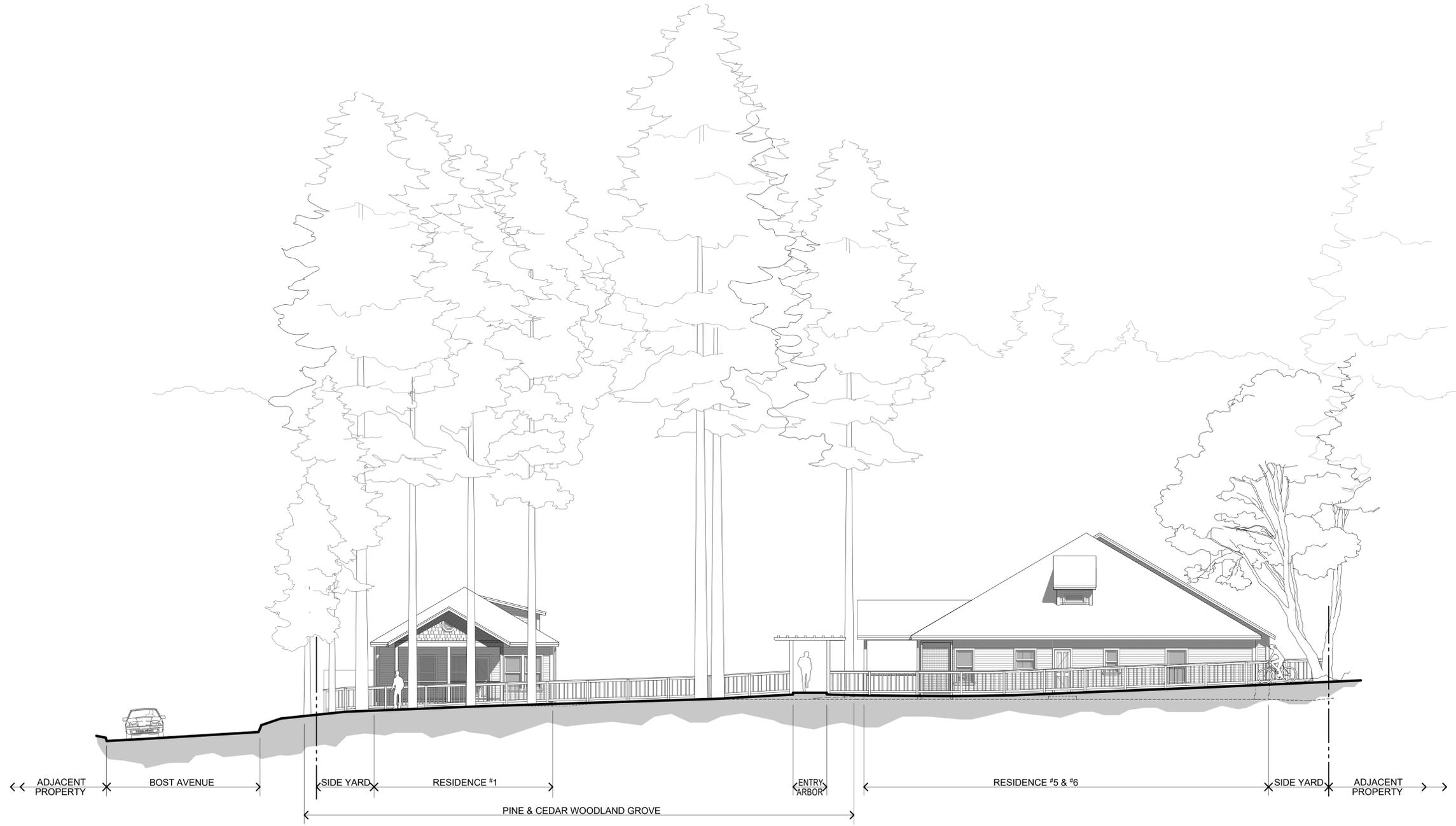
**EXTERIOR COLORS**

	ROOFING:	BARKWOOD
	METAL / GUTTERS:	MATCH FASCIA - BROWN
	VINE SCREENS:	CORTEN
	BUILDING WALLS:	BENJAMIN MOORE "DRY SAGE" # 2142-50
	TRIM #1:	BENJAMIN MOORE "WHITALL BROWN" # HC-69
	TRIM #2:	BENJAMIN MOORE "SATCHEL MAHOGANY" # AF-240
	WINDOWS:	"WHITE"
	ENTRY DOORS:	BENJAMIN MOORE "SATCHEL MAHOGANY" # AF-240
	PORCH SOFFIT:	BENJAMIN MOORE "FRAPPE" # AF-85

