



GRASS VALLEY

Development Review Committee Meeting

Tuesday, December 12, 2023 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

REGISTRATION FOR VIRTUAL MEETING

Second Tuesday Registration

Link: https://us06web.zoom.us/webinar/register/WN_rXfV0ZbgRsizd0SN9R81MA

Please note that to register for the virtual meeting you will be required to provide an email address. If you wish to participate in the meeting without providing an email address, you may attend the meeting in person at 125 East Main Street, Grass Valley, CA 95945 in the Council Chambers.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

- 1. Master Sign Program amendment for McKnight Crossing shopping center (23PLN-42)** Location: 101, 111 through 151 W McKnight Way (APN: 029-350-007, -008, -009 & -010) Environmental Status: Categorical Exemption

Recommendation: 1. That the development review committee recommends that the planning commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as modified by the development review committee, which includes the following actions: a. Recommend that the planning commission determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Recommend that the planning commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Recommend that the planning commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

- 2. Development Review Permit for the construction of a three-story, ±42,000 square foot/80 room Holiday Inn Express on a 2.74 acre portion of an 11.83 acre parcel (22PLN-37)** Location: 961 Plaza Drive (APN: 035-480-039)

Recommendation: 1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project as presented, as may be modified by the Development Review Committee and/or Planning Commission, which includes the following actions: a. A recommendation that the Development Review project is

Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project on 2.74 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, December 12, 2023 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, December 7, 2023.

Taylor Day, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
December 12, 2023**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-42
Subject: Master Sign Program amendment for McKnight Crossing shopping center.
Location/APNs: 101, 111 through 151 W McKnight Way/029-350-007, -008, -009 & -010
Applicant: Mesa Management
Representative: Jim Fitzpatrick, Solutioneer
Zoning/General Plan: Central Business (C-2)/Commercial
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the development review committee recommends that the planning commission approve the Master Sign Program amendment at the McKnight Crossing shopping center as presented, or as modified by the development review committee, which includes the following actions:
 - a. Recommend that the planning commission determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Recommend that the planning commission adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Recommend that the planning commission approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

Kmart vacated the ±80,000 anchor tenant space at 111 West McKnight Road at the end of 2021, after which Target began occupying the space and Mesa Management began planning an extensive renovation of the center. The McKnight Crossing façade, perimeter and parking lot landscaping, material, building signage, color alterations, and a ±2,500 square foot outdoor

seating area (the Mix space) were approved by the development review committee in January 2022.

At their December 20, 2022 meeting, the planning commission approved an amendment to the center's Master Sign Program. The amendment was primarily intended to accommodate individual tenant signage, but also to accommodate the farmer's market signage, which was approved with individual letters not exceeding 15 inches in height. At their September 19, 2023 meeting, the planning commission approved a second amendment to the center's Master Sign Program to allow branding and signage for each outdoor dining space, including stylized monument signs with heights ranging from 12 to 20 feet.

PROJECT PROPOSAL:

The applicant has determined that additional amendments are needed to accommodate individual tenant signage. To that end, they have proposed standards for suspended pedestrian-oriented signage, updated illumination standards, and increased the allowable wall sign height for larger tenants. The proposed amendments facilitate navigation of the center for both pedestrian and vehicular traffic. The attached Master Sign Program amendment includes language in support of each of the proposed changes to the sign criteria. The images below demonstrate the implementation potential of these amendments.



Example Suspended Sign



Example 61” (Height) Wall Sign

Regulatory Authority: The Community Design Guidelines call for signs “to be compatible with other signs on the premises,” and to be “designed as an integral architectural element of the project.”

Pursuant to Section 17.38.030 GVMC, a master sign program is to be reviewed and recommended by the development review committee (DRC) and approved by the commission for any site with two or more tenants or five or more total signs. An approval may include exceptions for typical signage height, area, and lighting styles.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The C-2 Zoning designation applies to existing auto-oriented areas. The C-2 zone permits a full range of retail and restaurant uses.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The McKnight Crossing shopping center is divided into four parcels which include: 101 W McKnight Way (APN: 029-350-007), 115 W. McKnight Way (APN: 029-350-008), and 111 – 151 W McKnight Way (APNs: 029-350-009 & 010). These four parcels are covered by a Declaration of Restrictions and Grant of Reciprocal Easements, including parking.

The retail shopping center is anchored by Target, SPD, Big 5, Five Below, and Banner Bank with subordinate tenants including Papa Murphy’s Pizza, Baskin Robbins, Mountain Mike’s Pizza, AT&T, Cig Mart, Fish & Chips, Pampered Nails, and H&R Block. A separate building hosting Royal Dragon, Trkac, Foothill Mailbox, and Afternoon Deli, is located on the southeast side of the retail center.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical

Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed Master Sign Program amendments are intended to orient shoppers and aid in navigation to existing businesses. Therefore, will not result in expansion of use of the commercial property.

FINDINGS:

1. The City received a complete application for Master Sign Program Application 23PLN-42.
2. The Grass Valley Development Review Committee reviewed Master Sign Program Application 23PLN-42 at their regular meeting on December 12, 2023.
3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. This project is consistent with the City's General Plan and any specific plan.
5. The project site has two or more tenants, or five or more total signs.
6. The project allows signs that relate to the architectural design of the shopping center.
7. The project ensures signs to not unreasonably block the sight lines of existing signs or adjacent properties.
8. The project ensures placement and size of signs to not impair pedestrian or vehicular safety.
9. The project encourages design, height, location, and size of signs that are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.
10. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.

B. RECOMMENDED CONDITIONS:

1. All signs associated with the McKnight Crossing shopping center shall adhere to the standards set forth in the Master Sign Program, as approved by the Planning Commission.

2. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Master Sign Program Application
5. Master Sign Program Amendment
6. Applicant Letter

