



# City of Nevada City

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PLANNING COMMISSION AGENDA  
THURSDAY, January 21 2016 1:30 PM  
Council Chambers – City Hall  
317 Broad Street - Nevada City, CA 95959

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•**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.

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## 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.*

## PLEDGE OF ALLEGIANCE

**ROLL CALL** Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

**APPROVAL OF MINUTES** December 10, 2015 Special Meeting

**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

1. **115 Boulder Street – Vision Graphics & Design, Applicant** – Five proposed signs to hang from building overhang for “Century 21 Cornerstone Realty” office;

## ARCHITECTURAL REVIEW

1. **109 North Pine Street – Epic Wireless c/o, Applicant** –Architectural Review application to review a proposal for four faux chimney structures for the purpose of screening cellular communication equipment proposed on the building rooftop

## DESIGN RECOMMENDATION

1. **Sugarloaf Draft Master Plan** – A request for feedback and recommendation to the City Council

## PLANNING COMMISSION LIAISON REPORTS

Reports on administratively approved projects – **informational only:**

**442 South Pine Street -Approved**

**108 Grove Street-Under Review**

**TRAINING / DISCUSSION:**

**City Planner Reports - informational only and no action will be taken**

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

222 Reward Street – Remove two Ponderosa Pines

848 Gold Flat Road – Install backflow prevention device

**CORRESPONDENCE:**

**ANNOUNCEMENTS: Next Regular Meeting – February 18, 2016**



# City of Nevada City

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**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner

**HEARING DATE:** January 21, 2016

**OWNER:** Boulder Street Properties, LLC c/o Stephanie Clard

**APPLICANT:** Vision Graphics and Design c/o Justin Lissera

**RE:** Sign Application –115 Boulder Street – ‘Century 21’ Realty Office

**APPLICATION:**

This application has been submitted by the sign manufacturer on behalf of the owner of the Century 21 Cornerstone Realty office, located at 115 Boulder Street. The applicant is requesting approval of five signs, four of which will mainly serve to provide pedestrian direction around the building. The main signage will hang in the front of the building and will be visible from the office parking lot. The lot is developed with two buildings, both of which are occupied by the Century 21 Cornerstone Realty group. The building that is nearest the corner of Nevada Street and Boulder Street was previously approved for a 24-square foot sign. It was designed in black with a gold-leaf border and lettering. It features a scroll graphic above the lettering that is also provided on the proposed signage. While the code generally prohibits a single business entity from having a total aggregate sign area in excess of 24 square feet, Section 17.68.080.F allows for a single business entity, having public entrances on two or more sides of a building, to treat each such side as a separate entity. Given that each of the two buildings has a separate entrance, staff is satisfied that this allowance may be applied for the present circumstance.

All signage will replace existing signage in the same location and with the same dimensions and will hang from existing brackets affixed to the building overhang. The aggregate sign area exceeds the 24-square foot allowance by 0.5 square feet. The applicant has indicated a willingness to reduce the size of the signs to meet the requirement. However, the Planning Commission may consider the existing nature of the current sign dimensions, as well as the fact that this single building has entrances on the south and west sides of the building, invoking the exception outlined in Section 17.68.080 as previously discussed.

The details of the sign are as follows:

Sign Material:	Painted MDO (Medium Density Overlay) Sign Board		
Sign Dimensions:	Sign 1:	Irregular Shape; One-sided; 36in x 34in (8.5 square feet)	Signs 2-5: Rectangular shape; One-sided; 36in x 16in (4 square feet each)
Aggregate Area	24.5 square feet		
Color Pallet:	Light Gray Background (Benjamin Moore ‘Winter Solstice’) Dark Gray Lettering, Border, Graphic (Benjamin Moore ‘Temptation’)		
Lettering Style	‘Times New Roman’ and ‘Arial’		

**FINDINGS:** In order to approve this application the following finding must be made:

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

**PLANNING COMMISSION ACTION:**

After discussion and hearing from the public, the Commission can make a motion to approve the sign application, with the following conditions as agreed to by the applicant:

1. No neon is permitted.
2. No banners are permitted.
3. The sign shall be located at least 8 feet from the sidewalk to the bottom of the sign.
4. Prior to sign installation, written authorization from the property owner shall be provided to the city planner.
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.

**ATTACHMENT:**

1. Sign 1 Application
2. Sign 2 Application
3. Sign 3 Application
4. Sign 4 Application
5. Sign 5 Application
6. Color Swatch
7. Photograph of the Property

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**PLANNING COMMISSION ACTION:**

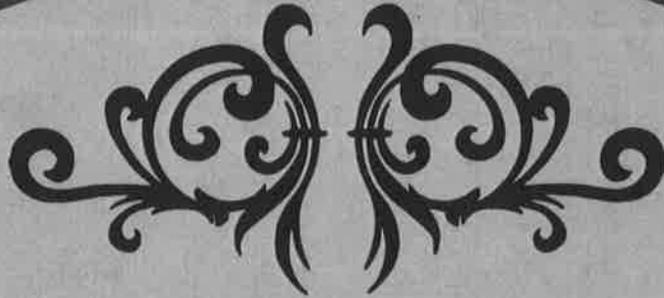
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**36"**



**Century 21  
Cornerstone Realty**

**NEVADA CITY REAL ESTATE  
INFORMATION CENTER**

**34"**




  
**ERA**  
**CORNERSTONE**  
 REALTY GROUP  
 NEVADA CITY REAL ESTATE  
 INFORMATION CENTER

**ERA**  
**CORNERSTONE**  
 REALTY GROUP  
**115B**




## CITY OF NEVADA CITY

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

OFFICE USE ONLY

Filing Fees

Chk Cash

Bus. Lic.

### APPLICATION FOR HISTORICAL DISTRICT SIGN

#### Applicant

Justin Liserra

Name

1050 Whispering Pines Ln

Address

Grass Valley CA 95945

City, State

530-477-5781

Phone

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:

101 Boulder Street

NAME OF BUSINESS

Century 21 Cornerstone Realty

SIZE: DIMENSIONS OF SIGN: 36 x 16 Total Square Footage: 4

Double Sided? (Yes)  (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)

Front lower

Materials of sign MDO Sign board & Paint

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)

Temptation

Winter Solstice

Lettering Style, Name: Times New Roman & Arial

Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture

How many business entrances are there on the building? 4 How many businesses now occupy the building? 2

#### 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.

- No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)  
 Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)  
 Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)  
 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)  
 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.

Signature

Date

12/9/15

36"

115C 115A & 115B



BOULDER STREET

16"





**CITY OF NEVADA CITY**  
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Attachment 3.1	
OFFICE USE ONLY	
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Bus. Lic.	

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Side entrance upper

Materials of sign MDO Sign board & Paint

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)  
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Signature

Date

12/9/15

**36"**

**Century 21**

**Cornerstone Realty**

**115A & 115B**



**16"**





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12/9/15

**36"**

**Century 21  
Cornerstone Realty**

**ANNEX OFFICES**

**16"**



ERA  
CORNERSTONE  
REALTY GROUP

ERA  
CORNERSTONE  
REALTY GROUP  
ANNI & OFFICES



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**36"**

**Century 21  
Cornerstone Realty**

**ANNEX OFFICES**

**16"**



ERA  
CORNERSTONE  
REALTY GROUP  
ANNEX OFFICES

silvery moon 1604



winter solstice 1605

cobblestone path 1606

englewood cliffs 1607

ashland slate 1608



temptation 1609

french beret 1610





# City of Nevada City

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**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner

**HEARING DATE:** January 21, 2016

**APPLICANT:** Epic Wireless Wireless, Inc (for Verizon Wireless)

**OWNER:** Kenneth & Kay Baker (Trste), Gary & Patricia Tittle (Trste); County of Nevada

**RE:** **Architectural Review Application for a Proposed Rooftop-mounted Antennae at 109 North Pine Street (Friar Tucks, Yobobo, Off-Broad Street)**

## **ACTION REQUESTED**

1. Approve the architectural review application for eight (8) cellular antennas, and a 4-foot diameter microwave dish, affixed to various points of the rooftop of 109 North Pine Street, and screened with faux “stealth chimney” fixtures.

**NOTE:** Application has been made for the Conditional Use Permit component of this project proposal, further discussed below. At this time, Planning Commission action is only being requested for the Architectural Review component of the application.

## **SITE SPECIFICATIONS**

**Lot Size** 6,098 square feet (0.14 ac.)

**Zoning** GB-HD (General Business – Historical District)

**Setbacks** Front yard: 30-feet, Rear Yard: 25-feet, Interior side yards: 5-feet

**Building Height** 40-feet

**Historical District** Inside

## **PROJECT TIMELINE**

Staff has determined that it may best serve the applicant, as well as staff, to receive direction regarding Architectural Review prior to the review of the Conditional Use Permit. An Initial Distribution Notice has been sent out for agency comment on the Use Permit proposal and no delay in Use Permit processing is anticipated by performing architectural review in advance of the Use Permit hearing. Obtaining direction in this manner will facilitate a more comprehensive discussion for the Aesthetic and Land Use sections of the Initial Study that will be prepared pursuant to the California Environmental Quality Act (CEQA) and used to make a recommendation for environmental determination, if not determined to be exempt. Due to the City’s sensitivity to exterior alterations within the Historic District, staff has determined that this approach will benefit the applicant insomuch that it will allow time to make design changes, if necessary, prior to taking the Use Permit to public hearing. If the current design is approved, or if direction can be provided to the applicant for minor re-design, then staff will proceed in the normal timeline provided for discretionary Conditional Use Permits. Otherwise, the applicant will have the option of re-designing the project in an

effort to meet aesthetic sensibilities associated with the Historical District and in an effort to be compatible with Motherlode Architecture.

### **REGULATORY CONSIDERATION**

The General Business District is intended to provide for the sale of a variety of commodities, performance of services, tourist oriented sales, and other types of general enterprise. Public and quasi-public uses, defined as including public utility distribution facilities and communication equipment buildings, are permitted with a Conditional Use Permit. Architectural Review is required for any exterior alteration of a structure. The applicant has submitted applications for both Architectural Review and for a Conditional Use Permit. The Use Permit proposal has been distributed for agency review and staff is anticipating comments soon.

The City Council has declared the area defined as the Historical District to be one of great historical interest and aesthetic value. The preservation of this area has been determined to be essential to the economic and cultural life of the city. As such, all buildings within said district which are altered as to their exterior appearance within public view are required to do so in a manner which substantially conforms with the Motherlode type of architecture pursuant to Zoning Ordinance Section 17.68.070. Motherlode Architecture is defined as that type of architecture generally used in the Motherlode region of the state of California during the period from 1849 to 1900. The determination of whether a building conforms to Motherlode Architecture shall include all factors which affect the external appearance of the building, including without limitation, architectural elevations, building materials, colors, finishes, lighting, ornamental devices and signs.

Zoning Ordinance Section 17.80.020 requires that satellite and antenna installation be subject to architectural review and encourages their placement to areas that are not generally visible from public streets. Whenever visible placement of such facilities is technically required in order to receive communication signals, the installation shall be screened in a manner approved during architectural review.