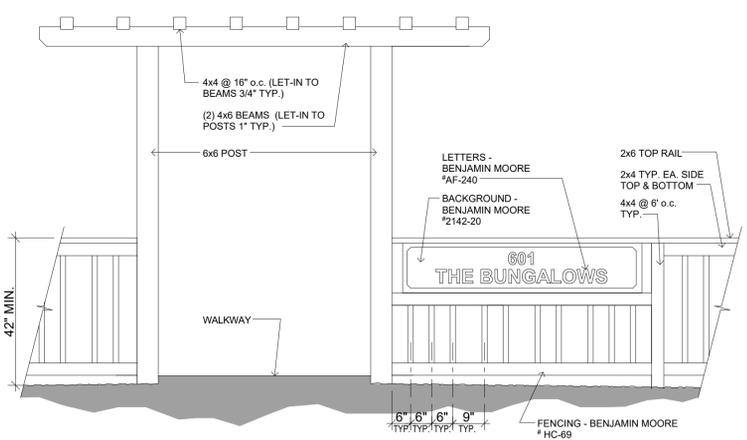
**EXTERIOR FINISHES**

<b>ROOFING:</b>	GAF TIMBERLINE "HIGH DEFINITION" COMPOSITION SHINGLES COLOR: "BARKWOOD" PITCH: PRIMARILY 7:12 FLASHINGS: PAINTED TO MATCH ROOFING
<b>SIDING:</b>	JAMES HARDIE CEMENT PANEL PRODUCTS, HORIZONTAL PLANK SELECT AREAS (GABLE ENDS): STRAIGHT EDGE PANEL 'SHINGLES' GRAIN TEXTURED: "SELECT CEDARMILL" (PLANK & SHINGLES) WIDTH EXPOSURE: 7" COLOR: "DRY SAGE", BENJAMIN MOORE 2142-50
<b>WINDOWS:</b>	WEATHERSHIELD "ASPIRE" SERIES, WOOD & VINYL CLAD DOUBLE HUNG GLAZING: DUAL, LOW 'E' COLOR: "WHITE"
<b>TRIM:</b>	JAMES HARDIE "TRIM" AND "BATTEN" BOARDS GRAIN TEXTURED: "RUSTIC" SIZE: 4/4 X 3.5" WINDOW TRIM, 5/4 X 5.5" CORNER TRIM COLOR: "WHITALL BROWN", BENJAMIN MOORE HC-69
<b>EXP. FOUNDATION:</b>	CONCRETE, PAINT TO MATCH SIDING COLOR
<b>PORCH SOFFIT:</b>	JAMES HARDIE "PANEL" GRAIN TEXTURED: "CEDARMILL" TRIM: HARDIE "TRIM" COLOR: "FRAPPE", BENJAMIN MOORE AF-85
<b>PORCH POSTS &amp; RAILINGS:</b>	DOUGLAS FIR POSTS & HARDIE "TRIM" COLOR: MATCH TRIM & ACCENT "OFF-WHITE" (BM AF-85)
<b>PORCH FLOOR:</b>	CONCRETE, SALT-FINISH COLOR: "EARTHEN" BY SOLOMON (INTEGRAL COLOR)
<b>ENTRY DOOR:</b>	JELD-WEN, FIBERGLASS PANEL, CENTER LITE, LOWER FLAT PANEL COLOR: "SATCHEL/MAHOGANY", BENJAMIN MOORE AF-240
<b>GARAGE DOORS:</b>	SECTIONAL WITH OVERHEAD OPERATOR, FLAT PANEL COLOR: "OFF-WHITE"
<b>FENCING, ARBOR &amp; TRASH ENCLOSURE</b>	JAMES HARDIE "PANEL" & "TRIM" TEXTURE: "CEDARMILL" COLOR: MATCH BUILDING TRIM - "WHITALL BROWN"
<b>VINE SCREENS:</b>	METAL FRAME, GALVANIZED WELDED MESH COLOR: "CORTEN" BROWN-BRONZE, CARDINAL #T091-BR47

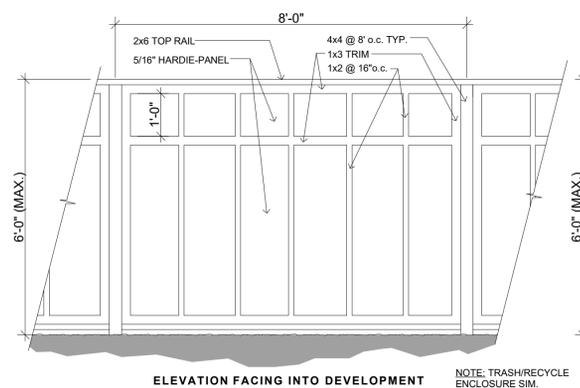
**THE BUNGALOWS**



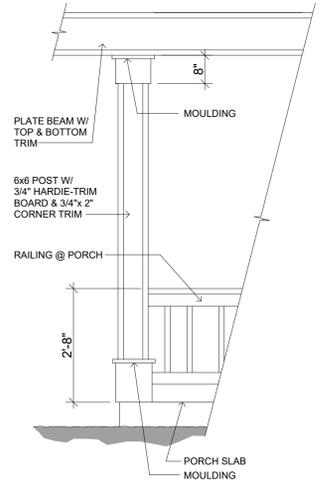
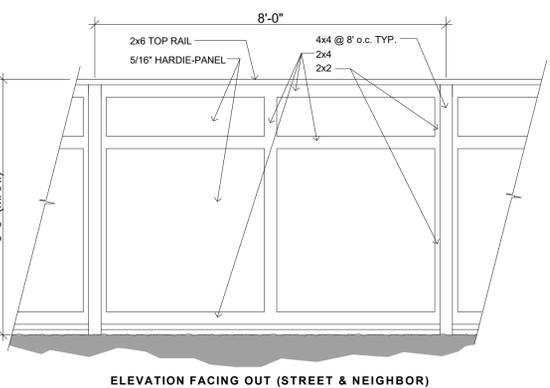
**10 NORTHWEST ELEVATION FROM SEARLS AVENUE**  
 1/8" = 1'-0"



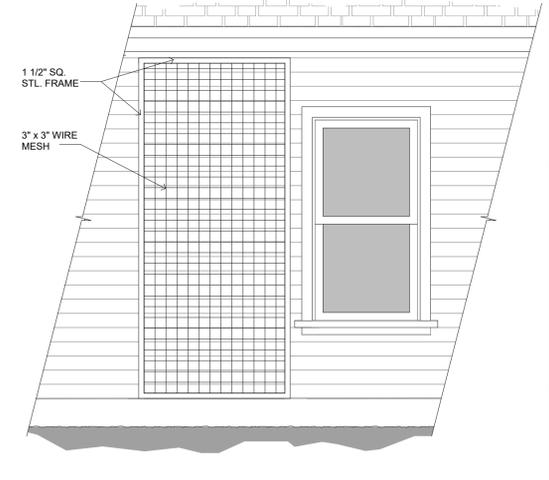
**1 ARBOR / LOW FENCE / PROPERTY SIGNAGE DETAIL**  
 1/2" = 1'-0"



**2 HIGH FENCE DETAIL**  
 1/2" = 1'-0"



**3 PORCH POST DETAIL**  
 1/2" = 1'-0"



**4 VINE SCREEN DETAIL**  
 1/2" = 1'-0"

NOTE: TRASH/RECYCLE ENCLOSURE SIM.