McKnight Crossing Shopping Center

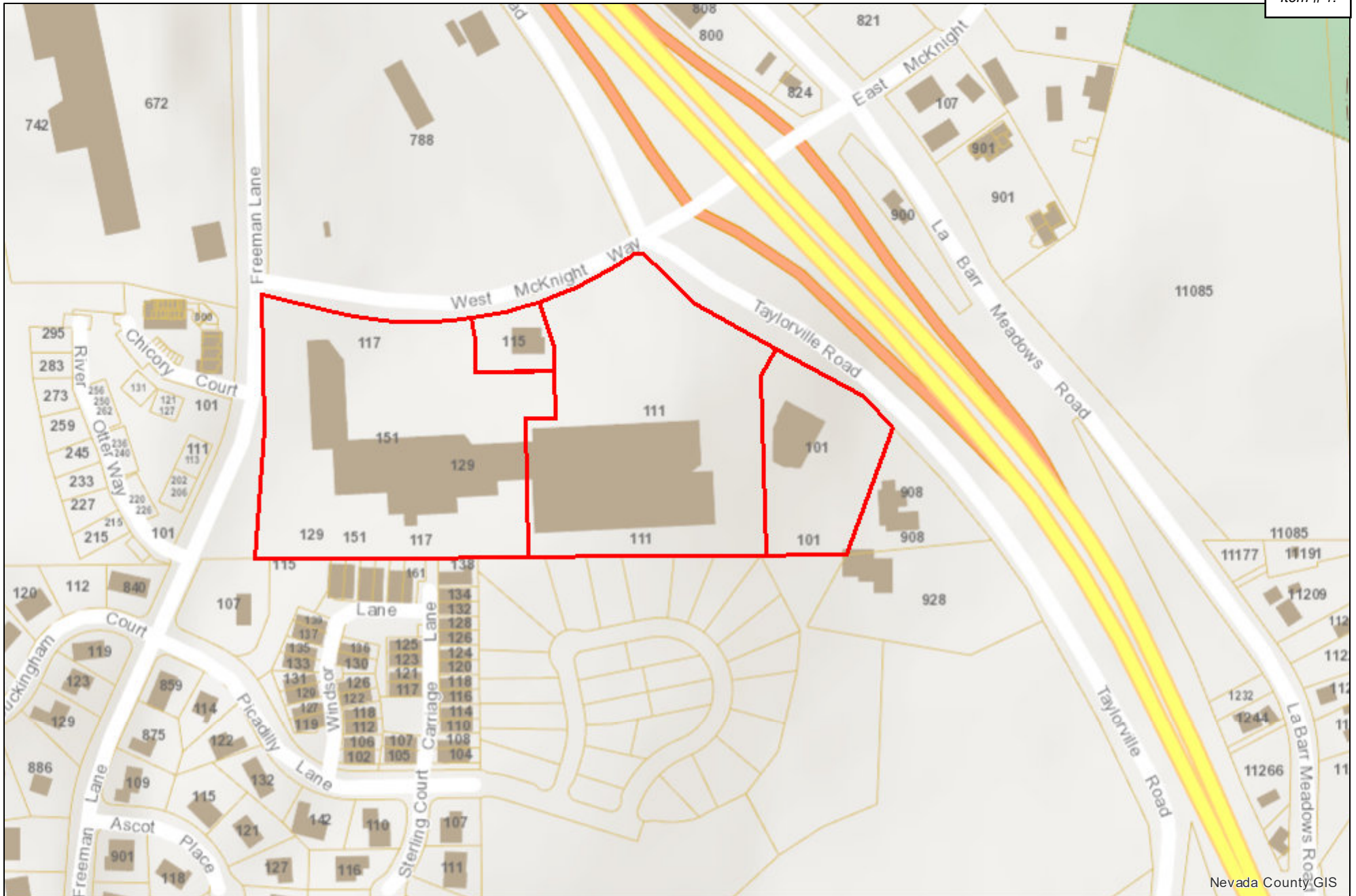
Master Sign Program Amendment

Attachment List

1. Vicinity Map
2. Aerial Photo
3. Universal Application
4. Master Sign Program Application
5. Master Sign Program Amendment
6. Applicant Letter

Vicinity McKnight Crossing Shopping Center

Item # 1.

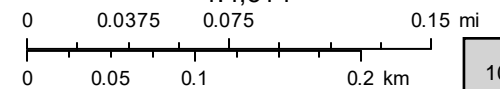


Nevada County GIS

December 5, 2023

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1:4,514



Nevada County GIS
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Aerial McKnight Crossing Shopping Center

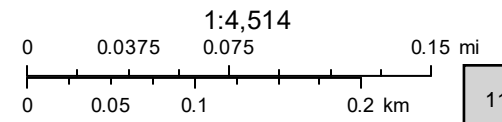
Item # 1.



Nevada County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

December 5, 2023

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CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variances

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

Application	Fee
MASTER	
SIGN	
PROGRAM	\$1,279
MODIFICATION	
Total:	\$1,279

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N x

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: James Fitzpatrick

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

**MASTER SIGN PROGRAM
MURALS & SIGN EXCEPTIONS**



SUPPLEMENTAL APPLICATION INFORMATION

Application Request: _____
Proposed Modified Master Sign Program to allow for FIVE BELOW sign, consistent with prior approvals

Property Address or Location: Mcknight Crossing 129 W McKnight Way Grass Valley , CA 94945

SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- 15 copies of the site plan and all other applicable plans/information.
- One materials sample board (if applicable).
- If a sign exemption is being requested, list the reasons for the exemption.
- The appropriate non-refundable filing fee.

B. Site Plan:

- SITE PLAN; An 8 1/2" x 11" Site Plan for the property on which the sign(s) will be placed including:
- Location of existing and proposed signs on site.
- Provide square footage and type of each sign and total square footage for all signs.
- For more than one sign, please give each sign a number starting with the number 1.
- For suspended or projecting signs please note distance from sidewalk to bottom of sign.

For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.

For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

C. Sign Illustrations:

Color drawing of each proposed sign including:

Number each sign corresponding to number shown on the site plan.

Message on sign including; typeface, font, and design details.

Dimensions in feet and total square footage area of proposed sign.

Overall height of all monument and freestanding signs.

D. Murals: A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.

Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.

The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

E. Mounting Details:

Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:

Description of material used in construction of sign.

Thickness and approximate weight of sign for suspended or projecting signs.

Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).

For suspended signs provide details of anti-sway devices.

McKNIGHT CROSSING

SIGN CRITERIA
Revised 12/5/23 9:12 AM

All companies bidding to manufacture:

All companies bidding to manufacture these signs are advised that no substitute will be accepted by purchaser whatsoever, unless so indicated in the specifications and approved by landlord and tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of the developer. Any signs found not in conformance will be rejected and removed at the owner's expense.

A. GENERAL SPECIFICATIONS

- A. Tenant shall submit before fabrication four copies of the proposed sign to the owner for approval. These drawings must include location, size and style of lettering, material, type of illumination, installation details, color selections and logo design. One plan is to be colored and submitted for approval.
- B. All permits for signs and their installation shall be obtained from the City of Grass Valley and paid for by the tenant prior to installation.
 - 1. No animated, flashing or audible signs will be permitted.
 - 2. No exposed lamps or tubing will be permitted.
 - 3. All signs and their installation shall comply with all local building and electrical codes.
 - 4. No exposed raceways, crossovers or conduit will be permitted.
 - 5. All cabinets, conductors, transformers and other equipment shall be concealed.
 - 6. Painted lettering will not be permitted.
 - 7. Channel letters without interior neon illumination will be accepted with reverse illumination ("Halo Lit") or internal illumination ("Face Lit").
 - 8. Any existing signage for a tenant space must be removed prior to installation of a new signage package.

B. LOCATION OF SIGNS

- 1. All signs or advertising devices advertising an individual use, business or building shall be attached to the building at a location to be determined by the lessor.

Tenant's Initials _____

Landlord's Initials _____

C. DESIGN PERFORMANCE (WALL MOUNTED)

1. The total sign area shall not exceed one square foot per lineal foot of frontage of the premises. Except as allowed in Variance V80-02 Item 5, dated July 23, 1981. Sign area will be measured by circumscribing a rectangle around each individual letter of sign case.
2. Width of sign must not exceed 60% of shop width, including logo.
3. The total sign area for 111 W. McKnight Way premises (**Target**) is: 338 sq. ft. for primary wall sign plus 21 sq. ft. and 36 sq. ft. for each of two secondary signs.
4. The total sign area to exceed 50 sq. ft. on the premises of tenants other than **Target** is hereby conditionally approved (for buildings A-F); provided that such signs shall be confined to a space of 20 inches maximum in height, except for one SPD sign not to exceed 60 inches in height and a maximum of 2/3 the premises in length; that the total sign area shall not exceed 1-1/2 sq. ft. per linear foot of frontage at the premises; that graphic symbols (logos) as well as letters shall be confined within in the space indicated above.
5. Total vertical sign height not to exceed 24". The maximum height for letters in the sign is 18 inches.
6. Signs shall be composed of individual or script lettering. Sign boxes and cans will not be permitted. Logos will be considered on a case by case basis. Colors will also be approved on a case by case basis.
7. Plastic surfaces: Rohm and Haas company's Plexiglas shall be used, in colors noted, 3/16" thick.
8. Acrycap retainers used at the perimeter of sign letter faces shall be gold, or approved on a case by case basis.

Tenant's Initials _____

Landlord's Initials _____

9. For any spaces over 6,000 square feet and with over 90 feet of lineal frontage of the premise, the allowable sign area shall not exceed 1.28 square foot per lineal foot of frontage. The total vertical sign height is not to exceed ~~54~~61 inches. The maximum height of letters in the sign is 42 inches. Width of the sign must not exceed 60% of the tenant frontage, including logo. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.

10. For suspended, pedestrian-oriented signage; As an example Five Below proposed not to exceed a maximum of 6 sq ft, and a minimum clearance from the ground of 8 ft.

D. DESIGN PERFORMANCE (FREESTANDING PYLON, MONUMENT & DIRECTIONAL SIGNS)

SIGN 1 PROPOSED PYLON SIGN (NORTHEAST CORNER OF SITE):

DOUBLE FACED, FREESTANDING:
14'-0" w. x 22'-0" h. x 3'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - "Target" 16" HIGH MAX. LETTERS
PRINTED ON ACRYLIC PANELS
"ARIEL BOLD" FONT ON
16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

OTHER TENANTS - 12" HIGH MAX.
LETTERS
PRINTED ON ACRYLIC PANELS
FONT VARIES ON 16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 3 ON EACH SIDE)

TOTAL SIGNAGE AREA = 58 SQ. FT. EACH SIDE 116 SQ. FT. TOTAL
TOTAL FACE AREA = 252 SQ. FT. EACH SIDE 504 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 2 PROPOSED TENANT MONUMENT SIGN (WEST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
17'-4" w. x 5'-6" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
5" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - 8" HIGH MAX.
LETTERS, PRINTED ON ACRYLIC PANELS
FONT VARIES ON
7 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 4 ON EACH SIDE)

TOTAL SIGNAGE AREA = 36 SQ. FT. EACH SIDE 72 SQ. FT. TOTAL
TOTAL FACE AREA = 94 SQ. FT. EACH SIDE, 188 SQ. FT. TOTAL

SIGN 3 PROPOSED I.D. MONUMENT SIGN (EAST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
8'-4" w. x 5'-0" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE 24 SQ. FT. TOTAL
TOTAL FACE AREA = 34 SQ. FT. EACH SIDE 68 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 4 PROPOSED DIRECTIONAL SIGN (NORTH OF BLDG. "A") :

SINGLE FACED, FREESTANDING:
4'-0" w. x 4'-0" h.