### **BUILDING HISTORY**

The original structure at the subject location was constructed in the 1880s with a second story added in 1912. The 1898 Sanborn Map identifies the structure as primarily constructed of brick. The building was listed as a contributing building for the Historical District's inclusion in the National Register of Historic Places. The entire structure was destroyed by fire in March 2002. Due to its contributing status, the City Council determined that reconstruction should occur in a manner that replicated the previous structure as nearly as possible. The Planning Commission approved the reconstruction of the building on April 25, 2002. The present building closely resembles the original building architecture, including a brick face and roof parapet, along with iron trim details.

### **SITE SELECTION**

The applicant explored the possibility of locating new towers on several of the surrounding hilltops and decided that these alternatives would likely face opposition for aesthetic reasons. It was their determination that a smaller, roof-mounted facility would limit the visual impact in this service area while providing the required coverage and capacity objectives. The applicant also looked at various other building rooftops in the area including the County Courthouse. These structures were eliminated as potential antenna sites due to lack of roof space, lack of response from landlords, unacceptable equipment platforms for the proposed Verizon equipment, etc. It is important to note that the proposed project does not provide co-location opportunity for multiple carriers. If another carrier was to propose antennae in the city's historical district, that carrier would have to find a completely new location to install communication equipment. The current proposal has potential to set precedence and provide an example for the manner in which the city prefers to see these types of improvements installed within the historical district.

## **PROJECT PROPOSAL**

The applicant is proposing to install eight (8) cellular antennas mounted on four (4) pipe mounts, along with a 4-foot diameter microwave dish, affixed to various points of the rooftop of 109 North Pine Street. Equipment cabinets serving the communication facility will be located on the second floor, inside the existing building. The applicant is proposing to screen the antennas and microwave dish with four faux “stealth chimney” fixtures, which allow radio waves to have an unobstructed pathway between user devices and antennae. Other equipment associated with the antennae, including a standby generator and HVAC condenser, are proposed with low enough profiles to be screened by the building’s existing parapet from most public view sheds.

These faux chimney panels will be constructed of Fiberglass Reinforced Plastic (FRP), and is advertised by the manufacturer as being a material designed in a manner that does not corrode, rot, rust, or warp. The panels are factory coated with an industrial grade urethane paint that may be touched-up or repainted with latex paints (See attachment 3, letter from STEALTH). The applicant is proposing paint and texture that mimics the brick face of the building. The top of the chimney structures will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet, depending on the elevation. The stealth chimney fixtures will be visible from several public vantage points within downtown Nevada City (see attachment 4&5, photo simulations). The height limitation in the General Business District is 40-feet. Zoning Ordinance Section 17.84.030 indicates that these height limits do not apply to radio transmission towers, which staff has determined to be applicable to the proposed antennae. Access to the lease area is proposed from the interior of the building and each “chimney” includes an access panel placed in a manner that is not visible from public view sheds. The equipment lease area is proposed within a third story room in the existing structure. The facility will be unmanned and will require only occasional trips for maintenance purposes.

## **RECOMMENDED CONDITIONS**

1. Prior to issuance of building permits, the applicant must obtain approval for a Conditional Use Permit pursuant to Zoning Ordinance, Section 17.88.
2. A Planning Commissioner(s) shall be appointed to act as liaison with the project applicant and to review and approve any minor modifications to the project. If the changes are beyond the scope of the liaison, the matter shall be referred to the Planning Commission for their approval. The Liaison will provide periodic status reports of the project to the Commission
3. A regular maintenance schedule shall be established in order to repair and provide paint touch-up to the faux chimney structures as necessary to ensure compatibility with the building architecture. A copy of the maintenance schedule shall be submitted to the Planning Department prior to issuance of any building permits.

## **ATTACHMENTS:**

1. Architectural Review Application
2. Construction Plans (site plan and elevations)
3. STEALTH letter to Epic Wireless
4. Photo Simulations (w/ faux chimney)
5. Photo Simulations (w/o faux chimney)



Submitted to  
10/27/2015

**CITY OF NEVADA CITY**  
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### APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

EPIC WIRELESS/C/O MARK LOSAUGH  
 Name 8700 AUBURN FOLSOM RD FOR VERIZON WIRELESS  
 Address GRANITE BAY, CA. 95746  
 City, State 916 203-4067  
 Phone

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 – 10 folded copies

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

109 North Pine St., Nevada City  
Street Address

05-397-01-000  
Assessor's Parcel Number

Nearest cross street \_\_\_\_\_

New floor area proposed NA S.F.

Briefly describe proposed project:

Installation of cellular antennas enclosed in stealth "chimney" structures on the roof, in addition to equipment cabinets installed inside existing suite on second floor.

Number of dwelling units on property 2

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: \_\_\_\_\_

NA

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.

Mark Losaugh  
Signature

9/28/15  
Date

FOR OFFICE USE ONLY

Approved by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

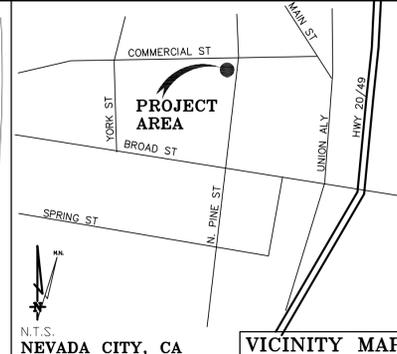
\_\_\_\_\_  
Date



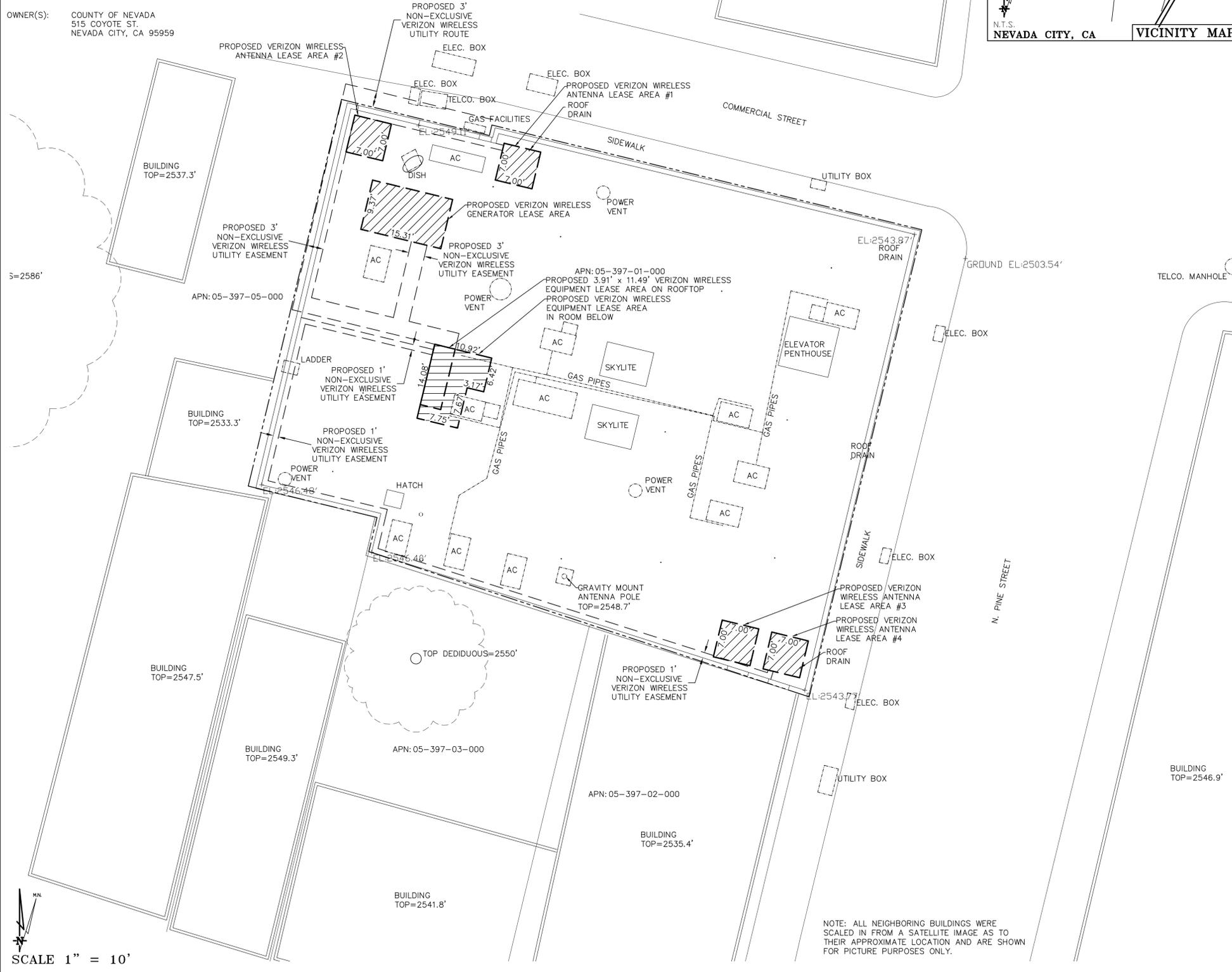
DATE OF SURVEY: 11-25-14  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803  
 LOCATED IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.57' FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: N/A

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.  
 BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.  
 ASSESSOR'S PARCEL NUMBER: 05-397-01-000  
 OWNER(S): COUNTY OF NEVADA  
 515 COYOTE ST.  
 NEVADA CITY, CA 95959



**Lease Area Description**  
 All that certain lease area being a portion of that certain Parcel 1 as is shown on that certain Parcel Map, filed for record at Book 21 of Parcel Maps at Page 16, Nevada County Records, and being located in the City of Nevada City, County of Nevada, State of California, and being more particularly described as follows:  
**EQUIPMENT LEASE AREA:**  
 Beginning at a point in the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 75°42'41" West 89.63 feet; thence from said point of beginning North 76°26'49" West 3.91 feet; thence South 13°33'11" West 11.49 feet; thence South 76°26'49" East 3.91 feet; thence North 13°33'11" East 11.49 feet to the Point of Beginning.  
**ROOFTOP EQUIPMENT LEASE AREA:**  
 Beginning at a point on the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 73°27'50" West 83.50 feet; thence from said point of beginning North 76°26'49" West 10.92 feet; thence South 13°33'11" West 14.08 feet; thence South 76°26'49" East 7.75 feet; thence North 13°33'11" East 7.67 feet; thence South 76°26'49" East 3.17 feet; thence North 13°33'11" East 6.42 feet to the Point of Beginning.  
**GENERATOR LEASE AREA:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 86°19'36" West 87.51 feet; thence from said point of beginning North 76°26'00" West 15.31 feet; thence South 13°34'00" West 9.37 feet; thence South 76°26'00" East 15.31 feet; thence North 13°34'00" East 9.37 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #1:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 84°02'29" West 72.97 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #2:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 82°44'26" West 101.17 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #3:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 27°12'31" West 81.27 feet; thence from said point of beginning South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet; thence North 76°26'49" West 7.00 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #4:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 20°32'44" West 79.56 feet; thence from said point of beginning South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 6.00 feet; thence North 76°26'49" West 7.00 feet to the Point of Beginning.  
 Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, under, and through the existing building and the underlying parcel to the public right of way more commonly known as North Pine Street.  
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears North 13°33'11" East 1.50 feet from the Northeast corner of the above described equipment lease area and running thence North 76°26'49" West 11.05 feet to a point hereafter defined as Point "A"; thence continuing North 76°26'49" West 18.68 feet; thence North 13°25'25" East 38.8 feet more or less to the public right of way.  
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 13°25'25" East 16.0 feet more or less to the above described generator lease area.  
 Also together with a non-exclusive easement for utility purposes from the above described Equipment Lease Area and running thence in, on, over, and through the underlying building as is necessary to the above described antenna lease areas.