---

*Tree & Vegetation Consultants*

**Arborist Report  
601 Searls Ave  
Nevada City, CA 95959**

**For  
Steve Bowden  
Still View Properties LLC  
255 Elm Ave  
Auburn, CA 95603**

And

**Jeff Gold  
PO Box 1226  
Nevada City, CA 95959**

**June 2016**

**By  
Randall Frizzell  
(530) 265-4469  
*ISA Certified Arborist WE-0118A  
Registered Consulting Arborist ASCA #361***

---

PO Box 1949, Nevada City 95959, Phone (530) 265-4469  
Email: rf@randallfrizzell.com

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## Tree Inventory Report

### **Project**

R-2 Multi-Family Housing Project  
601 Searls Ave  
Nevada City, CA

### **Owner**

Steve Bowden  
Still View Properties LLC  
255 Elm Ave  
Auburn, CA 95603

### **Architect**

Jeff Gold  
Jeff Gold & Associates  
PO Box 1226  
Nevada City, CA 95959

### **Arborist**

Randall Frizzell  
PO Box 1949  
Nevada City, CA 95959  
(530) 265-4469  
ISA Certified Arborist WE-0118A  
Registered Consulting Arborist ASCA #361

## **Introduction**

This report summarizes the information gathered from (1) a tree inventory conducted during May 2016 and (2) an analysis of the Preliminary Site Plan<sup>1</sup>. The inventory was limited, for the most part, to the trees indicated on the topographic survey developed by John Spencer, PLS. The purpose of this inventory is for (a) assessing tree health, structure, and potential hazard trees, and (b) assess potential impacts of project design and construction based on an analysis of the site plans, (c) provide recommendations for tree removal or maintenance.<sup>2</sup>

**Appendix A is a spreadsheet containing the Tree Inventory data.**

---

<sup>1</sup> Highlighted statements will be completed during the next phase of the Arborist Report

<sup>2</sup> Recommendations are preliminary and may need to be amended at completion of the project.

---

## Summary

- A total of 58 trees were inventoried. Several were not identified on the topographic survey and were hand drawn on the topo sheet (these locations may not be accurate).
- Species include 42 Ponderosa pine (*Pinus ponderosa*), 13 Incense cedar (*Calocedrus decurrens*), 1 Douglas fir (*Pseudotsuga menziesii*), 1 Black oak (*Quercus kelloggii*), and 1 Black walnut (*Juglans hindsii*).
- Initially, 15 trees are recommended for removal: 9 trees are in poor health and 6 have structural problems that make them hazardous to the completed project.

## Methodology

The tree inventory was done to collect specific information for each of the designated trees. This information is located at the back of this report in **Appendix A**. The following information is included in the report:

### Tree No.

The tree reference numbers (1-58) are located on 1-inch aluminum tags nailed to each inventoried tree. The tree reference numbers are also indicated on the topographic survey provided to me initially.

### Species

All of the inventoried trees are native and endemic to Nevada City. They include Ponderosa pine, Incense cedar, Douglas fir, Black oak, and Black walnut.

### DBH

The number given in this column is the diameter at standard height, which is 54" above grade.

### Height

Tree height was estimated for this inventory.

### Spread

The canopy drip line or spread is given in radial feet.

### Health

A rating of Good, Moderate, or Poor is assigned to each tree based on the overall vigor and vitality of the tree. Factors affecting tree health include disease infection, insect infestation, crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, wound-wood development, and tree age.

---

**Structure**

A rating of Good, Moderate, or Poor is assigned based on an assessment of specific structural features, e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, canopy architecture, and history of structural failures.

**Recommendations**

Recommendations include:

1. Removal of trees with poor health or structure.
2. Establishment of Root Protection Zones for trees being preserved. A tree protection plan is not in the scope of this report but can be provided as final site plans are being processed.
3. Removal of trees because of project design or anticipated construction impacts.
4. Pruning as needed.
5. Cabling of tree #39.

---

## APPENDIX A

### Tree Inventory and Assessment

**Tree Inventory & Assessment Data**  
**601 Searls Ave**  
**June 2016**

Tree No.	Species	DBH (inches)	Height	Spread (radial ft)	Health & Vigor	Structure	Comments	Recommendations
001	Ponderosa pine	36"	150'	20'	Good	Good		
002	Ponderosa pine	30"	140'	18'	Good	Good		
003	Incense cedar	10"	70'	7'	Moderate	Moderate	Topped for utilities	
004	Incense cedar	18"/20"	75'	15'	Moderate	Moderate	Co-dominant trunks, cedar rust	
005	Ponderosa pine	32"	140'	19'	Good	Good		
006	Incense cedar	13"	60'	10'	Poor	Moderate	Subordinate	Remove tree
007	Incense cedar	37"	150'	20'	Good	Good		
008	Incense cedar	9"	55'	7'	Good	Good		
009	Ponderosa pine	42"	150'	20'	Good	Good		
010	Ponderosa pine	34"	150'	20'	Good	Moderate	Trunk wound on south side from 2-7 feet up trunk	
011	Ponderosa pine	12"	65'	10'	Poor	Moderate	Subordinate	Remove tree
012	Ponderosa pine	11"	60'	10'	Poor	Moderate	Subordinate	Remove tree
013	Ponderosa pine	35"	150'	20'	Good	Good		