CENTER I.D. - "McKNIGHT CROSSING"
3" HIGH MAX. VINYL LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD

DIRECTIONAL
INFORMATION - "DELIVERIES" & "PARKING"
4 1/2" HIGH MAX, VINYL LETTERS
"ARIEL" FONT ON BRUSHED ALUMINUM
SIGN FACE

(ONE SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT.

Tenant's Initials _____

Landlord's Initials _____

DOUBLE FACED, FREESTANDING:
7'-0" w. x 5'-0" h. x 4'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
10" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
12 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE	12 SQ. FT. TOTAL
TOTAL FACE AREA = 12 SQ. FT. EACH SIDE	12 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

E. CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings, and clips shall be enameling iron with porcelain enamel finish, stainless steel, aluminum, brass or bronze. No black iron materials of any type will be permitted.
2. All exterior letters on signs exposed to the weather shall be mounted at least 3/4 from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. Location of all openings for conduits in building walls shall be indicated by sign drawings submitted to the lessor.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
7. Sign contractor shall repair any damage to any work caused by his work.
8. Lessee shall be fully responsible for the operations of each of its sign contractors.

F. RESTRICTIONS

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 sq. in. per single door entrance. All "Sale" signs, special announcements, etc. are not permitted on exterior or interior glass. such advertising material must be set back 48" from glass surface.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.
4. Copy of tenant's sign shall not include the product sold, except as part of the tenant's name or insignia.

Tenant's Initials _____

Landlord's Initials _____

- 5. Temporary signs:
 - a. Temporary signs may be permitted upon the review and approval of a sign permit by the Planning Department.
 - b. Temporary signs shall be limited in size proportionately to the building or development involved. The aggregate area of all temporary signs on the premises, shall not exceed two square feet for each lineal foot of frontage, or a maximum of fifty-square feet total area, whichever is the lesser area. Exceptions to this standard may be granted by the Development review committee in accordance with Chapter 17.38 of the Municipal Code.
 - c. Temporary signs shall be limited to four events per year, not to exceed a period of 15 days per event;
 - d. The Planning Department or the Development Review Committee may be more restrictive than these standards or deny an application for temporary sign permits. An action of denial must be based on findings which may include the following:
 - 1. The proposed sign would conflict with other signs on the building or in the neighborhood.
 - 2. The proposed sign would cause undesirable or unattractive proliferation on the building or in the neighborhood.
 - 3. The proposed sign would result in too many similar type signs on the building or in the neighborhood.
 - 4. The proposed sign may result in a public health and safety hazard or nuisance.
 - 5. The applicant has demonstrated poor performance in complying with this ordinance or conditions of permit approval for other signs.

G. PROHIBITED SIGNS

- 1. Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

Tenant's Initials _____

Landlord's Initials _____

2. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post, or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. Signs on Doors, Windows or Fire Escapes: No window signs will be permitted except as noted herein. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
4. Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited.
5. Off-Premise Signs: Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject note related to the premises upon which said sign is located are prohibited.
6. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use of activity not related to its lawful making or deliveries or sales of merchandise or rendering of services from such vehicles, is prohibited.
7. Light Bulb Strings and Exposed Tubing: External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it relates.
8. Pennants, and Balloons used for Advertising. Purposes: Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to landlord and City approval.

Tenant's Initials _____

Landlord's Initials _____

- 9. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the state of California are prohibited.
- 10. Existing Non conforming Pylon Signs: No modification of the existing pylon signs will be allowed without approval of an exception to the sign ordinance by the Grass Valley City Development Review Committee.

H. MISCELLANEOUS NOTES

- 1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the landlord as a "Major" or "Special" tenant that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual sign on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the architect, owner and the City of Grass Valley.

I. GUARANTEE

- 1. The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge, all lamps excluded.

J. INSURANCE

- 1. Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction of erection of signs in the amount of \$1,000,000/\$2,000,000.

K. ERECTION

- 1. Sign company shall completely erect and connect (including all wiring) sign display at approved sign location.

END OF CRITERIA

Tenant's Initials _____

Landlord's Initials _____

City of Grass Valley
Community Development Department
Attn: Amy Wolfson – City Planner
125 E Main Street
Grass Valley, CA 95945

Via Email

RE: Proposed Modified Master Sign Program Criteria at McKnight Crossing for the Development Review Committee

Amy,

Thank you for working with our Team to update the Master Sign Program Criteria to current standards.

Thank you to the DRC Members for their continued support in the reimagining of the McKnight Crossing Shopping Center as we get into final details.

Quick Center update since last we met. Exciting news to announce a couple new tenants. The Team’s efforts to reimagine the Center have been realized by attracting several national anchor tenants, preserving several existing business and now we can announce a couple new tenants to achieve our goal to bring in some unique and local offerings to round out the center:

1. **The Sweet Spot:**
 - Features Specialty Cakes and Treats. The Owner began baking with her father, could not find a Birthday Cake to her liking so started a business in a “ghost kitchen” and is now pursuing her entrepreneurial spirit at McKnight Crossing, looking to partner with other local businesses and being the go to baker for the community. Should be open by the time you read this. Check out the gallery at www.TheSweetSpotGV.com.
2. **River Dog 4 Tap Room and Charcuterie:**
 - Plans are to serve local beers, craft seltzer and wines to accompany a curated menu to accompany your favorite beverage. A super cool remodel is planned, sure to become a community favorite. Targeting a spring opening.

Proposed updated master Sign Program Criteria for the December 12, 2023 DRC:

- Brief Master Sign Program Criteria history:
 - Updated and modernized historical master Sign Program Criteria
 - Early in 2022, the Team worked with the prior City Staff Team to update and modify the Master Sign Program to accommodate the reimagining of the Center, and to allow for major anchor tenants like Target, to allow for these national tenants and their standard sign packages.
 - As always, Staff was great to work with and the outcome was agreeable by Staff and Team that the Master Sign Program would support existing and new tenants, consistent with the needs of the community and the city’s Development Code.
 - The previous Master Sign Program was outdated, crafted with Kmart first come to the center, and had functionally obsolete signs with Neon and was inconsistent with today’s energy and sustainability requirements
- Relevant Center History:
 - **“GV 1”:** Originally, there was ownership of the Target Center
 - Includes the major Anchor Tenants: Target, Big 5 SPD Markets and Five Below
 - Gathering Spaces: “Midway” and “The Mix”
 - Sign Standard: Internal Illumination – Face Lit
 - **“GV-2”**
 - Recently acquired, and included in the reimagining remodel
 - Gathering Spaces: “The Grove”
 - Sign Standard: Reverse Illumination – Halo Lit
- Previously Approved Signs under the current Master Sign Program
 - **NOTE:** The intent of the current Master Sign Program was to allow for National Tenants signs like Target to be approved, as Staff has previously approved
 - Site Plan #1:
 - Monument Signs, Entrance Signs and vertical ID / Way Finding Signs
 - GV 1 Examples: Sign Permits Issued
 - Sign Standard : “Internally Illumination”: “Face Lit Signs”
 - Target, Big 5, SPD Markets
 - Most common Shopping Center Standard
 - Self contained, easier to maintain
 - Major Tenant defined as + 6,000 sf and 90 feet of store front
 - All Signs in Area match the Sign Standards
 - **NOTE:** FIVE BELOW is proposed to be consistent with previously approved Signs with Sign Permits reviewed and issued
 - GV 2 – Examples; Sign Permit issued
 - Sign Standards : “Reverse Illumination”: Halo Lit