**GENERATOR LEASE AREA:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 86°19'36" West 87.51 feet; thence from said point of beginning North 76°26'00" West 15.31 feet; thence South 13°34'00" West 9.37 feet; thence South 76°26'00" East 15.31 feet; thence North 13°34'00" East 9.37 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #1:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 84°02'29" West 72.97 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet to the Point of Beginning.  
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 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears North 82°44'26" West 101.17 feet; thence from said point of beginning North 76°26'49" West 7.00 feet; thence South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #3:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 27°12'31" West 81.27 feet; thence from said point of beginning South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 7.00 feet; thence North 76°26'49" West 7.00 feet to the Point of Beginning.  
**ANTENNA LEASE AREA #4:**  
 Beginning at a point of the roof of the existing building located on the above referenced Parcel 1 from which the Northeast corner of Lot 26, being the Northeast corner of said building per the above referenced parcel map, bears South 20°32'44" West 79.56 feet; thence from said point of beginning South 13°33'11" West 7.00 feet; thence South 76°26'49" East 7.00 feet; thence North 13°33'11" East 6.00 feet; thence North 76°26'49" West 7.00 feet to the Point of Beginning.  
 Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, under, and through the existing building and the underlying parcel to the public right of way more commonly known as North Pine Street.  
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears North 13°33'11" East 1.50 feet from the Northeast corner of the above described equipment lease area and running thence North 76°26'49" West 11.05 feet to a point hereafter defined as Point "A"; thence continuing North 76°26'49" West 18.68 feet; thence North 13°25'25" East 38.8 feet more or less to the public right of way.  
 Also together with a non-exclusive easement for utility purposes three feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 13°25'25" East 16.0 feet more or less to the above described generator lease area.  
 Also together with a non-exclusive easement for utility purposes from the above described Equipment Lease Area and running thence in, on, over, and through the underlying building as is necessary to the above described antenna lease areas.

Geil Engineering  
 Engineering \* Surveying \* Planning  
 1226 High Street  
 Auburn, California 95603-5015  
 Phone: (530) 885-0426 \* Fax: (530) 823-1309  
 Verizon Wireless  
 Project Name: HISTORIC NEVADA CITY  
 Project Site Location: 109 N. Pine Street  
 Nevada City, CA 95959  
 Nevada County  
 Date of Observation: 11-25-14  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Rooftop  
 Coordinates (Antenna Lease Area #1)  
 Latitude: N 39° 15' 47.46" (NAD83) N 39° 15' 47.84" (NAD27)  
 Longitude: W 121° 01' 08.14" (NAD83) W 121° 01' 04.32" (NAD27)  
 Coordinates (Antenna Lease Area #2)  
 Latitude: N 39° 15' 47.51" (NAD83) N 39° 15' 47.89" (NAD27)  
 Longitude: W 121° 01' 08.50" (NAD83) W 121° 01' 04.68" (NAD27)  
 Coordinates (Antenna Lease Area #3)  
 Latitude: N 39° 15' 46.62" (NAD83) N 39° 15' 47.00" (NAD27)  
 Longitude: W 121° 01' 07.62" (NAD83) W 121° 01' 03.80" (NAD27)  
 Coordinates (Antenna Lease Area #4)  
 Latitude: N 39° 15' 46.60" (NAD83) N 39° 15' 46.98" (NAD27)  
 Longitude: W 121° 01' 07.50" (NAD83) W 121° 01' 03.68" (NAD27)  
 ELEVATION of Ground at Structure (NAV088) 2503.5' AMSL  
 STRUCTURE HEIGHT: (Top Parapet) 40.3' AGL  
 OVERALL HEIGHT: (Top Vent Pipe) 46.6' AGL  
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91.003, and that they are true and accurate to the best of my knowledge and belief.  
 Kenneth D. Geil California RCE 14803

DEPT	APPROVED	DATE
ARC		
RE		
INT		
RF		
EE/IN		
OPS		
EE/OUT		

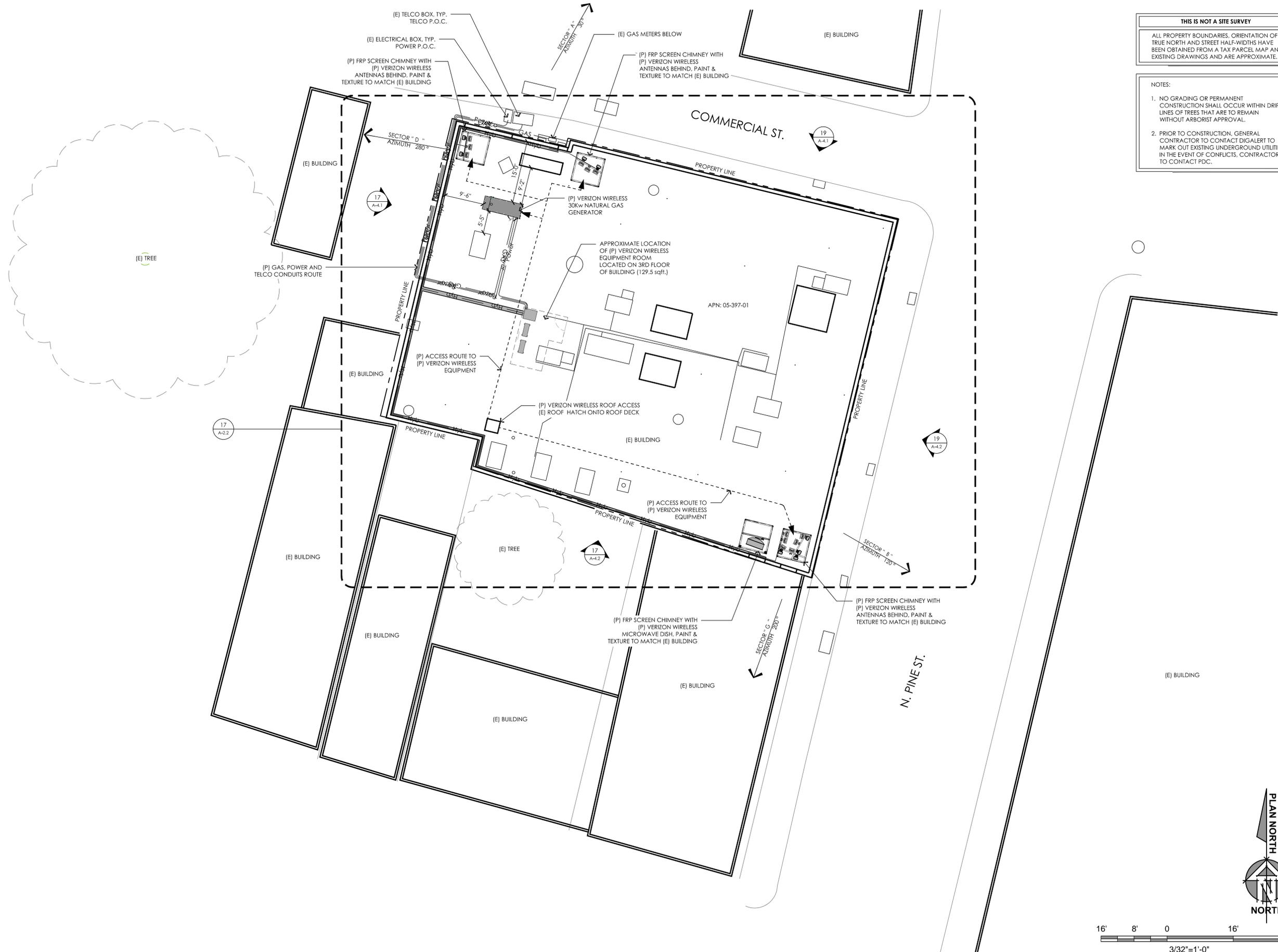
Surveyor: **GEIL ENGINEERING**  
 ENGINEERING \* SURVEYING \* PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone: (530) 885-0426  
 Fax: (530) 823-1309

Architect: **verizon wireless**

**HISTORIC NEVADA CITY**  
 109 N. PINE STREET  
 NEVADA CITY, CA 95959  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	NO.	DATE	DESCRIPTION
REV	11-26-14		PRELIMINARY DRAWING
REV	01-09-15		LEASE AREA PLACED
REV	03-08-15		LEASE AREA MOD.
REV	03-16-15		LEASE AREA MOD.
REV	05-08-15		LEASE AREA MOD.
REV	11-26-14		LEASE AREA MOD.

Sheet: **C-1**



**THIS IS NOT A SITE SURVEY**  
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

- NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
  2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

PREPARED FOR  
  
 255 Parkshore Drive  
 Folsom, California 94630

Vendor:  
  
 8700 Auburn Folsom Road, Suite 400  
 Granite Bay, California 95749

Project Address:

Architect:  
  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 400 STONEY POINT DRIVE SUITE 200  
 ROCKVILLE CA 94740  
 TEL: 925 775 2222  
 WWW.BORGESARCH.COM

PROJECT NO: 20130974364  
 LOCATION NO: 278749  
 DRAWN BY: H.L.H.  
 CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	06/15/15	100% ZD Submittal
B	01/14/15	95% ZD Submittal
A	12/10/14	90% ZD Submittal

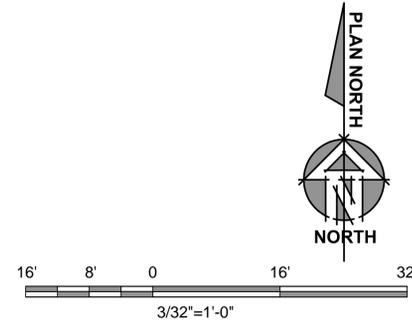
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Issued For:  
**06/15/15**  
 100% ZD Submittal

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**



PDC Date: 6/15/2015 4:00:17 PM File Name: 20141514002 - Epic Wireless VZW 14002-35 - Plan - Overall Site Plan.dwg Plot Date: 6/15/2015 4:00:17 PM Plotted By: Brian Winkler