014	Ponderosa pine	35"	150'	20'	Good	Good		
015	Ponderosa pine	43"	150'	21'	Good	Moderate	2 trunk wounds at base-south and east sides	
016	Incense cedar	16"	80	14'	Good	Moderate	Topped for utilities	
017	Ponderosa pine	9"	50'	7'	Poor	Moderate	Subordinate	Remove tree
018	Ponderosa pine	11"	60'	9'	Poor	Moderate	Subordinate	Remove tree
019	Ponderosa pine	15"	78'	14'	Moderate	Good		
020	Ponderosa pine	13"	75'	12'	Moderate	Good		
021	Ponderosa pine	23"	80'	16'	Good	Good		
022	Ponderosa pine	31"	130'	18'	Moderate	Poor	Hip canker at base on east side and hip canker 6' up on west side	Remove tree
023	Ponderosa pine	10"	30'	5'	Poor	Moderate	Subordinate	Remove tree
024	Ponderosa pine	12"	40'	6'	Poor	Moderate	Subordinate	Remove tree
025	Ponderosa pine	12"	40'	7'	Poor	Moderate	Subordinate	Remove tree
026	Ponderosa pine	14"	45'	7'	Moderate	Good		
027	Douglas fir	9"	35'	11'	Good	Good		
028	Ponderosa pine	20"	70'	10'	Moderate	Good		

029	Ponderosa pine	16"	60'	9'	Moderate	Good		
030	Ponderosa pine	18"	65'	10'	Moderate	Good		
031	Incense cedar	12"	40'	8'	Good	Moderate	Topped for utilities	
032	Ponderosa pine	26"	80'	15'	Good	Poor	Hip canker at base on north side	Remove tree
033	Ponderosa pine	26"	85'	14'	Good	Poor	Hip canker at base on north side	Remove tree
034	Ponderosa pine	45"	140'	20'	Good	Good		
035	Ponderosa pine	32"	130'	19'	Good	Good		
036	Ponderosa pine	21"	80'	14'	Good	Good		
037	Ponderosa pine	22"	85'	14'	Moderate	mod	Topped for utilities	
038	Ponderosa pine	31"	130'	18'	Good	Good		
039	Incense cedar	11/17/18/22"	85'	15'	Good	Moderate	4 trunks are in close proximity to each other	Cable
040	Incense cedar	6"	25'	5'	Moderate	Good	Cedar rust	
041	Ponderosa pine	31"	125'	18'	Good	Good		
042	Incense cedar	19"	50'	13'	Poor	Moderate	Cedar rust	Remove tree
043	Incense cedar	27"	80'	16'	Good	Good		

044	Black oak	9"	35'	10'	Moderate	Good		
045	Ponderosa pine	20"	60'	12'	Good	Good		
046	Ponderosa pine	24"	70'	14'	Good	Good		
047	Ponderosa pine	28"	80'	16'	Good	Poor	Co-dominant fork	Remove tree
048	Ponderosa pine	43"	140'	20'	Good	Poor	Severe dogleg in trunk	Remove tree
049	Black walnut	29"@30"	40'	20'	Poor	Poor	Large dead branches. Tree is in decline	Remove tree
050	Incense cedar	22"	65'	14'	Good	Good		
051	Ponderosa pine	24"	80'	15'	Good	Good		
052	Ponderosa pine	26"	85'	15'	Good	Good		
053	Ponderosa pine	13"	45'	10'	Moderate	Good		
054	Ponderosa pine	15"	50'	9'	Moderate	Good		
055	Incense cedar	16"	40'	10'	Good	Good		
056	Ponderosa pine	16"	48'	9'	Moderate	Good		
057	Ponderosa pine	11"	44'	7'	Moderate	Moderate		
058	Ponderosa pine	10"	40'	6'	Good	Good		

### PLANTING PALLET

PLEASE NOTE: The following Planting Pallet is meant to give indicate the intention and general flavor of the landscape plantings for the project. Final planting plans may include other species not indicated on this Pallet.

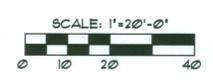
-  **EXISTING TREES TO REMAIN**  
To be protected from impacts during construction
-  **CANOPY STREET TREE**  
To provide shade to parking area and fall color (2 / 15 GALLON SIZE)  
Species to include:  
Sugar Maple - *Acer saccharum* 'Bonfire'
-  **SMALL TO MEDIUM SIZE FLOWERING ACCENT TREES**  
For seasonal interest in smaller spaces (6 / 15 GALLON SIZE)  
Species to include:  
Eastern Redbud - *Cercis* 'Oklahoma'  
Crape Myrtle - *Lagerstroemia indica*
-  **NATIVE EVERGREENS**  
To provide screening and enhancement of scenic Corridor (4 / 15 GALLON SIZE)  
Species to include:  
Incense Cedar - *Calocedrus decurrens*
-  **LOW ORNAMENTAL SHRUBS**  
Planting will compliment building architecture and provide seasonal interest with flowers, foliage color and contrasting textures. (48" ON CENTER / 5 GALLON SIZE)  
Species to include:  
Barberry - *Berberis* species  
*Sarcococca ruscifolia* - Fragrant *Sarcococca*  
Oregon Grape - *Mahonia* species  
Currant - *Ribes sanguinum*  
Dwarf Pomegranate - *Funica granatum*
-  **TALL EVERGREEN SHRUBS FOR SCREENING**  
(12" ON CENTER / 5 GALLON SIZE)  
Species to include:  
Holly Leaf Cherry Laurel - *Frunus ilicifolia*  
Pineapple Guava - *Feijoa sellowiana*  
California Wax Myrtle - *Myrica californica*
-  **GROUND COVERS**  
(30" ON CENTER AVERAGE / 1 GALLON SIZE)  
Species to include:  
Stonecrop - *Sedum* species  
Bearberry - *Arctostaphylos uva-ursi*  
Thyme - *Thymus*
-  **FLOWERING VINES**  
PLANTED ON ARBORS OVER GATES AND VINE SCREEN AT BUILDINGS. (5 GALLON SIZE)  
Species to include:  
Star Jasmine - *Trachelospernum jasminoides*  
Trumpet vine - *Campsis radicans*  
Climbing Rose - *Rosa* species
-  **PERENNIAL COLOR BEDS**  
TO BE PLANTED WITH PERENNIALS IN FOCAL POINT AREAS FOR SEASONAL COLOR. (30" ON CENTER AVERAGE / 1 GALLON SIZE)  
Species to include:  
Sage - *Salvia* species  
Mexican Daisy - *Erigeron karvinskianus*  
Germander - *Teucreum* species  
Lavender - *Lavendula* species  
Catmint - *Nepeta faassenii*