- The Permit Sign Package for “The Grove” has been through Plan Check and a Sign Permit Issued
- All Signs in Area match Sign Standards
- Pine Creek Shopping Center:
 - McKnight Crossing Master Sign Program is consistent to other Shopping Centers in vicinity
 - Major tenants are Internally Illuminated – Face Lit
 - Raleys, JC Penny, Dollar Tree, PETCO, Starbucks
- No potential Impacts to adjacent properties nor Right of Ways in vicinity
 - All signs face away from sensitive uses and other properties
 - 49, McKnight Way, Taylorville Road
 - Other Commercial Properties
 - Signs do not face Residential
- Rationale:
 - All Signs are considered Standard and Traditional for Shopping Centers
 - All Anchor Tenant / Majors signs are consistent with their National Sign Standards, used in other cities
 - National Tenants have Environmental, Sustainability and Energy standards and goals
 - Intent is to exude a naturally upscale charm
- No Complaints or Concerns:
 - The Applicant has no knowledge of any complaints nor concerns
 - The signs approved are consistent with discussion with prior Staff and consistent with previously approved signs

Applicant Request to Modify Master Sign Program Criteria:

- Modify A) B) 7)
 - i. CURRENT:
 - 1. Channel letters without interior neon illumination will be accepted.
 - ii. PROPOSED
 - 1. Channel letters without interior neon illumination will be accepted **with reverse illumination (“Halo Lit”) or internal illumination (“Face Lit”).**
- Introduce C)10)
 - i. **For suspended, pedestrian-oriented signage; As an example Five Below proposed not to exceed a maximum size of 6 sq ft, and a minimum clearance from the ground of 8 ft.**

Documents for the December 12, 2023 DRC Meeting:

1. Applicant Letter
2. Master Sign Program Criteria
 - a. Modified 12.1.2023
3. Exhibits:
 - a. Site Plan 1
 - i. Existing Monument and Vertical / Way Finding
 - b. Site Plan 2 – GV1 & GV 2
 - i. GV 1: Internally Illuminated – Face Lit Signs
 - ii. GV2: Reverse Illumination – Halo Lit Signs
 - c. Vicinity Map

Thank you for the opportunity to present these additional improvements and innovations. We ask for support for this Application in an effort to finalize the Center, and make it an integral part of the Grass Valley Community.

Jim Fitzpatrick

Authorized Agent
Mesa Management
Special Projects

FRONT ELEVATION : FIVE BELOW – SIGN #1



SIGN #2 FIVE BELOW:



NOTE : ALIGN UNDER CANOPY WITH CENTER OF DOORS

FRONT PARTIAL ELEVATION scale 3/32"=1'

SIGN 1	Sign Size	42"
	Sign Type	Channel Letters
	Square Feet	86.6

SIGN 2	Sign Size	12" x 60"
	Sign Type	Under Canopy
	Square Feet	5



SITE PLAN #1:



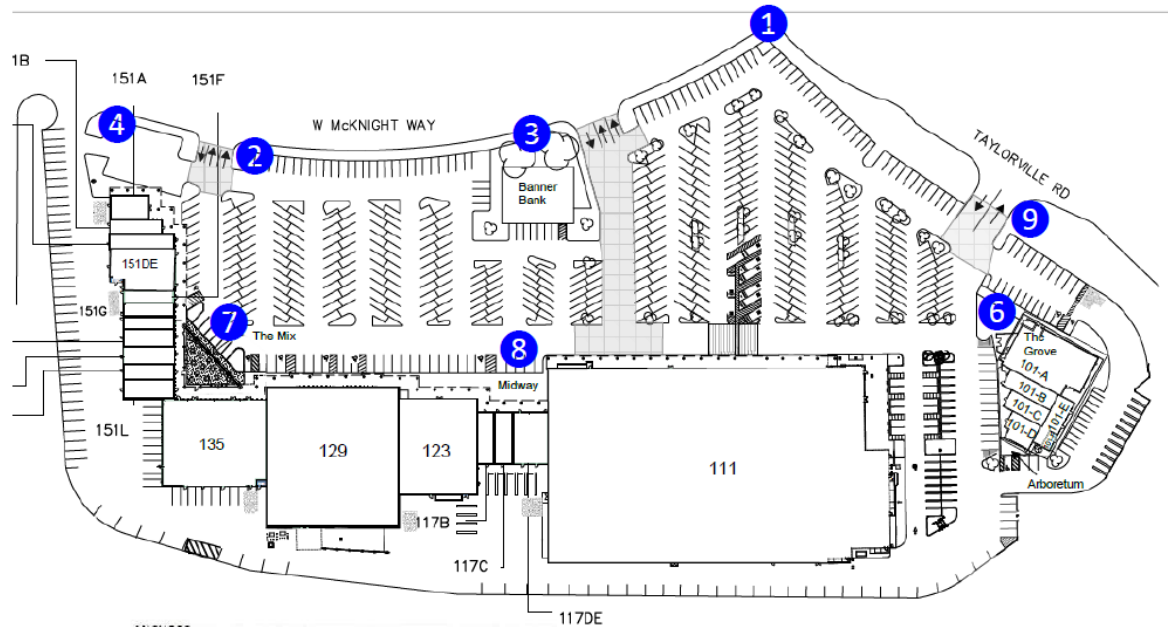
MASTER SIGN PROGRAM – LOCATION MAP

EXISTING:

- 1. Pylon - NE Corner
- 2. Tenant Monument – W Drive Entrance
- 3. ID Monument – E Drive from McKnight Way
- 4. Directional – No Bldg A
- 5. None

NEW:

- 6. The Grove
- 7. The Mix
- 8. Midway
- 9. Directional – Drive Entrance @ Taylorville Rd



SITE PLAN # 2

GV 1: Internally Illuminated – Face Lit

GV2: Reverse Illuminated – Halo Lit





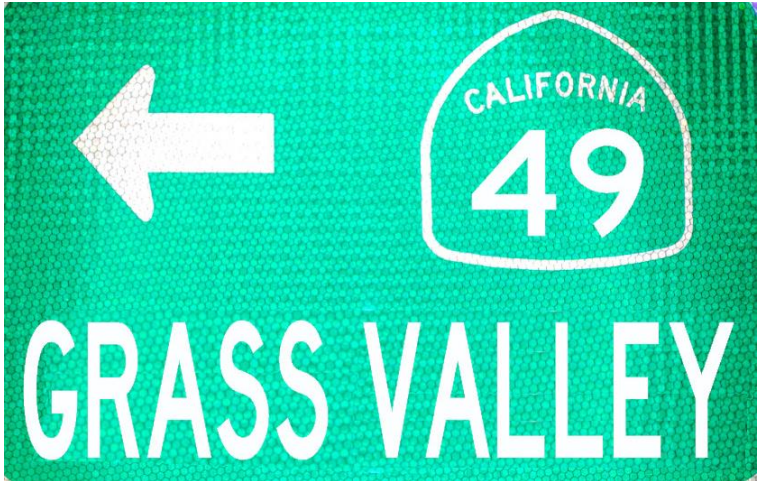


McKNIGHT

C R O S S I N G



DEVELOPMENT REVIEW COMMITTEE



December 12, 2023



EXCITING ANNOUNCEMENTS

Item # 1.

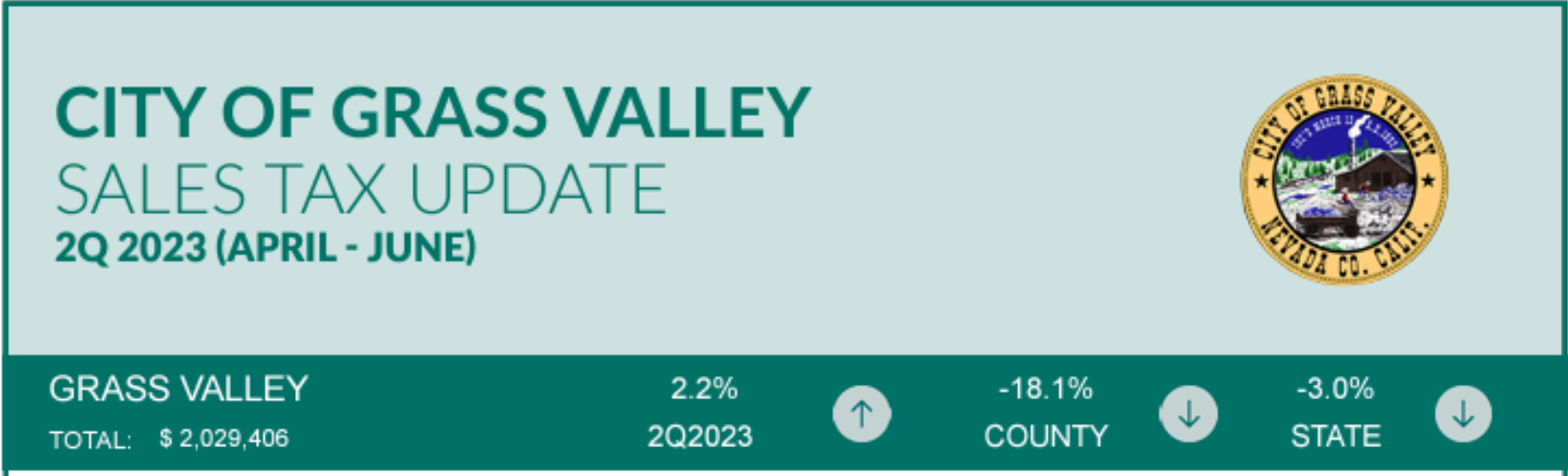


Sweet Spot, Specialty Cakes and Treats



River Dog 4 Tap Room and Charcuterie





CITY OF GRASS VALLEY HIGHLIGHTS

Households sensitive to economic uncertainty while paying inflated prices caused several categories in the general consumer goods group to decline, but the opening of a new outlet hid those declines.