14002-35

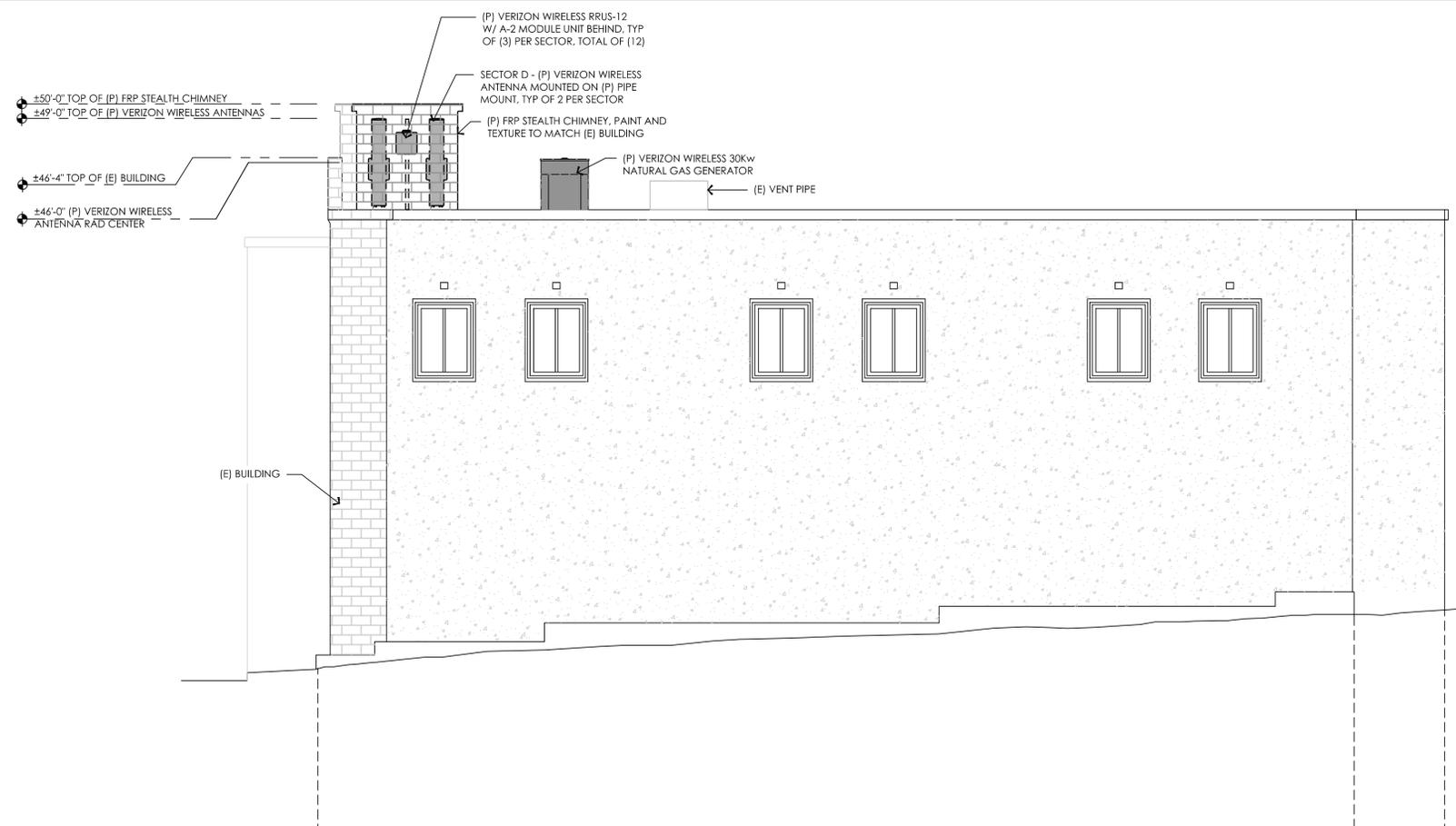








19 PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



17 PROPOSED WEST ELEVATION  
3/16" = 1'-0"

PREPARED FOR  
**verizon**wireless  
255 Parkshore Drive  
Folsom, California 94630

Vendor:  
**EPIC**  
WIRELESS GROUP INC.  
8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95749

Project Address:

Architect:  
**Borges**  
ARCHITECTURAL GROUP  
ARCHITECTURE  
PLANNING  
INTERIORS  
1418 STONEHURST DRIVE SUITE 200  
ROSELILLE CA 94668  
PHONE 916 225-1111  
FAX 916 225-1111  
BORGESARCH.COM

PROJECT NO: 20130974364  
LOCATION NO: 278749  
DRAWN BY: H.L.H.  
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
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Issued For:  
**06/15/15**  
100% ZD Submittal

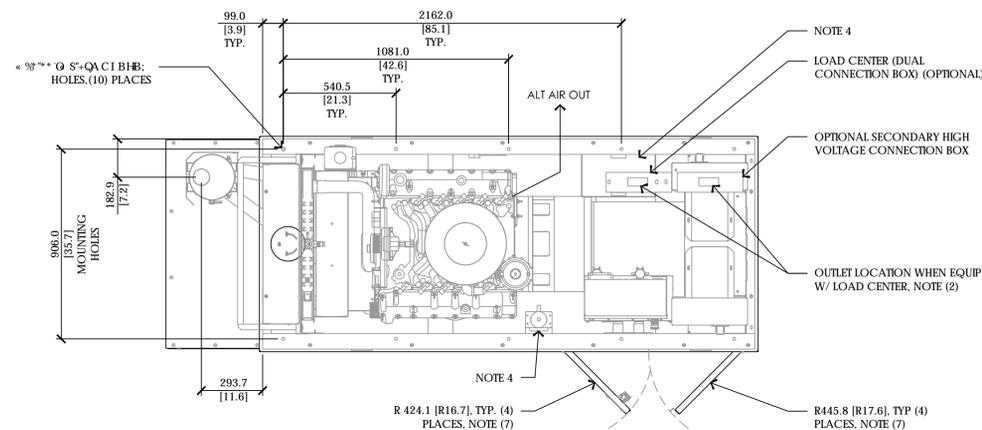
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-4.1**

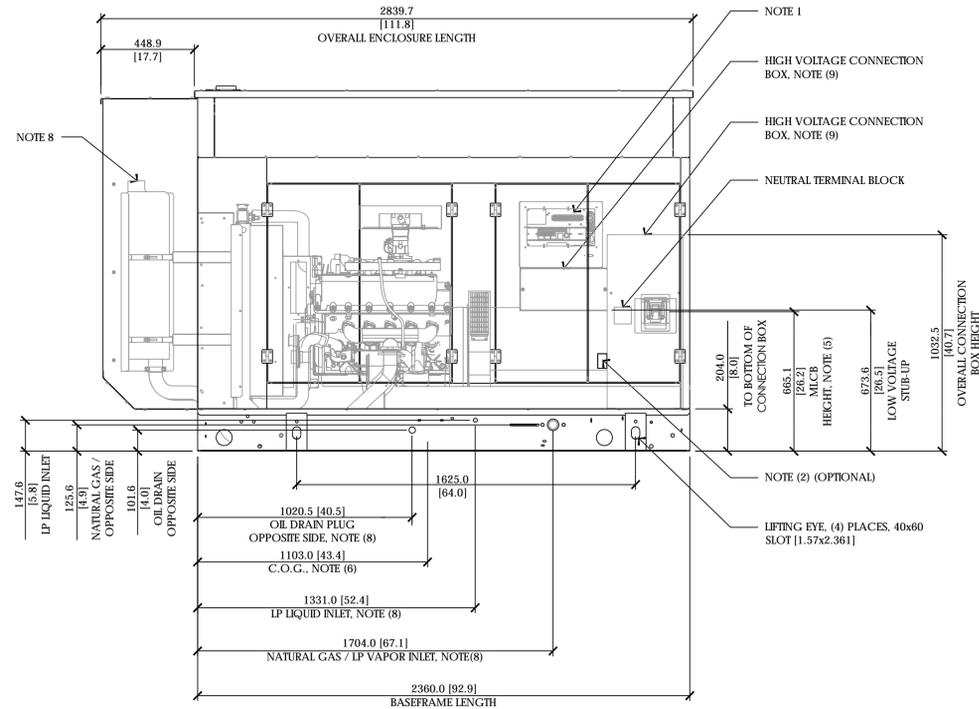
P:\Data\6152015\6152015.dwg - Plot Date: 6/15/2015 4:03:47 PM - Plot Name: 6152015.dwg - Plot Path: C:\Users\Boris\Documents\6152015.dwg - Plot Scale: 3/16" = 1'-0" - Plot Size: 11x17 - Plot Orientation: Landscape - Plot Color: Black - Plot Lineweight: 0.25 - Plot Linetype: Solid - Plot Font: Arial - Plot Style: Default.ctb - Plot Device: HP DesignJet 5000

14002-35

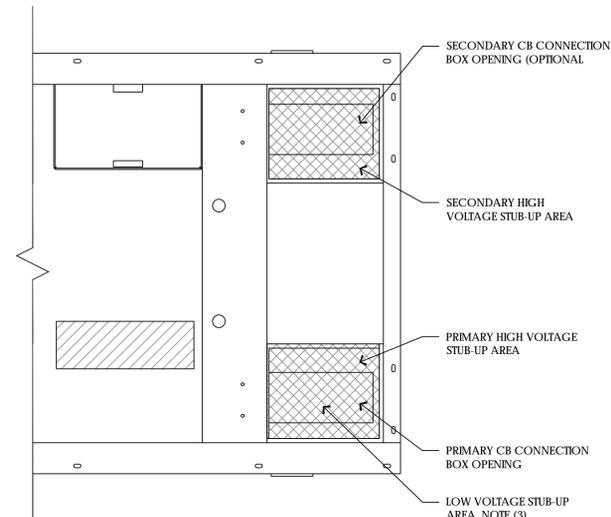




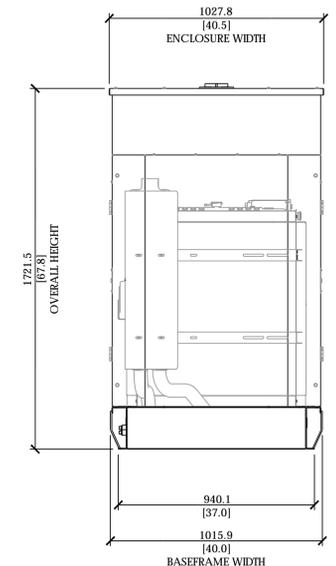
TOP OR PLAN VIEW



LEFT SIDE VIEW



STUB-UP AREA DETAILED VIEW



REAR VIEW

- NOTE:
- CONTROL PANEL, (OPTIONAL BATTERY CHARGER INSIDE)
  - 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
  - CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB UP AREA)
  - BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
  - MAIN LINE CIRCUIT BREAKER (MLCB). AC LOAD LEADS CONNECT DIRECTLY TO MLCB. (MLCB HEIGHT MAY VARY WITH CB SELECTION)
  - CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
  - 8C C FGA 1 QH09 5 6091 C C D08 5 H005 GH 881 C 09 F9A C J 98
  - ENGINE SERVICE CONNECTIONS:  
INLET L/P GAS = 1-1/4" NPT COUPLING  
INLET L/P LIQUID = 1/4" NPT COUPLING  
INLET NATURAL GAS = 1-1/4" NPT COUPLING  
OIL DRAIN = 1/2" NPT COUPLING  
EXHAUST OUTLET = 3.0" ID.
  - AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
  - EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED IN THE FACTORY INSTALLED POSITION OR WITHIN THE SPECIFIED MOUNTING POSITION DETAILED ON THIS DRAWING UNDER PENALTY OF FEDERAL LAW
  - BLOCK HEATER
  - BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
  - GENERATOR SET MUST BE INSTALLED SUCH THAT DISCHARGE AIR IS NOT RECIRCULATED.
  - CIRCUIT BREAKER  
-AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.  
-REFER TO LUG SIZING CHART AVAILABLE ON GEN-CONNECT.