### NOTES

- **PRESERVATION OF EXISTING VEGETATION**  
EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED FROM IMPACTS DURING CONSTRUCTION. AREAS OF EXISTING VEGETATION SHALL BE MANAGED FOR FIRE FUEL REDUCTION AND DEFENSIBLE SPACE. FIRE MARSHAL SHALL BE CONSULTED FOR REQUIREMENTS IN REGARD TO THINNING AND PRUNING OF EXISTING VEGETATION.
- **LANDSCAPE PLANTING**  
THE PROPOSED PLANTING PALLET SHALL STRESS INDIGENOUS, ADAPTIVE AND DROUGHT-TOLERANT PLANT MATERIALS WHEREVER POSSIBLE. THESE SPECIES WILL MINIMIZE THE USE OF EXTENSIVE WATER, FERTILIZERS, HERBICIDES, AND OTHER INTERVENTION. APPROPRIATE PLANTINGS WILL ALSO PROVIDE REPLACEMENT OF HABITAT FOR NATIVE BIRD, INSECT, AND ANIMAL POPULATIONS. PLANTINGS SHALL BE "HYDROZONED" IN GROUPING OF LIKE-WATER USAGE FOR MAXIMUM WATER CONSERVATION. ALL NEW SLOPES SHALL RECEIVE PERMANENT EROSION CONTROL EITHER HYDROSEEDING NATIVE GRASS AND WILDFLOWERS OR GROUNDCOVERS.
- **LANDSCAPE IRRIGATION**  
ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE AMOUNT OF WATER USED FOR IRRIGATION PURPOSES. AUTOMATIC SYSTEMS WILL INCLUDE DRIP SYSTEMS, WATER SENSORS, AND CHECK VALVES TO PREVENT LOW POINT DRAINAGE.



NOTE:  
FOR EXISTING TREE REMOVAL AND RETENTION PLEASE SEE SHEET 1: EXISTING SITE PLAN AND PROPOSED TREE REMOVAL.



**JEFF GOLD & ASSOCIATES A.I.A.**  
ARCHITECTURE / PLANNING  
Post Office Box 1226  
Nevada City, Ca. 95959  
(530) 265-6032

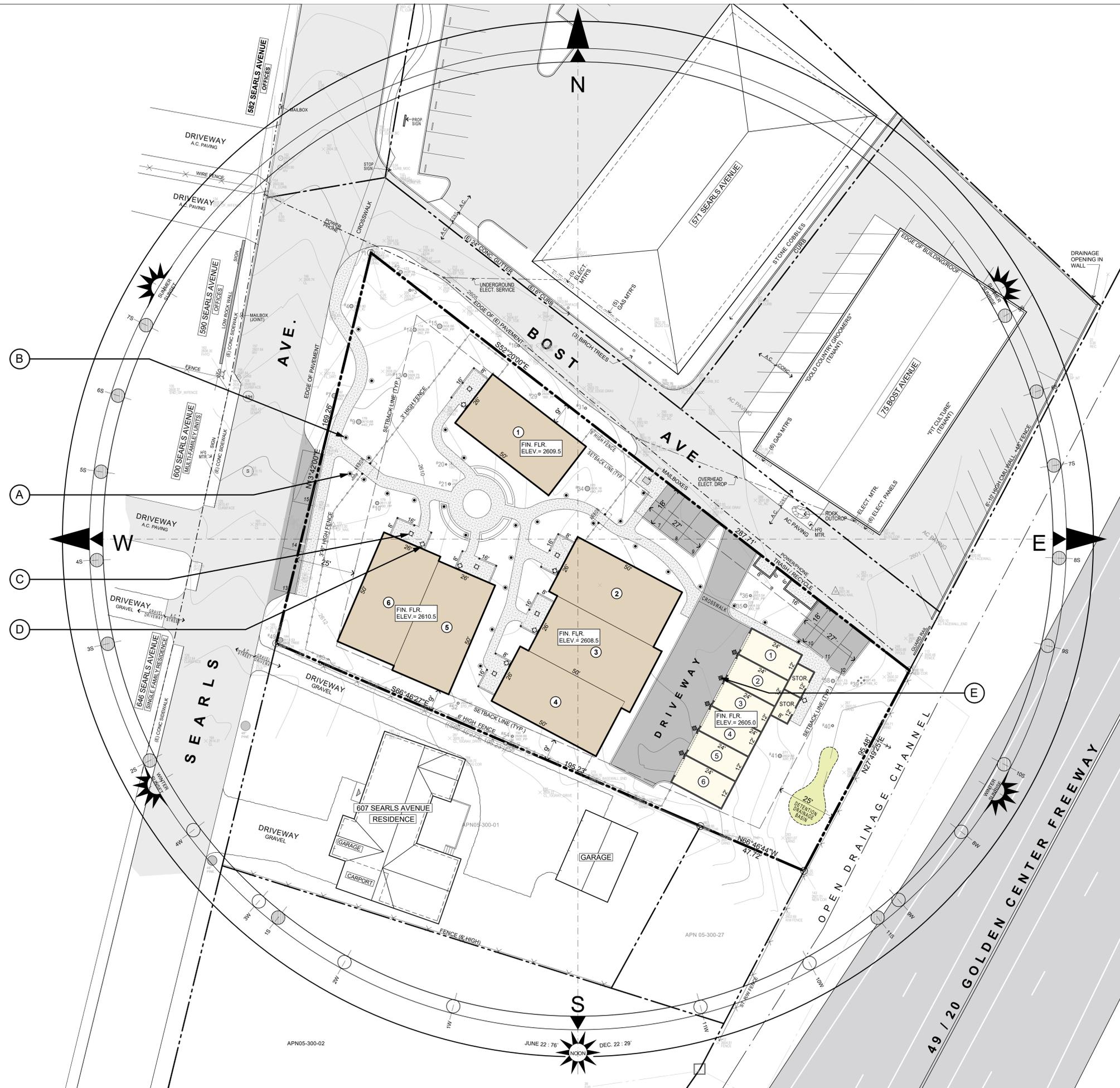
**LANDSCAPE CONCEPT PLAN**  
REVISIONS  
DATE 8-15-16  
SCALE 1" = 20'-0"