WHY ARE WE HERE?

Item # 1.



Modify Master Sign Program Criteria



The Union

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GV2: Reverse Illuminated – Halo Lit

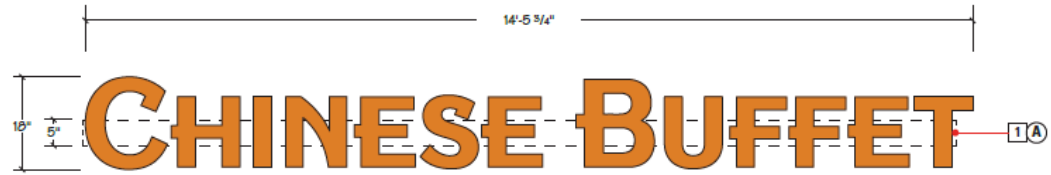
GV 1: Internally Illuminated – Face Lit



INTERNALLY ILLUMINATED – FACE LIT SIGN



REVERSE ILLUMINATED – Halo LIT SIGN



Applicant Request to Modify Master Sign Program Criteria:

- Modify A) B) 7)
 - i. CURRENT:
 - 1. Channel letters without interior neon illumination will be accepted.
 - ii. PROPOSED
 - 1. Channel letters without interior neon illumination will be accepted with reverse illumination (“Halo Lit”) or internal illumination (“Face Lit”).
- Introduce C)10)
 - i. For suspended, pedestrian-oriented signage; As an example Five Below proposed not to exceed a maximum size of 6 sq ft, and a minimum clearance from the ground of 8 ft.
- Modify
 - 9. For any spaces over 6,000 square feet and with over 90 feet of lineal frontage of the premise, the allowable sign area shall not exceed 1.28 square foot per lineal foot of frontage. The total vertical sign height is not to exceed 61 inches. The maximum height of letters in the sign is 42 inches. Width of the sign must not exceed 60% of the tenant frontage, including logo. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.



FIVE BELOW - SIGN

FRONT PARTIAL ELEVATION

scale 3/32"=1'

SIGN 1	Sign Size	42"
	Sign Type	Channel Letters
	Square Feet	86.6

SIGN 2	Sign Size	12"x60"
	Sign Type	Under Canopy
	Square Feet	5

Item # 1.



FIVE BELOW – Pedestrian & Way Finding

Item # 1.



NOTE : ALIGN UNDER CANOPY WITH CENTER OF DOORS





Jim Fitzpatrick

(949) 257 – 8448

JimFitzEco@gmail.com



Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Development Review Permit for the construction of a three-story, ±42,000 square foot/80 room Holiday Inn Express on a 2.74 acre portion of an 11.83 acre parcel
Location/APN: 961 Plaza Drive/035-480-039
Owner: Rajinder Singh, Grass Valley Hospitality, Inc.
Applicant: Jeff Morrish, NST Engineering, Inc.
Zoning/General Plan: Central Business (C-2) Zone/Commercial
Entitlements: Development Review Permit

RECOMMENDATION:

1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project as presented, as may be modified by the Development Review Committee and/or Planning Commission, which includes the following actions:
 - a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project on 2.74 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

In 2002, the City adopted a Mitigated Negative Declaration and approved the Olympia Plaza II Project. The project included the construction of six buildings on ±4.7 acres of the ±12-acre site. In total, ±52,000 square feet of commercial/office floor area was approved with 40 apartments, many of which would have included constructed on second and third floors above the commercial spaces. That project expired in 2005. While the development never came to fruition, as a result of that proposal, open space areas were reserved on the properties at both the north and south ends for preservation of trees and/or biological resources.

Staff presented a preliminary project design for the proposed Holiday Inn Express at the May 23, 2023 DRC meeting to obtain feedback on the proposed development. At that meeting the committee recommended that the applicant refine the design to be more consistent with Gold

Country architecture and the City's Community Design Guidelines. Specific recommendations from that meeting are included in the May 24, 2023 letter sent to the applicant (Attachment 7).

The applicant has been working diligently with staff to make the recommended design modifications and also correct the plans to be compliant with the city municipal code. The proposed project is the result of responses to several staff requests for modifications.

PROJECT DESCRIPTION:

Development Review Permit – The Development Review Permit is for the Holiday Inn Express hotel proposed to be located on a 2.74-acre portion of the parcel at 961 Plaza Drive. A tentative map is being processed concurrently to separate the hotel development from the remaining 9.03 acres of the parcel, which is not currently proposed for development. The site is proposed to be developed with a ±42,000 square foot, 80-room hotel. The project is in the Central Business District (C-2) Zone, which allows hotel use as a permitted use contingent upon approval of a Development Review Permit (i.e. Design Review) for site plan and architectural building design in accordance with the City's Design Guidelines, and development standards of the City Municipal Code. The project plans include the following Development Review details:

Site Plan & Setbacks – The three-story, 80-room hotel is proposed to be located in the center of the northerly 2.74-acre development area with parking located primarily to the south of the proposed building. The building is setback approximately 230 feet from the northern property line, running along Brunswick Road, with the outdoor pool setback 200-feet. The building is setback approximately ±25 feet from the eastern property line, adjacent to Timberwood Estates, 150-feet from the proposed southern property line, and between 45 and 100 feet along the west property line fronting Sutton Way fronting. The project complies with the City's setbacks for the C-2 Zone, which are 0 feet in the front; 10 feet on an interior side where abutting a residential zone; 0 feet on a street side yard; and 25 feet in the rear.

Access & Circulation – Access to the property is proposed at two locations at the north end and at the south end of the resulting lot, both providing two-way access to/from Plaza Drive. All the internal drive aisles are a minimum of 25-feet wide, which provide two-way traffic. Full road improvements are required along the Plaza Drive property frontage, including sidewalk, curb and gutter and commercial driveways (See Condition no. 8 and 15).

Parking – A total of 83 on-site parking spaces are provided, including 4 ADA accessible parking spaces; and 4 Electric Vehicle spaces. In addition to the 83 automobile spaces, the applicant is providing 5 motorcycle spaces. The standard parking spaces meet the minimum dimensions of 9 feet by 18 feet with minimum backing distances of 25 feet in compliance with City Parking Standards. Table 3-3 of the City's Development Code requires 1 space for each unit, plus 2 spaces for the manager or owner for the hotel requiring a total of 82 parking spaces. The development is in compliance with city parking standards.

Landscaping – Landscaping is provided around the perimeter of the proposed development area. Total landscaped area of the development is 14,575 square feet (0.3 acres) or 17% of the total site. The landscaping includes existing trees to be preserved along the eastern property line to help buffer the Timberwood residential development. There is also a 0.3 acre area in the

northeast corner devoted to open space where natural vegetation will be maintained, for a total of 0.6 acres of pervious surface on the resulting parcel. The C-2 zone has no limit for site coverage other than what is required to meet landscaping standards.

Hotel Architectural Design – In addition to the 80 lodging rooms, the hotel includes a registration lobby, a breakfast dining area, a fitness center, an outdoor pool, a conference room, and laundry facilities. The total square footage of the building is ±42,542 square feet with ±14,000 square feet on each floor. The building has similar architectural design and material elements as other buildings in the Brunswick Basin, including:

- Siding:
 - Fiber cement lap siding
 - Fiber-cement Board and Batten, 16 inches on center
 - Stone Veneer
- Roofing:
 - Primarily standing Seam metal
 - Small area of single-ply, waterproof membrane at HVAC Screen
 - Combination of 8:12, 4:12, and 3/12 pitches
- Varying wall planes and drive-through Porte Cochere;
- Gooseneck wall lighting.