RECOMMENDED ELECTRICAL STUB-UPS  
(SEE DETAILED VIEW & TOP VIEW)

(HIGH VOLTAGE STUB UP) - AC LOAD LEAD CONDUIT FOR PERMANENT MAGNET EXCITATION CONNECTION BOX	
(LOW VOLTAGE STUB UP) TWO DIFFERENT LOCATIONS DEPENDING ON MOUNT LOCATION. -SURFACE MOUNT -BASETANK MOUNT	

WEIGHT DATA  
OPEN SET: 796KG [1756 LBS]  
STEEL ENCL: 236KG [520 LBS]  
ALUMINUM ENCL: 81KG [179 LBS]  
(SEE NOTE 8)

PREPARED FOR

**verizon wireless**  
255 Parkshore Drive  
Folsom, California 94630

Vendor:

**EPIC WIRELESS GROUP INC.**  
8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95749

Project Address:

Architect:

**Borges** ARCHITECTURAL GROUP  
ARCHITECTURE PLANNING INTERIORS  
400 STORE FRONT DRIVE SUITE 200  
ROSELAND CA 94668  
PHONE: 925-750-2100  
FAX: 925-775-2027  
BORGESARCH.COM

PROJECT NO: 20130974364  
LOCATION NO: 278749  
DRAWN BY: H.L.H.  
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
C	06/15/15	100% ZD Submittal
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Issued For:

**06/15/15**  
100% ZD Submittal

SHEET TITLE:

**GENERATOR SPECS**

SHEET NUMBER:

**A-5**





STEALTH Concealment Solutions, Inc.  
3034-A Ashley Phosphate Road, North Charleston, SC 29418  
tel 843.207.8000 toll-free 800.755.0689 fax 843.207.0207

Mark Lobaugh  
Epic Wireless, Inc.  
8700 Auburn Folsom Road, suite 400  
Granite Bay, CA. 95746

Dear Mark,

New customers are often interested in knowing how STEALTH can confidently warranty our work.

Let's start with a look at our concealment panels. The panels use durable, reinforced plastic or fiberglass skins. These materials are impervious to water and weather elements, but require protection from UV degradation. Every panel is factory coated inside and out with an industrial grade urethane paint that provides UV protection and is easily touched up or repainted with latex paints without adhesion promoters.

The concealment panels are typically supported by structural fiberglass (generally referred to as FRP – Fiberglass Reinforced Plastic) framing members. FRP is specifically designed not to corrode, rot, rust, or warp, making it the ideal framing material for RF-sensitive designs where structural steel is not an option.

STEALTH has installed sites in many corners of the globe, and high performance across various climate types is a key objective. Many of our sites are over a decade old, and continue to withstand harsh weather conditions. We do, however, recommend owners inspect their sites regularly and budget for ongoing maintenance.

A comprehensive maintenance review should include visual inspection of all concealment components, inspection/tightening of all fasteners and repainting exposed surfaces as required to maintain the UV protective barrier. Panel attachment fasteners should be snug to the panel, but not over-tightened. This allows for expansion and contraction of the materials over time and reduces stresses at the attachment points.

Our goal is always to deliver high-quality concealment systems that stand the test of time.

STEALTH® Concealment Solutions, Inc.  
Telephone: 800-755-0689  
[www.stealthconcealment.com](http://www.stealthconcealment.com)

SAFETY.  
INTEGRITY.  
TRUST.  
EXPERIENCE.

[stealthconcealment.com](http://stealthconcealment.com)

*Existing*



*Proposed*



view from Broad Street looking north at site

*Existing*



*Proposed*



view from Broad Street looking north at site

278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

*Existing*



*Proposed*



view from Commercial Street looking east at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

Existing



Proposed



view from Commercial Street looking west at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 5-18-2015

Existing



Proposed



view from Commercial Street looking west at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

**Existing**



**Proposed**



view from North Pine Street looking south at site

278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015



# City of Nevada City

---

**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner  
Dawn Zydonis, Parks & Recreation Supervisor

**HEARING DATE:** January 21, 2016

**RE:** **Design Recommendation: Sugarloaf Master Plan**

## **ACTIONS REQUESTED**

Review and provide direction to City Council for the Draft Sugarloaf Mountain Master Plan.

**BACKGROUND / DISCUSSION:** In May 2011, the City Council reviewed and accepted a Master Plan for Sugarloaf Mountain (attached). The Plan was written quickly as a requirement for acquiring funding from the County of Nevada to purchase the Sugarloaf Mountain property. City staff felt that some information was missing from the plan if it were to be used as a tool to guide the City's decision making regarding the property. While the Recreation Committee existed, the topic of the Sugarloaf Mountain Master Plan was discussed at seven meetings. At those meetings, a Vision Statement was created, and detailed discussions about history and preservation took place.

City staff led a special City Council meeting on December 8, 2015 as a workshop for public input on the developing Master Plan. The notes from that meeting are attached to this staff report. Everyone who attended the meeting had the opportunity to write their ideas on flip chart paper related to development, uses of the property, rules and regulations, and management of the property. After reviewing all of the suggested items that were written down, each person was able to put a sticker dot next to the three items that they felt should be a top priority for the City. The number of dots next to each item is included on the attached lists. The four items that received the most dots were:

1. Connectivity to town, bike lanes, sidewalk or trails (12 dots)
2. Minimal uses/minimal impacts/this is zoned open space (10 dots)
3. Would prefer no bathroom, no picnic tables, benches okay (7 dots)
4. Mountain bike trails (7 dots)

In addition, it should be noted that there were strong feelings about how mountain bikes should use the property. Some felt there should be bike trails from the top to bottom of property, some felt that there should be separate bike and hike trails, and some felt bikes should stay on the lower periphery of the property. These items are addressed in the Draft Master Plan on page 5.

At that same workshop, the following suggestions were made as potential rules for the property and are not already posted rules or included in ordinance 12.12.070 (the ordinances for Hirschman's Pond property).

1. No bicycles: Refer to page 5 of the Draft Master Plan.
2. Provide bags for dog clean up: The City has made a practice of providing dog bags in City parks and on trails.

3. No lights: Refer to policy #8 in the Goals and Policies Section of the Draft Master Plan on page 9.
4. NO rentals for special events: Refer to policy #4 in the Goals and Policies Section of the Draft Master Plan on page 9.
5. No parking in E. Broad/N. Pine neighborhood: It is unclear how this would be enforced. If any trails are developed on the property, trail users should be encouraged to park in a more appropriate location.
6. Abide by city/county noise ordinances: The Sugarloaf Mountain property is being annexed into City limits. All City ordinances will be enforced. In the case of noise ordinance, the City's code is more restrictive than the county's. No special events will be permitted on the property, so no amplified music or large group noise should take place. No maintenance work on the property shall begin prior to 7:00 a.m. and will end before sunset.

Information from all of these meetings, along with the 2011 Master Plan were used to create the attached Draft Sugarloaf Mountain Master Plan.

**ENVIRONMENTAL CONSIDERATIONS:** None.

**FISCAL IMPACT:** None.

**ATTACHMENTS:**

1. 2011 Master Plan
2. December 8, 2015 Workshop Notes
3. 2016 Draft Sugarloaf Master Plan

# **SUGARLOAF MOUNTAIN MASTER PLAN**

**May, 2011**

## **PROJECT SCOPE**

The City of Nevada City was recently able to successfully negotiate an agreement to realize its long term goal of acquisition of the property known as Sugarloaf Mountain, together with the grant of an access easement to that property. The property consists of approximately 36 acres located in the unincorporated area just north of downtown Nevada City. Attachment A is a site map showing the location of the property. The City is the sole owner of the property and the access easement. It is the City's intention to annex the property in the very near future. The City also proposes walking trails. At the top of the property the City plans a limited carry-in / carry-out picnic area.