# THE BUNGALOWS

STILL VIEW PROPERTIES  
255 ELM STREET  
AUBURN, CALIFORNIA

DRAWING NO. **5**

**McPROUD & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
lic. no. 2090  
phone/fax (530) 265-6680  
13500 CEMENT HILL ROAD, NEVADA CITY, CALIFORNIA 95959



**LEGEND**

- ⊙ #10 EXISTING TREE IDENTIFICATION NUMBER BY RANDALL FRIZZELL, ARBORIST (SEE REPORT) TREES SHOWN ARE TO REMAIN
- [Brown Box] BUILDING - DWELLING
- [Light Yellow Box] BUILDING - ENCLOSED GARAGE
- [Grey Box] PAVED DRIVEWAY
- [Stippled Box] WALKWAY - CONCRETE
- [Green Box] LANDSCAPE - OPEN SPACE
- FENCE (3'-6" OR AS NOTED)

**LIGHT FIXTURE SCHEDULE**

TYPE	SYMBOL	DESCRIPTION	LOCATION
(A)	☼	DIRECTIONAL FLOOD LIGHT KICHLER, RADIAX *2M716 LED, 21 WATT	GROUND MOUNT WALKWAY ENTRY SIGN
(B)	●	DIRECTIONAL 'DOME' PATH LIGHT, KICHLER, *V7428 LED, 4.3 WATT	GROUND MOUNT PATHWAYS 15' SPACING
(C)	☼	PORCH CEILING LIGHT HICKORY POINT *Y7007 AMBER FROSTED LED, 16 WATT	PORCH SOFFIT SURFACE MOUNT
(D)	☼	ENTRY DOOR WALL LIGHT HICKORY POINT, *Y6996 LED, 16 WATT	ENTRY DOOR WALL MOUNTED
(E)	☼	GARAGE, LIGHT-DOWN DIRECTIONAL DOME LIGHT URBAN BARN, *W4596 LED, 16 WATT	GARAGE DOOR WALL MOUNTED

JEFF GOLD & ASSOCIATES A.I.A.  
ARCHITECTURE / PLANNING  
Post Office Box 122669  
Auburn, CA 95608  
(930) 265-8032

TITLE: **SITE LIGHTING PLAN**  
DATE: OCTOBER 10, 2016  
SCALE: 1" = 20'

**THE BUNGALOWS**

STILL VIEW PROPERTIES  
255 ELM STREET  
AUBURN, CALIFORNIA

DRAWING NO. **2a**

**LAMPS PLUS.**

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## Radiax 2700K 60-Degree 21W Rich Bronze LED Flood Light - Style # 2M716

### OTHER OPTIONS

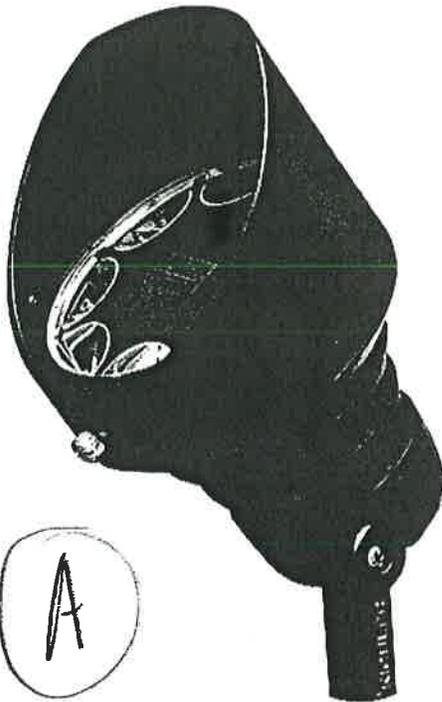
**\$328.00**Low Price Guarantee Qty[ADD TO CART](#)[ADD TO WISH LIST](#)[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)**FREE SHIPPING\***

### [Write a Review](#)

With a rich bronze finish brass housing, this handsome outdoor flood light brings great style to your home.

The Radiax collection from Kichler provides superior outdoor lighting with sophisticated optics and energy-saving LED technology. This flood light has a wide 60-degree beam spread and consistent 2700K warm light output. The rich bronze finish on this flood light adds wonderful style to your outdoor spaces. Ground stake included for easy use in front or backyards. Works with existing low voltage landscape lighting systems.

- Rich bronze finish LED flood light.
- Cast brass housing.
- 60-degree beam spread.
- Design by Kichler lighting.
- Includes 21-watt LED.
- 2700K warm white color temperature.
- Light output is 839 lumens, comparable to a 60 watt incandescent bulb.
- CRI is 80.
- Bulb life averages 40,000 hours at 3 hours per day.
- 27 VA power requirement (used for selecting transformer size).
- 5 1/2" high.
- 4 1/2" wide.
- 8" in-ground stake included.