Proposed Holiday Inn Express rendering

Trash Enclosure – A trash enclosure is located east of the proposed building within the parking area, and 20-feet from the side property line adjoining the Timberwood subdivision, consistent with Community Design Guidelines. The materials of the trash enclosure includes a 6-foot high, split-faced CMU enclosure with a 1/12 shed roof and metal gates.

Lighting - Lighting proposed for the project site includes 20-foot parking lot pole lighting, and gooseneck wall fixtures on the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed eight feet where adjacent to a residential area, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other

standards (see finding 9). The applicant has provided further justification for the pole heights, which is copied below and also included in the “Applicant Statement (Attachment 2).” Staff has some concern regarding the height of the light fixtures because at 20-feet, they will be in direct eye site of the residential building pads associated with Timerberwood Estates, which are approximately 15-feet above the elevation of the hotel property. Exterior wall lighting fixtures are located at building entryways and along the pedestrian path leading from the parking lot to the hotel entry. The applicant has provided photometric plan that shows lighting won’t exceed 0.5 footcandles at the property line, which is consistent with the City’s lighting requirements with respect to light intensity and spillover. All lighting fixtures contain shields to direct lighting downward. The applicant is requesting that the DRC consider the following justification for the parking lot light heights:

Section 5.2 (b) states that parking and vehicle circulation area light standards should not exceed twelve (12) feet in height. We have proposed a twenty (20) foot high light standard in order to minimize the number of light fixtures and maximize the number of trees in the parking lot. The cut-off ‘down’ light standards will reduce light spillage and glare in adjacent properties as shown on Sheets C5 and C5.1 (under 0.5 footcandles at property line). The taller light standards in the parking lot allows for a better light pattern across the aisle and parking spaces than a lower, higher intensity light. As noted before, there will be a reduced number of light standards, especially after the trees start to grow and increase in height. The pedestrian walkway lighting will be provided from wall mounted ‘down’ lighting and should give adequate lighting and splash the exterior walls for aesthetic purposes. Any free standing light fixtures along the pedestrian walks will be less than eight (8) feet high.

Residential Screening – Section 7.30.040 (F.1.a) of the municipal code requires screening between commercial and single-family residential land uses in the form of a 6-foot high solid, masonry wall. The applicant is requesting that the city consider allowing the proposed metal fence due to the topography of the adjacent residential use and building pads located nearly 15 feet above the adjoining property line, with further consideration of the 4 to 6 foot retaining wall that will be located along this property line. The applicant has provided the following justification:

The rear property that adjoins the residential land uses is shown on Sections 1, 2, and 3, on Sheet C2.2. Section 1 is actually found along the adjacent commercial land use section of the property. A metal fence along the property line seems more attractive and allows view of the natural open space to extend into the adjacent parcel. Sections 2 and 3 show the fill slopes on the adjacent residential property as well as the cut slope and retaining wall at the hotel site. The future residential building pads are going to be 20 to 25 feet above the finish floor of the hotel and the property line elevations is almost 15 ft below the residential building pads. A 6 ft masonry fence at the property line will not provide any sound barrier or affect the sight lines from the view of residences towards the hotel. Also, a higher masonry fence will seem to loom over any hotel guest use of the rear yard. Therefore, a metal fence seems to be a better solution. Once the landscaping of the residence and the hotel are complete this landscaping will create a much better sound barrier and visual buffer.

Grading and Retaining Walls – The project site slopes from northeast to southwest toward Olympia Creek, with the area of proposed development ranging in slope between 2% and 10%. To comply with Americans with Disabilities Act (ADA) requirements, the site must be graded

relatively flat with slopes less than 5% gradient. Accordingly, ± 999.75 cubic yards of cut are required with ± 30.95 cubic yards of fill resulting in an export of ± 968.81 cubic yards of soil.

To accommodate the slopes, a 2.5 to 6 foot retaining wall is proposed at the southeast corner of the parking lot. A stepped 4-foot and 6-foot retaining wall is proposed to run along the eastern edge of the parking lot, transitioning to a 9-foot retaining wall behind the building, where it will be obscured from public view. Section 17.30.04 (D.3) of the municipal code requires that retaining walls be stepped when above a five-foot height. The Planning Commission may make a finding that the intent to visually soften a large retaining wall from the perspective of public views is met with the design as proposed since the 9-foot section of wall will be behind the hotel building (See finding 8).

Tree Removal – According to the site plan, a total of 20 trees between 10 and 22 inches DBH are proposed for removal to accommodate the project. Most of the trees being removed are along the rear property line, including mostly pines, but also including oaks, cedars, and one redwood. Chapter 12.36 of the city municipal code provides standards for tree removal within the city boundaries. The ordinance requires a tree permit for the removal of any tree that has a trunk diameter of 10 inches or larger DBH, and categorize any tree with a diameter of 24 inches as “significant.” A Biological Resource Assessment was prepared for this project in September 2023 by Greg Matuzak of Greg Matuzak Environmental Consulting LLC, who recommends that property lines be verified prior to tree removal and to obtain a construction related tree removal permit from the director of public works, the tree permit administrator. Furthermore, the city’s tree preservation ordinance requires that tree protection measures be approved prior to any development activities including, but not limited to, clearing, grading, excavation or demolition work on a property or site which requires a planning action (See Condition 4 and 9).

Drainage – A preliminary drainage study was prepared for the project by *NST Engineering dated February 10, 2023*. The run-on (runoff from neighboring properties onto the subject property) potentially consists of stormwater crossing the site (east to northwest), 3.82 cfs for a 100-yr, 1-hr storm through the open space and into a 36-inch diameter culvert that crosses Plaza Drive in a southwesterly direction. The storm drain appears to tie into a storm drain system that runs through the existing commercial development west of Plaza Drive. The open space area located at the northern end of the site, acts as a containment basin and can contain 27,000 cf of storm run-off before it crosses over Plaza Drive. The 36-inch diameter culvert has a possible 70 cfs stormwater flow, well above the projected 5.01 cfs run-off from the proposed hotel site during a 100-yr, 1-hr storm. The remainder of the storm run-off from the hotel site presently flows down the east side of Plaza Drive. The flow will be increased from 0.68 cfs to 1.19 cfs during the 100-yr, 1-hr storm.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, and generally dominated by ponderosa pine (*Pinus ponderosa*), incense cedar (*Calocedrus decurrens*), and sugar pine (*Pinus lambertiana*) trees within a mixed conifer forest habitat zone. However, within the open areas of the subject parcel and within the majority of the proposed areas of disturbance that make up the Project area within the subject parcel, non-native annual grassland is the dominant vegetation type. The natural parcel runoff within the northern section of the subject parcel is within the drainage feature that connects directly to the west side of Plaza Drive and drains underground towards the west where Olympia

Creek is located (daylights from underground and flows south into the Loma Rica Phase I project area). Runoff within the western section of the subject parcel crosses under Timberwood Drive and flows towards Olympia Creek to the southwest of the subject parcel. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning - The property is within the Central Business (C-2) Zone. Hotels are permitted uses in the C – 2 Zone subject to Development Review Permit approval. The C-2 Zone implements and is consistent with the Commercial land use designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the hotel development on 2.74 acres is consistent with Categorical Exemption Class 32, which consists of projects characterized by in-fill development meeting the conditions described in this section (city consistency response in italics):

(a) 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.

Hotel use is a permitted use in the C-2 zoning designation and is consistent with the Commercial General Plan designation defined in the City of Grass Valley 2020 General Plan as serving a wide variety of service commercial establishments.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The hotel development is proposed on a project site of 2.74 acres. Surrounding uses include the Gold Country Center (Safeway shopping center) to the north, medium density residential (Timberwood Estates) to the east, high density housing along Sutton Way and a PG&E substation to the south, and Olympia Plaza (shopping center with car repair, restaurant, and dry-cleaning services) to the west.

(c) The project site has no value as habitat for endangered, rare or threatened species.