## PHOTOS OF THE PROJECT SITE

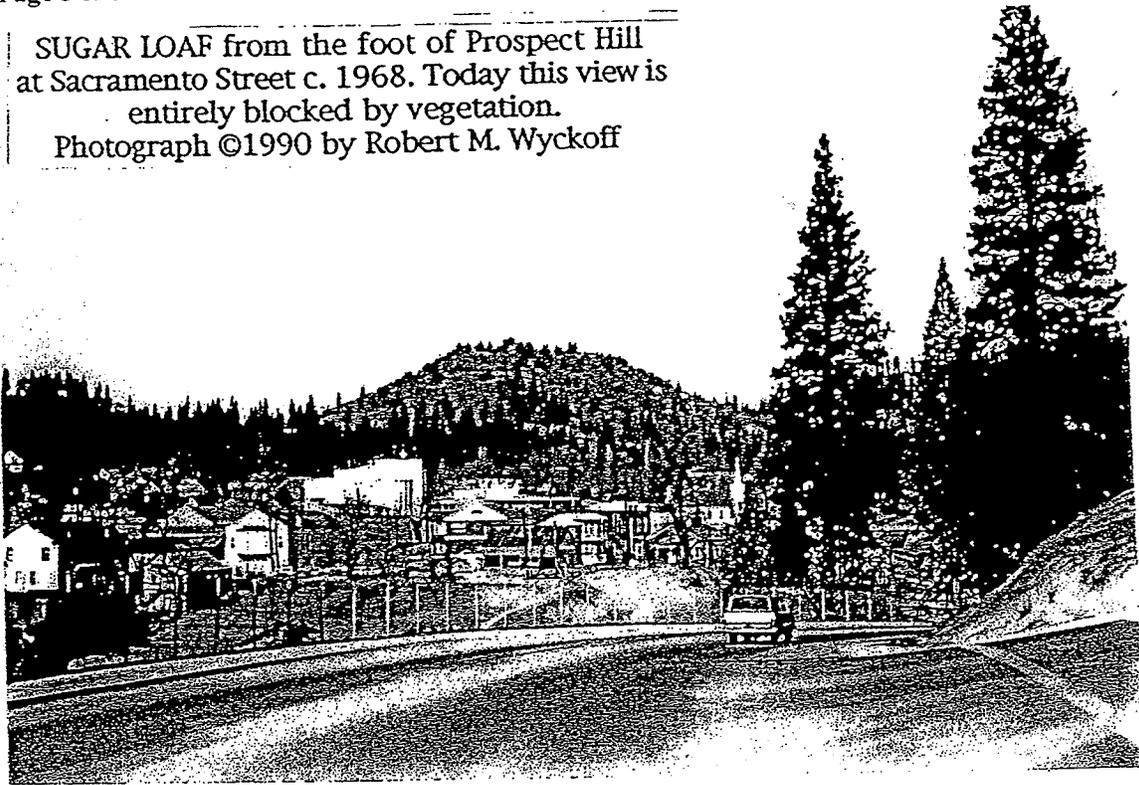


Panoramic view along the walk up Sugarloaf Mountain

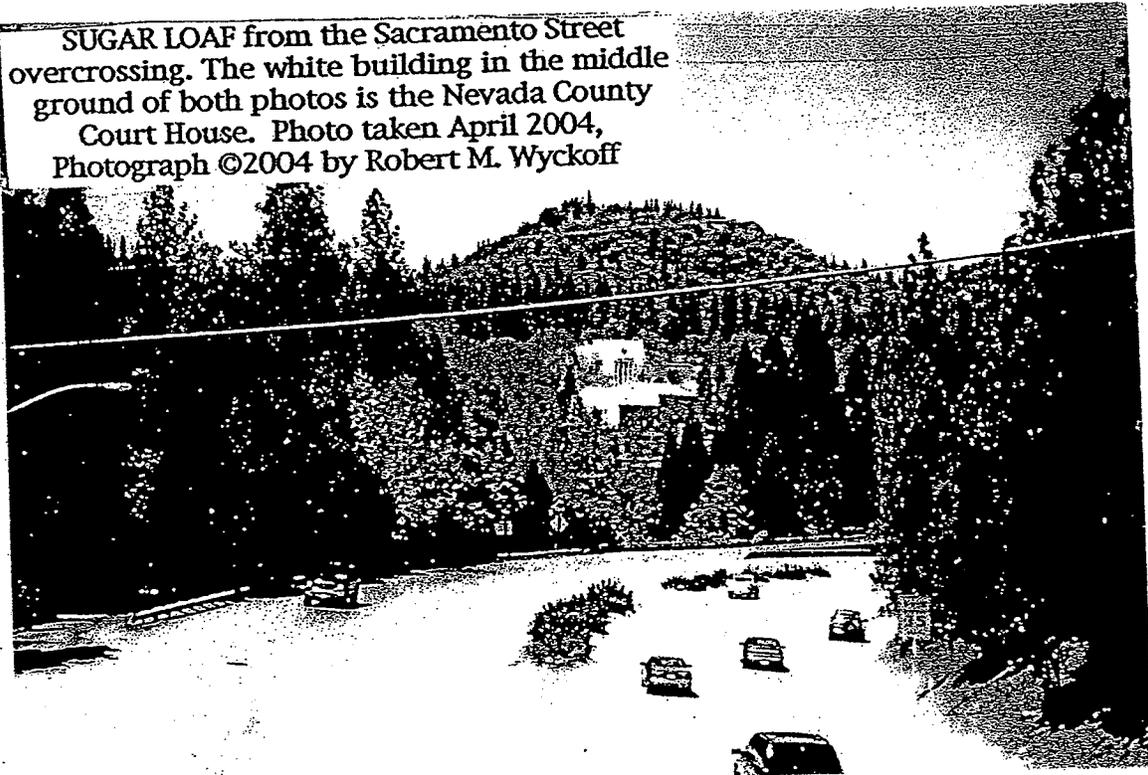


View of Nevada City from the top of Sugarloaf Mountain

SUGAR LOAF from the foot of Prospect Hill  
at Sacramento Street c. 1968. Today this view is  
entirely blocked by vegetation.  
Photograph ©1990 by Robert M. Wyckoff



SUGAR LOAF from the Sacramento Street  
overcrossing. The white building in the middle  
ground of both photos is the Nevada County  
Court House. Photo taken April 2004,  
Photograph ©2004 by Robert M. Wyckoff



The Nevada City Parks & Recreation Mission is to provide a system of trails, recreational facilities, programs and services that will enrich the lives of our citizens. In addition to this Mission Statement the Recreation Committee adopted the following goals:

1. As a result of our unique position in the heart of the Mother lode we intend to meet the needs of our citizens, while preserving the natural beauty and history of our city.
2. Create community through people, walking, parks, programs and partnerships.
3. As programs, facilities and services are created Nevada City Parks & Recreation will make every effort to meet the needs of our diverse community.
4. As a result of the acquisition of Sugarloaf Mountain in early 2011, the City began the process of building and improving pedestrian/bicycle access to the top of the mountain. This will provide breathtaking views of Nevada City and the surrounding environment. Picnic facilities at the top are also to be provided. Fuel reduction is currently in progress and the removal of Scotch broom brush is now about 30 percent complete, with a great deal of additional work to be completed in 2011-2012. The City has applied for a fuel reduction grant to chip and clear all brush on the mountain face. Mr. Dennis Cassella has been appointed to spearhead this effort with the Nevada County Fire Safe Council.

The City has received funding from the County Capital Improvement Expenditure Program (CIEP) in the past. Projects that have been funded included a heater, sand filters and thermal covers for the swimming pool and with the last funding cycle, the City received funds toward the Hirschman's Trail.

Sugarloaf Mountain will now be open to the public for hiking and picnicking. There is a panoramic vista of Nevada City once you have reached the top of the mountain, as well as a flat open space which would be a great location for a picnic.

Attachment C shows potential trails that the property could connect to:

- The Hirschman's Trail to the west (red)
- The trail at Tobiassen Park to the west (purple)
- The NID trails along their ditches to the northwest (green)
- The conceptual County Trail Plan trail to the south and east (pink)

Sugarloaf Mountain could serve as an eventual side hike, if not an important connector of a much longer trail system. The Western Nevada County Non-Motorized Recreational Trails Master Plan was adopted September 21, 2010 by the Board of Supervisors. The Master Trails Plan highlights the Sugarloaf Mountain area as a potential regional trail connection between Nevada City and Pioneer Trail. Pioneer Trail begins at the Five-Mile House Restaurant on Highway 20 and connects to Eastern Nevada County. Pioneer Trail is heavily used by hikers, bikers and equestrians. This connection would create optimum use of trails on the Sugarloaf Mountain Property as discussed later.

The City of Nevada City is located in the Grass Valley/Nevada City benefit zone. The Sugarloaf Mountain property is regionally significant because many people who live in and visit Nevada County want to experience the historic features preserved here and want to enjoy outdoor recreational opportunities. Sugarloaf Mountain is important because it is being preserved to maintain that historic landscape, while at the same time providing more recreational opportunities through the development of trails. As was shown in Attachment C, this property could allow for regional trail connection. The area also has the potential to serve as a trailhead to the many local trails that it could connect to.

The property would be open to the general public. The City realizes that ownership of open space and park lands requires active care and planning for these lands. Therefore the City is creating a Vision and Planning Study for the Sugarloaf Mountain property, and is funding a Master Plan for the Sugarloaf Mountain property. This plan will determine the extent of trails and recreational opportunities. Sugarloaf Mountain has great potential for both passive and active recreation, trails, panoramic views and picnicking.

It is believed that the primary users will be people who enjoy hiking, picnicking, and biking as the City intends to put trails on the property. The Nevada County Land Trust has used volunteers to tally the amount of use on other trails. It is estimated that many of our local trails are used by approximately 540 people per week.

The Sugarloaf Mountain property will be open dawn to dusk for public use, and there will be no fees associated with public use. The City will maintain the property, but at this time will not provide any programs.

The acquisition of Sugarloaf Mountain has been a priority for the City since the adoption of the City's General Plan in 1985. The City partnered with the State Parks & Recreation Department, the Nevada County Land Trust and the County of Nevada. The City is also partnering with the Nevada County Fire Safe Council to clear brush piles on the property.

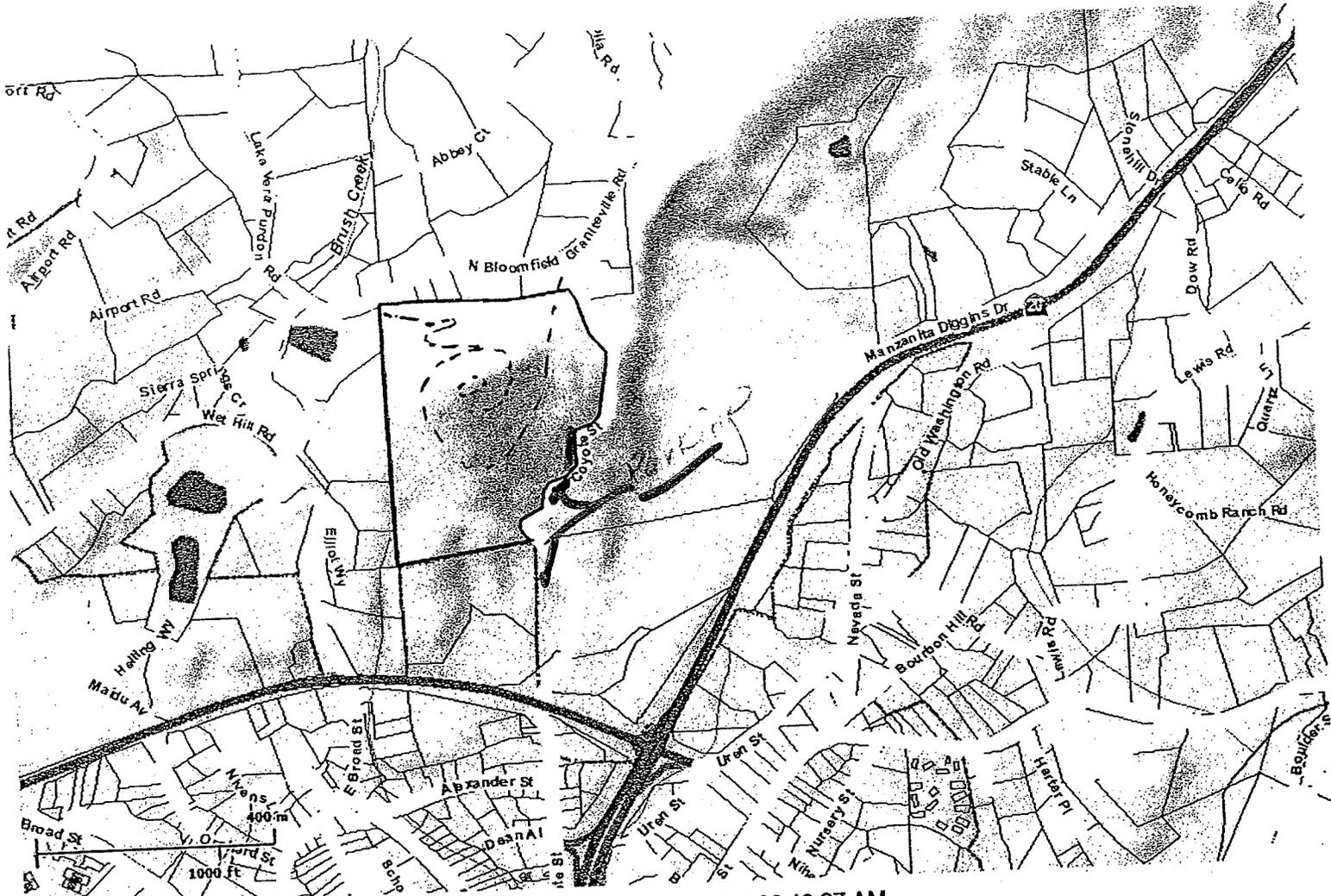
The public has been involved in the process of this purchase over the course of many years. Updates on the possible purchase have been discussed at City Council meetings and articles have been printed in the Union. There was also a group formed called "Friends of Sugarloaf" who followed the cities progress on this, spoke at meetings and attended court dates.