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Lamps Plus | Landscape Lighting | Led | Path Lights | Kichler Landscape 8 1/4" Wide LED Bronze Dome Path Light

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### \$157.00

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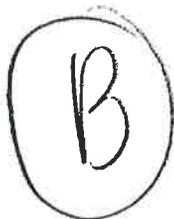
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Write a Review

This traditional dome shade outdoor LED light in architectural bronze will illuminate your yard and garden paths and walkways.

A traditional dome shade low voltage landscape path light that will enhance its surroundings. Energy efficient, with a 3000K color temperature LED integrated into the design of this textured architectural bronze finish cast aluminum light. Works with existing low voltage landscape lighting systems. From Kichler.

- Kichler landscape large dome path light.
- Architectural bronze finish.
- Cast aluminum.
- Includes one 4.3 watt integrated LED.
- 3000K color temperature.
- 80 CRI.
- 12 volt.
- 8" in-ground stake included.
- 30" extra lead.
- Measures 22" high, 8 1/4" wide.



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OTHER OPTIONS



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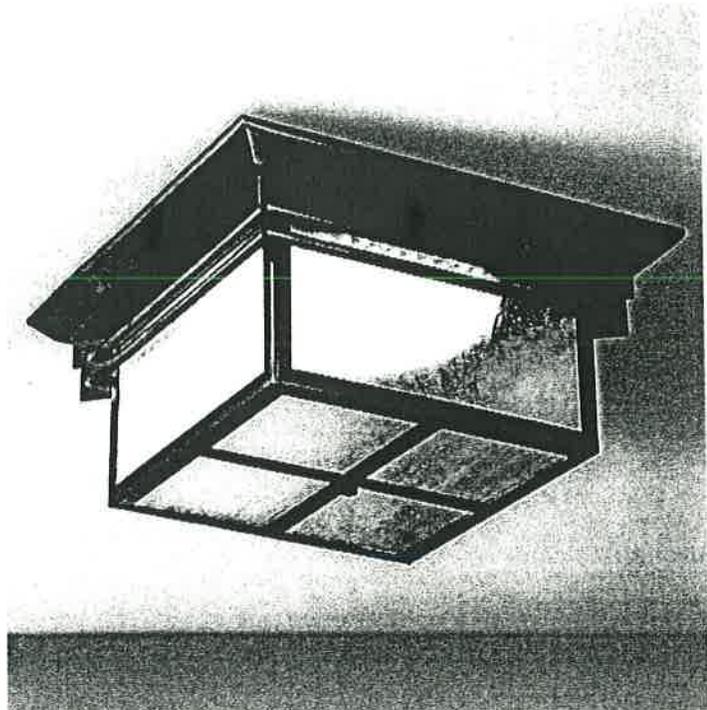
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1 Reviews

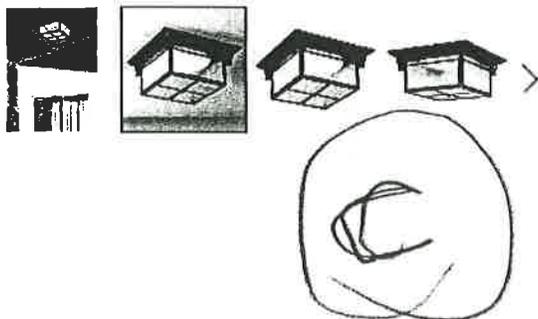
Light your porch area the energy efficient way with this LED outdoor ceiling light.

This LED outdoor ceiling light will help welcome guests in style. It features a bronze finish with copper highlights and has frosted cream glass panels. Behind the panels is a 16 watt LED that has the same light output as a regular 100 watt incandescent bulb, but uses far less energy. A Franklin Iron Works™ outdoor light design.

- LED ceiling light.
- From the Hickory Point lighting collection.
- Bronze finish.
- With copper finish highlights.
- Frosted cream glass.
- Damp location rated only.
- 16 watt LED.
- Equals a 100 watt incandescent bulb.
- Light output of 1,300 lumens.
- 15" wide.
- 7 1/2" high.



VIEW IN YOUR ROOM



FRANKLIN IRON WORKS™





## Hickory Point 12" High Outdoor LED Light

- Style # Y6996

### OTHER OPTIONS



### \$199.99

Compare \$299.99 | [Low Price Guarantee](#)

1 Qty

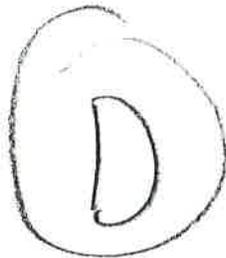
ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

FREE SHIPPING + FREE RETURNS\*

VIEW IN YOUR ROOM



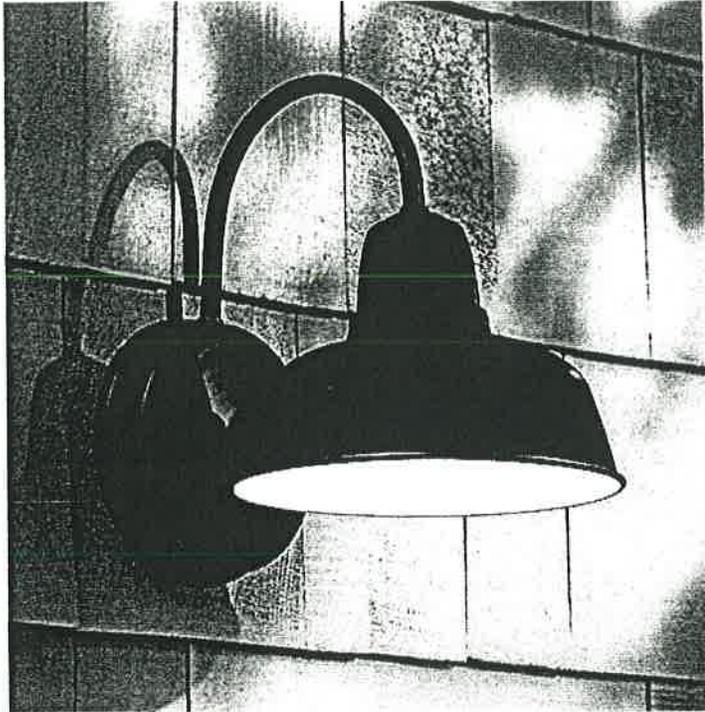
### MOST POPULAR

[4 Reviews](#)

A classic carriage style outdoor wall light brought into the 21st century with LED technology, from the Franklin Iron Works™ collection.