A Biological Resource Assessment, dated September 2023, was prepared by Greg Matuzak, Principle Biologist at Greg Matuzak Environmental Consulting LLC. The Assessment indicates that Special-status species were considered in the preparation of the Biological Inventory and is based on a current review of the California Natural Diversity Data Base (CNDDDB) and database information provided by the United States Fish and Wildlife Service for the subject parcel. The

database searches revealed eleven (11) species, including Brandegees clarkia, Scadden Flat checkerbloom, Pine Hill Flannelbush, finger rush, dubious pea, brownish beaked-rush, coast horned lizard, Townsend's big-eared bat, yellow-breasted chat, foothill yellow-legged frog, and California black rail that have been previously identified within 3 miles of the subject parcel. However, none of the species were observed during field surveys and Matuzak further concluded that the subject site offers only marginal habitat or no suitable habitat for each of these species. Additionally, there is no federally mapped Designated Critical Habitat (DCH) within 3 miles of the subject parcel (USFWS 2023).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Level of Service (LOS): The average trip generation rate per hotel room (per the Trip Generation Manual) is .70. For the proposed 80 room hotel, that means 56 peak hour trips which is below the City's threshold of 63 PM peak hour trips and is therefore considered a less than significant impact.

Vehicle Miles Traveled (VMT): The Traffic Study concludes that hotel guests from out of town will average 25 to 50 miles per trip and that miles traveled while staying at the hotel will be less than five miles. A weekend stay at the hotel would average 95 to 145 vehicle miles traveled per guest, per day. At an expected average 60% occupancy, the entire hotel would average approximately 1,540 to 2,300 VMT per day. The study concludes that VMT will be reduced by an average of 25 VMT per guest who can stay at the hotel as opposed to driving the 25 to 50 miles back to their starting destination. Pursuant to CEQA Guidelines Section 15064.3(b.1), projects that decrease vehicle miles traveled in the project area are presumed to have a less than significant transportation impact.

Noise: The applicant provided a noise analysis prepared by NST Engineering, LLC, dated November 13, 2023. As a commercial zoning designation, the site is subject to a noise standard of 65 dbA pursuant to section 8.28.060 of the city municipal code. Construction noise is regulated under section 8.28.100 and prohibits construction adjacent to a residential zone to operate standard construction equipment between 7 pm and 7am, and on Sundays or legal holidays. The noise analysis has indicated that noise generating uses associated with the hotel use include hotel guests using the patio and pool area including potential music events, wall-mounted heat pumps, and roof-mounted HVAC units. Of these noise sources, only the HVAC units were found to have a potential impact above the 65 dbA standard and they will be mitigated to be below this threshold by a proposed parapet wall that is designed into the project.

Air Quality: The Northern Sierra Air Quality Management District (NSAQMD) has reviewed the project and determined that reasonable project guidelines based on a Dust Management Plan that the applicant has agreed to abide by, are adequate to mitigate air quality impacts related to the development.

Water Quality: There are no waterbodies on or traversing the 2.74-acre development area and no development will occur within 30-feet of Olympia Creek. Drainage from the site is directed toward a bio-swale and toward the northern open space area and is directed toward a 32 inch culvert that

crosses Plaza Drive and ties into an existing storm drain system on the adjacent commercial development.

(e) The site can be adequately served by all required utilities and public services.

All utilities, including NID water, PG&E power lines, and city sewer lines are located in close proximity to the project, as they serve the adjacent commercial shopping center. Extension of these services are contingent upon the applicant extending infrastructure as needed and working with the respective agencies to hook up to their utility infrastructure. A will-serve letter will be required from NID prior to grading permit issuance. No utility agency has expressed concern in their capacity for serving the project as proposed.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the Holiday Inn Express Project (22PLN-37).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 32, Categorical Exemption (In-fill) in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Commercial. The Holiday Inn Express Project is consistent with the General Plan or any applicable Specific Plan.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.
7. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities.
8. That the intent of Municipal Code Section 17.30.04 (D.3) requiring that retaining walls be stepped when above a five-foot height in order to visually soften a large retaining wall from the perspective of public views is met with the design as proposed since the 9-foot section of wall will be behind the hotel building.
9. The 20-foot height of the parking lot lighting is appropriate in order to comply with all other outdoor lighting requirements as outlined in section 17.30.060 of the city municipal code.

RECOMMENDED CONDITIONS OF APPROVAL:**PLANNING**

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on December 28, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (22PLN-37). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. If tree or vegetation removal is proposed within the bird breeding season (between March 1 and August 31) a pre-construction survey within 250 feet of the disturbance area shall be required pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated September 2023 and prepared for the applicant.
4. Property lines shall be verified prior to tree removal, pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated September 2023 and prepared for the applicant.
5. In the event of inadvertent discovery of previously unidentified cultural material, archeological consultation shall be sought immediately.
6. In the event that human remains are inadvertently encountered during ground-disturbing activity or at any time subsequently, State law shall be followed, which includes, but is not limited to, immediately contacting the County Coroner's office upon any discovery of human remains.
7. The applicant shall file for a sign permit prior to erecting signage.
8. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval

ENGINEERING:

9. Prior to recording the concurrent Parcel Map, a Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements.
10. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking

lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lots lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

11. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City: a. Less than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions). b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC4581). Any project with 3 Acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
12. Prior to any ground-disturbing activities, the applicant shall submit to the Building Department for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
13. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the State, to the Engineering Division.
14. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
15. Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards.
16. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
17. Sidewalk, curb and gutter and commercial driveways will be required along the full frontage of the developed parcel.

NEVADA IRRIGATION DISTRICT:

18. Prior to issuance of a grading permit or building permit, the applicant shall provide a copy of a will-serve letter from NID confirming ability to serve the project and shall also provide confirmation of available fire flow to the Planning Department.
19. If a domestic meter is requested to serve the project, prior to issuance of a grading permit or a building permit the applicant shall perform a Water Demand Analysis to determine meter size and fees.
20. Appropriate backflow prevention will be required.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

21. The applicant shall abide by the Dust Management Plan Descriptions of NSAQMD Rule 226 pursuant to the signed agreement by Grass Valley Hospitality on November 27, 2023.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applicant Statement
3. Tentative Map
4. Sewer Calculations
5. Improvement Plans
6. Color Renderings and Material / Color Selections
7. May 23, 2023 DRC Recommendations

Special Studies available on the city's website (see attachment for link)

Holiday Inn Express Proposed at 961 Plaza Drive

Project Submittal Attachment List

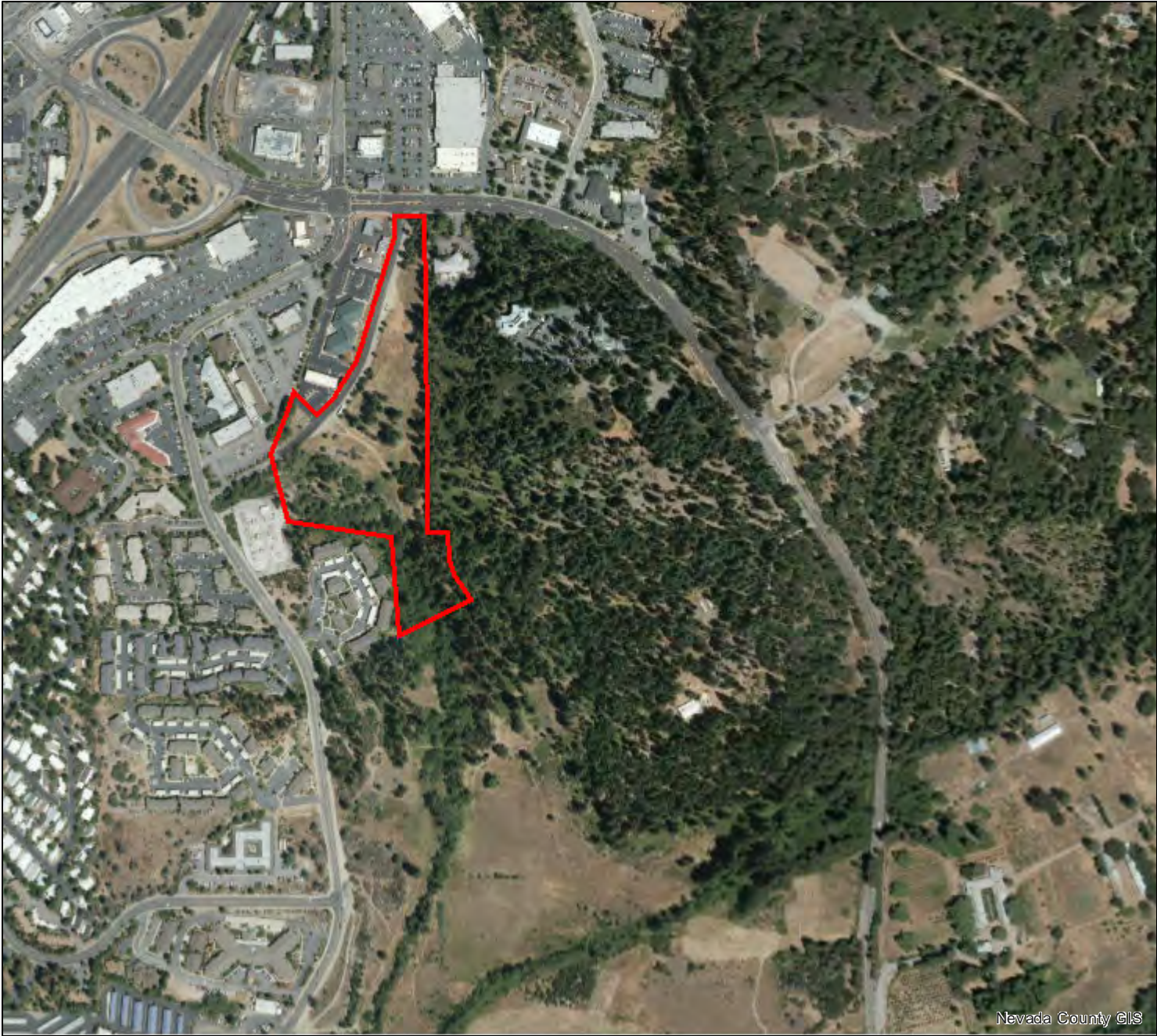
1. Aerial and Vicinity Maps
2. Applicant Statement
3. Tentative Map
4. Sewer Calculations
5. Improvement Plans
 - a. Building Elevations and Floor Plans
 - b. Site Plan
 - c. Grading Plan and Drainage Study
 - d. Utility Plan
 - e. Fire Access Plan
 - f. Lighting Plan
 - g. Striping Plan
 - h. Conceptual Landscaping Plan
6. Color Renderings Material/Color Selections
7. May 23, 2023 DRC Recommendations