The acquisition of Sugarloaf Mountain is consistent with the City's General Plan that was adopted in 1985. The City's General Plan states that "A goal of the City is to preserve its strong sense of entry and the sense of a distinct effort should be made to preserve the forested part of Nevada City's historic setting." The General Plan also says that the City should "Take steps to ensure acquisition, dedication, or conservation of potential open space preserves, public park sites and trails easements."

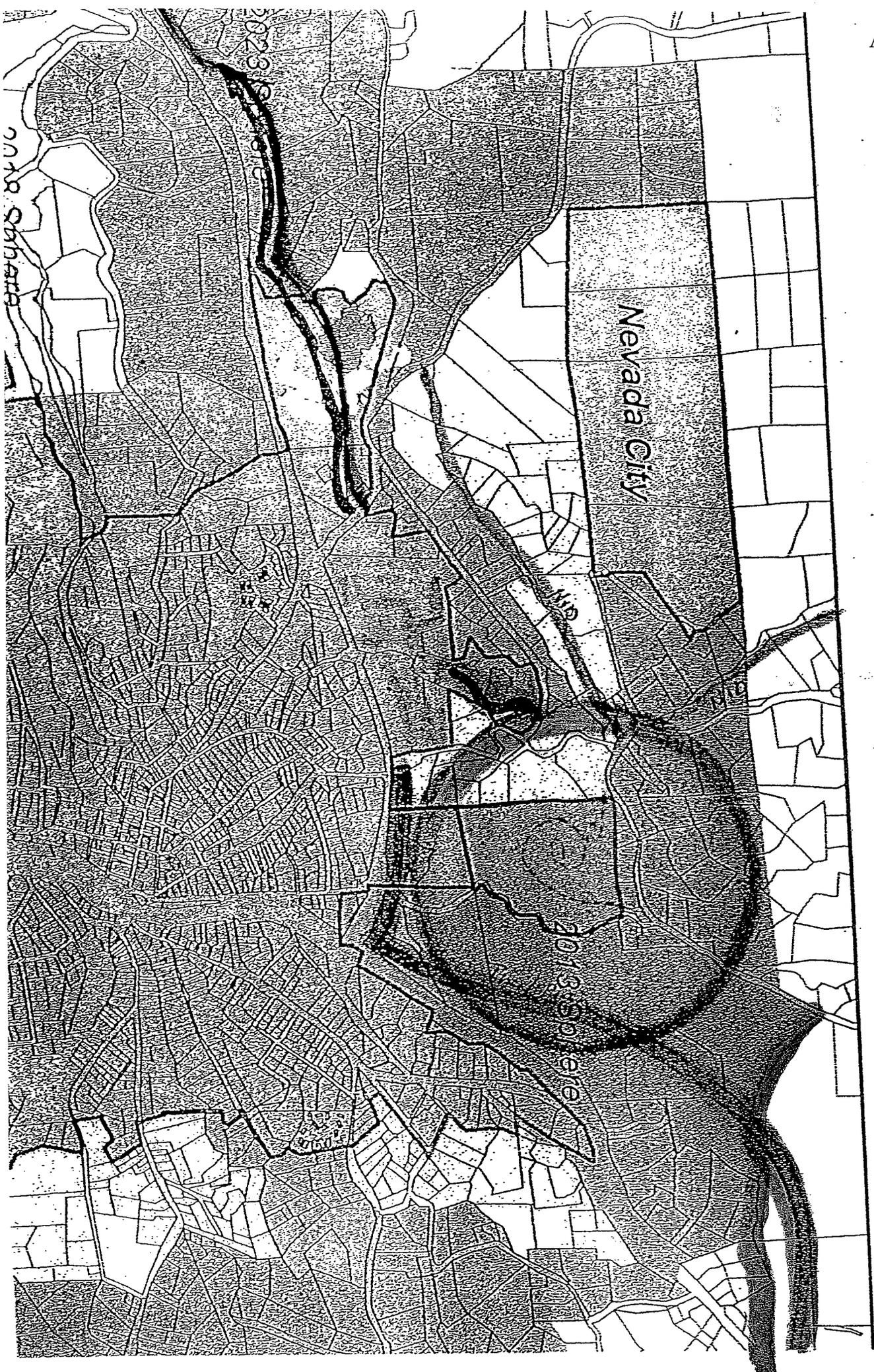
The City of Nevada City already has an extensive trails program. Enclosed please find a vicinity map showing existing trails, trails under construction, and proposed future trails.

It is the City's intent in the near future that all walking trails will be tied together; this includes trails in and on both City and County properties.

The City has begun discussions with NID to provide access for walking from the North Bloomfield Road area to Sugarloaf Mountain, connecting with the existing trail. Also, Tom Quinn, Tahoe National Forest Supervisor of the U.S. Forest Service, has expressed interest in connecting its property on upper Coyote Street to the Sugarloaf Mountain property trails.



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## **MANAGEMENT**

Minimal uses/minimal impacts/ this is zoned open space (10 dots)

Reduce Fire Fuels (5 dots)

Native plant inventory/California Native Plant Society (CNPS) (4 dots)

Find way to provide good maps – on the websites, etc. for trails (3 dots)

City or volunteer stewardship (ie: Land Trust) (2 dots)

No camping/control illegal camping (1 dot)

Manage invasive species especially scotch broom

Considerate to wildlife

Create as destination trail with maps available in town to show visitors – use as an amenity

## DEVELOPMENT

Connectivity to town, bike lanes, sidewalk or trails (12 dots)

Would prefer no bathroom, no picnic tables, benches okay (7 dots)

Mountain biking trails (7 dots)

Separate bike & hiking trails/trails for slower moving trail users (6 dots)

Some hiking trails, but keep most of the area undeveloped (4 dots)

Trail open to bikes from bottom to top (3 dots)

Trail head parking for 12 cars (2 dots)

Permit run, minimal/natural amphitheater with fire pit, view and use day or night, education, etc. (2 dots)

Participatory trails that include special obstacle type exercises for kids and adults alike that help improve balance, coordination, etc. (neverleavetheplayground.com) (2 dots)

Limited over-development = no pavement (2 dots)

Hiking trails (2 dots)

Separate trail down for mountain bikers (2 dots)

Nothing visible from town, Hwy 49 or Hwy 20 (1 dot)

Less is more, no permanent structures (1 dot)

No mountain bike trail on top or face of mountain (1 dot)

Only development:

- Gravel parking at chain/ Designated parking spaces
- Turnouts
- Improve old trail on face slightly
- Use dirt road as main trail
- Mt. Bike at base only (periphery of property) (1 dot)
- No structures

Improve the access road to provide a descent walking trail

Trail design that works with Fuels Reduction Plan

Identify vision/design for possible trails and all connectivity options to (ie: Hirschman, Pioneer, Lake Vera)

Keep existing dirt road as main access

Renovate existing trail

No new trail – use old trail

One way traffic on steep sections? (bike)

Use United States Forest Service (USFS) for parking

Use USFS for mountain bike parking and bathroom

Reduce/eliminate need to park/access Sugarloaf via Coyote St. because it is dangerous

No parking signs on Coyote St.

Ideas to highlight and explain the views and possible historic views (signs)

Kiosk and educational options for Nisenan and other historic and botanical, etc.

No lights

No development or active recreation on top

## **USES**

Keep uses low impact as possible (2 dots)

Minimize picnicking – unless funding assures consistent clean-up (1 dot)

Availability to local native peoples for events/ceremony

Picnicking

Education and interpretation of the Nisenan people and their traditional use of Sugarloaf:  
Nevada City Rancheria

Educational programs – nature, hiking, conservation, plants, wildlife

Star Gazing

Historical Interpretation

Nature studies

July 4<sup>th</sup> – Fire Cannon

Open space/view point

## **RULES/REGULATIONS**

Multi-use access to all users – hiking, bicycles, dogs, etc and horses? Non-motorizes (5 dots)

No vehicles (2 dots)

Allow police, fire access on existing road (2 dots)

No bicycles (2 dots)

Dogs on leash. Bags for poop (1 dot)

No lights

No smoking

No rental for special events

No camping – day use only

No horses

No motorized vehicles

No parking in E. Broad/N. Pine neighborhood

Abide by city/county noise ordinances

Stay on trails – signs?

## **Sugarloaf Mountain Master Plan DRAFT January 2016**

### **Introduction**

The acquisition of Sugarloaf Mountain has been a priority for the City since the adoption of the City's General Plan in 1986. The City partnered with the State Parks & Recreation Department, the Nevada County Land Trust (now named Bear Yuba Land Trust and referred to as such throughout the rest of this document), the County of Nevada and Friends of Sugarloaf to make the vision of opening this property to the public as open space a reality. The City acquired the Sugarloaf Mountain property in January 2011. The City has taken great strides to be good stewards of the open space parcels they own. This plan will provide guidelines and policies to continue this stewardship.

### **Vision Statement**

Sugarloaf Mountain has always been an iconic backdrop to Nevada City. The City maintains a vision of preserving the natural appearance of the mountain from the surrounding area; within and from the mountain to encourage the appreciation of the open space and the City. The City hopes to preserve the environmental attributes of the space by reducing non-native plants, allowing native plants and wildlife to flourish on the current landform, and by protecting the biological integrity. Passive recreational opportunities will be encouraged. It will be accessible to the public for low-impact passive recreational activities.

### **Background Information**

Sugarloaf Mountain is a 36 acre parcel located north of Highway 49 at 10730 Coyote St. (APN: 36-020-26). This parcel was acquired by the City of Nevada City in January 2011 with funding from the following sources:

State of California Parks & Recreation Department – Proposition 40 funding  
County of Nevada – AB1600 funds

The Bear Yuba Land Trust – loan to cover balance of purchase until County AB1600 funds were available

Friends of Sugarloaf

Appendix A is a map of the Sugarloaf Mountain parcel.

There are some use restrictions on the property due to the funds used to purchase the property. The intent of the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Prop. 40) is to acquire and develop parks and recreational areas for the purpose of land, air, and water conservation programs. It is also intended to acquire, restore, preserve and interpret California historical and cultural resources. The purpose of County AB1600 funds are to assist in meeting the park and recreation needs of Nevada County residents.

This Plan takes these restrictions and intended purposes into consideration. The City does not intend to use the property for purposes that would be in conflict with these restrictions.

In addition, the City is in the process of annexing Sugarloaf Mountain into the City. Through this process the entire 36 acre property will be zoned Open Space. The City's Municipal Code states the following:

*“The purpose of Open Spaces 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 and safety, and mitigation of development.”*

Principal permitted uses, accessory uses and conditional uses are included in the zoning code. Appendix B provides a full Chapter 17.56 of the Municipal Code.

Sugarloaf Mountain is mentioned several times in the City's General Plan – adopted March 24, 1986 in reference to conservation, land use and scenic resources. This confirms the importance of this property to the citizens of Nevada City. Therefore, the care and decisions regarding this property shall be well thought out.

### **Historical Information**

Uses of Sugarloaf Mountain prior to the gold rush days are largely unknown as members of the Nisenan Nevada City Rancheria tribe shared their history from generation to generation in the form of oral stories – not written. Shelly Covert, Secretary of the Tribal Council of the Nevada City Rancheria, shared the following

bits of history with the Recreation Committee (August 26, 2015 meeting) as told to her by her grandfather.