Brighten your home's exterior with this outdoor LED wall light. The design features a classic carriage house look. It comes in a bronze finish with copper highlights and has frosted cream glass panels. Behind the panels is a 16 watt LED module that has the same light output as a regular 100 watt incandescent bulb, but uses far less energy. A Franklin Iron Works™ outdoor light design.

- Hickory Point outdoor LED light.
- By Franklin Iron Works.
- Bronze finish.
- Copper highlights.
- Frosted cream glass panels.
- Energy saving design.
- 16 watt LED module.
- Not dimmable.
- California Title 24 compliant.
- Equal to a 100 watt incandescent.
- Light output of 1,300 lumens.
- 12" high.
- 7 1/2" wide.
- Extends 9 1/4" from the wall.



### Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light - Style # W4596

OTHER OPTIONS



**\$49.99**

Compare \$74.99 | [Low Price Guarantee](#)

1 Qty

ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

FREE SHIPPING + FREE RETURNS\*

VIEW IN YOUR ROOM



**MOST POPULAR**

[21 Reviews](#)

Add an industrial look to your decor with this bronze wall light fixture that looks great in both indoor or outdoor settings.

This industrial style outdoor wall light fixture will blend wonderfully in any contemporary or transitional decor. It comes in a rustic oil-rubbed bronze metal finish, and is ideal for indoor or outdoor use. From the John Timberland® Urban Barn collection.

- Urban Barn rustic style outdoor wall light.
- For indoor or outdoor use.
- Oil-rubbed bronze finish, metal construction.
- Maximum 72 watt or equivalent bulb (not included).
- 11 1/4" high, 8 1/2" wide; extends 10 1/2" from wall.
- Shade only is 8 1/2" wide, 4 1/4" high.
- Backplate is 6 1/4" wide.



**JOHN TIMBERLAND**  
LIGHTING

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(530) 265-8032 / Fax 265-8391  
Email: jeff@jeffgoldassociates.com

## Memorandum

**To: Amy Wolfson**  
**From: Jeff Gold**  
**Cc: Steve Bowden**  
**Date: October 23, 2016**  
**Re: Response to Initial Staff Review dated 9-27-16**  
**601 Searls Avenue, Nevada City – Proposed Development**

Amy:

In response to your staff review letter of September 27, 2016, Steve Bowden and I want to forward to you the following additional information pertaining to each of the items in your letter:

1. Steve Bowden will be following up with you directly regarding his request for responding to the municipal code regarding 'affordability'.
2. A letter from Holdrege & Kull will be forwarded to you by Steve Bowden regarding the suitability of the site for development with regard to the geology and soils.  
Regarding air quality, we have not prepared an independent study. The impact to air quality will not be significant because all equipment and appliances will comply with current State environmental and health regulations, and the development is wholly of a residential use.  
Regarding sound, the project will not adversely effect the current sound levels of the neighborhood because no land use activities are proposed that would generate a significant change. With regard to the "existing sound levels", the existing roadways of Searls Avenue and Highway 49 abutting the property are the two most significant noise sources, however these sound levels were deemed not significant when the City updated its general plan to designate R-2 residential development in these portions of the Seven Hills District.  
Additionally, the project design is providing optimal attenuation of ambient sound levels by:
  - a. increasing the residential building setback from Searls Avenue for most of the units, and
  - b. configuring the garage structure along the easterly portion of the property to baffle freeway sound with a 15 feet high building structure. Proposed perimeter fencing will further minimize ambient sound levels to the residences.

3. We have submitted to you a site lighting plan to indicate negligible environmental impact due to use of downward directional lighting and amber tinted glass at porch lights, and an overall residential low-light level for pathways only, and no light spill or glare at the property lines.
4. Regarding the fencing: a. please refer to detail #1 on sheet 4B. The fence at the westerly frontage along Searls Avenue will be an "open picket" style, with a maximum height of +42" above finish grade. The fencing along the side yards will be solid fencing (stained finish) no higher than 6 feet above finish grade.
5. There is no sign proposed at the Bost Avenue entrance.
6. The tree identified in the site plan as "proposed for removal" in front of unit #3 of the 3-unit building is tree #47 in the arborist report. This tree has a "co-dominant fork" in its main structure and is recommended by the Arborist for removal in his report.
7. South Property Line setback & tree removal: The proposed project recommends the removal of 5 trees along the "south" side yard area. The project design proposes placing the "back" side of the buildings near the setback line (complying with the minimum 9 foot setback) is to provide an appropriate "commons" courtyard garden in the center of the property. This common garden/courtyard area is important to the sense of neighborly community within the development, and provides an appropriate space for entrances, outdoor activity, natural light and privacy. If the existing trees along the southerly line were to be retained (by maintaining separation between building wall and primary root structure) , the central courtyard would effectively need to be eliminated (reducing its average width of 50 feet down to 25 feet). In the overall context of the development and given the landscaping proposed for the side yard and the proposed tree retention on the overall site, we request that the proposed configuration of buildings and landscaping be considered without adjustment.

If you have any further questions, please contact us. We earnestly request that the City proceed with scheduling an ARC meeting and placing this project on the November Planning Commission meeting agenda.

Thank you.  
Jeff Gold