- The top of Sugarloaf Mountain was round before it had been “cut” off.
- The top of the mountain was used for communicating with other villages by sending up smoke signals. This was possible because there is a line of site to other hills in the area.
- There was a battle with their “Camptonville Cousins” at this location.
- They called this mountain Koo’ Lăü.

During the gold rush days the mountain received its name because it resembled a loaf of coarse brown sugar, as it was processed and sold during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Sugarloaf Mountain was largely used as a landmark during the gold rush era as noted in various diaries, such as these from Harry L. Wells (1880, History of Nevada County)

“Lying north of Nevada City and on the opposite (side) of Sugarloaf is Selby Flat, a place that was a quiet village...”

“Tomlinson...owned some water power near Sugarloaf that he had used in elevation and washing dirt...”

### Commercial Uses

Although the property has been logged many times since the area was settled, the Cooper Toll Road and a water delivery ditch are the only commercial uses that may have occurred on this property.

### Recreation Uses

Sugarloaf Mountain was used for celebratory announcements. In 1876 a cannon was fired from the summit of Sugarloaf to welcome the train which arrived on newly constructed rail from Colfax; through Grass Valley and into Nevada City.

On the 4<sup>th</sup> of July it was common to shoot guns or explode dynamite atop Sugarloaf Mountain.

More information about the history of Sugarloaf Mountain can be found in Appendix C: *Sugar Loaf Nevada City’s Promontory and the Adjoining Manzanita Diggins* Compiled by Robert M. Wyckoff, MA

### Recent History

A timeline of events taking place to encourage and ensure the City's acquisition of Sugarloaf Mountain was provided by the Friends of Sugarloaf and is available in Appendix D.

### **Purpose**

This Master Plan is intended to serve as a consensus-building document expressing general guidelines for amenities, programs, and management practices of the Sugarloaf Mountain property. Projects and development would be dependent upon availability of funding and completion of detailed environmental impact studies and public review. It is intended to suggest ways of precluding development that is inconsistent with the Vision for the property.

### **Current Property Uses and Development**

There are trails on the property which have existed for many years by non-permitted, non-structured users. Since Sugarloaf Mountain is public property, these trails are open for the public to use.

A maintenance and emergency road begins at Coyote St. (see Appendix E: Easement Deed) and twists around the property to the top of Sugarloaf Mountain. This maintenance drive also serves as a walking trail to access the top of the property.

Three (3) benches have been approved for placement on the property through the process of the City's "Policy for Placement of Items in City Parks and Open Space". Those three benches are in place at the top of Sugarloaf Mountain and are used for picnicking and enjoying the surrounding views.

No other development is in process or has been approved at this time.

### **Possible Future Property Uses and Development**

The following suggestions are ideas that are proposed for the property, but would need sufficient funding, completion of detailed environmental impact studies and public review before proceeding with any projects or development mentioned herein.

## Trails

Appendix F shows potential trails that the property could connect to:

- The Hirschman Trail to the west (red)
- The trail at Tobiassen Park to the west (purple)
- The NID trails along their ditches to the northwest (green)
- The conceptual County Trail Plan trail to the south and east (pink)

Sugarloaf Mountain could serve as an eventual side hike, if not an important connector of a much longer trail system. The Western Nevada County Non-Motorized Recreational Trails Master Plan was adopted September 21, 2010 by the Board of Supervisors. The Master Trails Plan highlights the Sugarloaf Mountain area as a potential regional trail connection between Nevada City and Pioneer Trail. Pioneer Trail begins at the Five-Mile House Restaurant on Highway 20 and connects to Eastern Nevada County. Pioneer Trail is heavily used by hikers, bikers and equestrians. This connection would create optimum use of trails on Sugarloaf Mountain.

The City conducted a workshop to receive public input for this Master Plan. The top priority that came out of that workshop was that Sugarloaf Mountain provide connectivity to town, bike lanes, sidewalks or other trails. Another top priority was mountain bike trails. However, there was some concern about a trail shared by mountain bikers and hikers. The concern with a shared trail is the difference in speed between the two user groups. Development of more than one trail could interfere with other recommended policies included in this Master Plan that embrace the efforts of being “light on the land”. It is recommended that rather than constructing multiple trails on the property, any trail development should adopt the following policies to allow for a shared trail as well as good trail management.

The following policies are recommended in relation to any trail construction:

1. All trail development should be presented to the public for review.
2. Environmental review should be completed on any trail project.
3. Trails shall be constructed at no more than 4 feet wide. Narrow, winding trails, like narrow, winding roads, encourage slower travel speeds.

4. Trails should be constructed at a minimal slope to discourage excessive speeds by bikers. A 5% slope (5 foot drop per 100 feet of trail) is recommended and all slopes should be below 20%.
5. The brush and tree cover along the trail route should be managed so that the vegetation provides a visual and physical barrier to cutting switchbacks, creating new trail routes, etc. and the trail clearing should be used to both provide a visual barrier ahead, so that excessive speeds are discouraged, as well as taking efforts to clear specific areas to provide a view of the trail ahead for the safety of the user but not encourage faster speeds.
6. Use reverse grades throughout the trail route (ie: downhill trail should reverse and become an uphill trail for 20 to 35 feet before returning to the downhill). This will assist with draining the trail and the uphill sections of trail will moderate speed of trail users.
7. To minimize development and disturbance to the property there should not be separate trails for bikers & hikers.
8. Signs at trailheads with reminders about trail etiquette.
9. Mile markers shall be placed on trails.
10. Accessibility to the property should be improved by creating parking spaces.
11. The steep slope of the property will most likely not allow for trails that would meet ADA requirements. However, every effort should be made to design trails that can be used by as many people as possible.
12. Any new trails that are considered should integrate with existing or future regional non-motorized trails. (See Appendix F)
13. Trails should be discrete, cleverly designed and not scar the mountain as it is viewed from town.
14. Only trails for pedestrians and bikers should be constructed. Equestrian and trails for motorized vehicles are not appropriate for this property.
15. Existing trails should be mapped with attempts made to incorporate those trails into new trail development.

It is common during trail development to include directional and interpretive signs. Those signs would be reviewed with the proposal of a trail development project. City Council will have final approval on all sign design and language as described in the Policy for Placement of Items in City Parks & Open Space.

### Parking

Currently there is not a safe place for the public to park when going onto the Sugarloaf Mountain property. There are several options for development of parking spaces. It is recommended that the parking area be driven by a trail project, so that parking is in a location that allows for the best access to the trail.

A suggestion that was made at the public workshop on December 8, 2015 was that the City utilize the parking lot of the United States Forest Service (USFS). This would require permission and possible easements from the USFS and the property owners. This may be worth investigating if a proposed trail aligns with this parking lot.

### Bathrooms

The second highest priority that evolved from the December 2015 Workshop was that there should be no bathrooms (or picnic tables) placed on Sugarloaf Mountain. The City created this same policy for the Hirschman's Pond property. City human and financial resources are minimal and the addition of bathrooms on this or other City Open Space parcels would cause additional strain on those limited resources.

The disadvantage to not providing bathrooms is that the public may go "off trail" and create their own facilities.

It is recommended that the City not construct bathrooms on this property. If in the future, it becomes more desirable to provide such facilities, it is recommended that bathrooms only be constructed if there is a way to include the facility in a trail adoption program or other similar program to insure that maintenance and upkeep meet the high standards that are expected from our community. If constructed, bathrooms should be located near a road or trailhead, not placed anywhere near the top of the mountain or visible from a distance. Bathrooms should only be installed if necessary and in association with a trail.

## Rules and Regulations

The following rules and regulations are currently posted on the Sugarloaf property.

1. Alcohol not allowed.
2. Property is closed dusk to dawn.
3. Camping is not allowed.
4. No Smoking.
5. Pack it in – pack it out.
6. Motorized vehicles are prohibited.
7. Due to fire danger campfires are not allowed.
8. No Firearms.
9. Dogs must be on a leash.

It is recommend that the Sugarloaf Mountain property be added to ordinance 12.12.070 (Appendix G)

At the December 2015 Workshop, the following suggestions were made as potential rules for the property and are not already posted rules or included in ordinance 12.12.070.

No bicycles: Refer to the Trails section on page 5.

Provide bags for dog clean up: The City has made a practice of providing dog bags in City parks and on trails.

No lights: Refer to policy #8 in the Goals and Policies Section on page 9.

NO rentals for special events: Refer to policy #4 in the Goals and Policies Section on page 9.

No parking in E. Broad/N. Pine neighborhood: It is unclear how this would be enforced. If any trails are developed on the property, trail users should be encouraged to park in a more appropriate location.

Abide by city/county noise ordinances: The Sugarloaf Mountain property is being

annexed into City limits. All City ordinances will be enforced. In the case of noise ordinance, the City's code is more restrictive than the county's. No special events will be permitted on the property, so no amplified music or noise should take place. No maintenance work on the property shall begin prior to 7:00 a.m. and will end before sunset.

### **Goals and Policies**

The City's General Plan states, "A goal of the City is to preserve its strong sense of entry and the sense of a distinct city surrounded by green, wooded hills. A joint city-county effort should be made to preserve the forested part of Nevada City's historic setting." It also states that the City should "Preserve the existing impression of a historic town surrounded by open forest... [and] preserve and enhance the important natural features, e.g., Sugarloaf..." In addition at the December 2015 Workshop, a top priority was that there be minimal uses and minimal impacts.

The following policies will help to insure that Sugarloaf Mountain is preserved for future generations to enjoy.

1. Avoid any land disturbance such as major grading and/or tree removal which would cause visible scars. (City's General Plan 1985; pg. 22)
2. Any tree removal shall adhere to the City's tree removal policies. The City desires to preserve the landscape of recent history and not the historic landscape from the gold rush era, when the property was generally bare of vegetation from logging.
3. Prevent soil erosion and hillside scarring through control of grading, restrictions on removal of vegetation, and limitation of development of steep slopes. (City's General Plan 1985; pg. 33)
4. Sugarloaf Mountain shall be a space for passive recreational opportunities for current and future residents and visitors. To maintain the integrity of the peaceful open space, the City will not rent the property for special events of any size.
5. The City will encourage schools and other groups to use City open spaces for environmental and historical education.

6. The City will partner with non-profit organizations for development of recreational opportunities, ongoing fire control management of the property and educational programs.
7. No historical artifacts, art work, statues, etc. shall be placed on the property to ensure that the green spaces are protected and there is minimal impact to the property.
8. The property is closed from 30 minutes after sunset to sunrise. Therefore no lighting should be placed on the property.

### **Management Practices**

The City adopted a Hazardous Fuels Reduction Plan on October 28, 2015. (Appendix H) The plan identifies the types of fire fuels that should be removed from the property and how to remove them to reduce the risk of wildfire. The benefits of reducing hazardous fuels include:

1. Reduction of wildfire risk
2. Opening up the landscape for better views
3. Invasive, non-native plants prevent native plants from being established on the site
4. Native plants provide food and shelter for native wildlife; non-native plants may exclude plants that provide valuable food and shelter
5. Invasive, non-native plants are costly to maintain as they aggressively invade public use areas (trails, parking areas, gathering areas, etc.)