Special Studies including the following can be found on the city's website by following [this link](#):

- Noise Analysis
- Traffic Study
- Biological Inventory
- Cultural Resource Inventory
- Geotechnical Report
- Hydrology Report

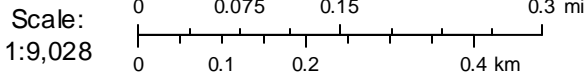
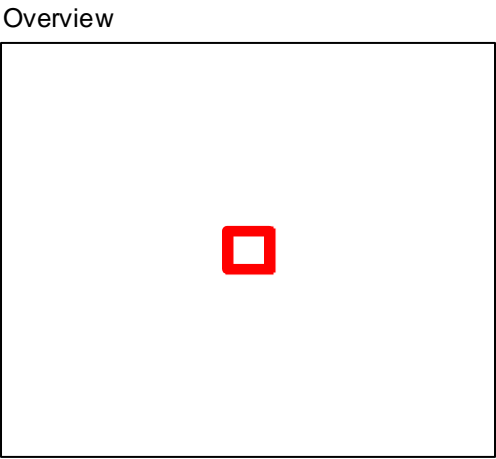
961 Plaza Drive

Item # 2.



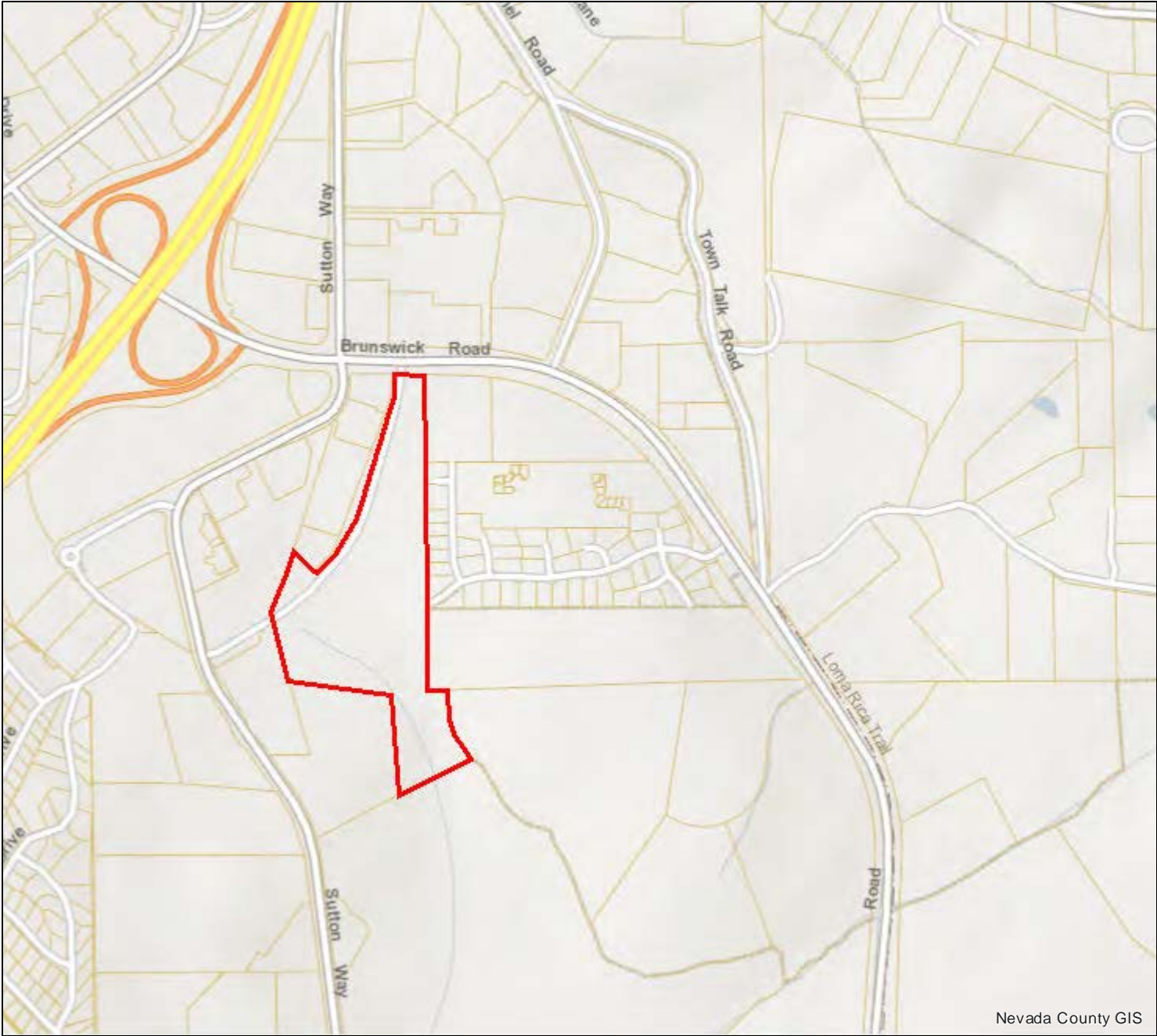
Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity,OS GVCity,R-2A GVCity
General Plan: C GVCity,OS GVCity,UMD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet



961 Plaza Drive

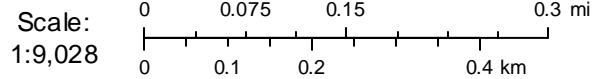
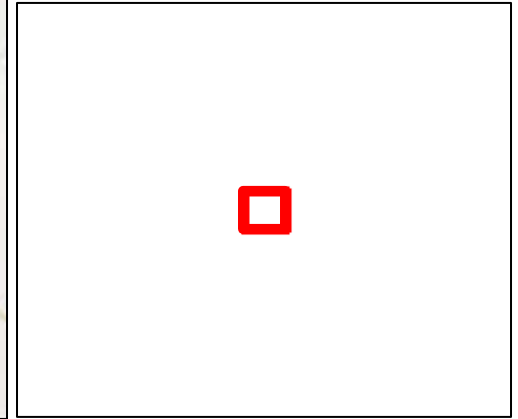
Item # 2.



Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A GVCity
General Plan: C GVCity, OS GVCity, UMD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview





NST ENGINEERING, INC.

1495 Riverside Drive • Susanville, CA 96130
 (530) 257-5173 • FAX (530) 257-6272

Jeffery A. Morrish, R.C.E.
 Vernon H. Templeton, R.L.S.

September 5, 2023

Amy Wolfson, City Planner
 City of Grass Valley
 125 East Main Street
 Grass Valley, CA 95945

Re: 22PLN-37
 Holiday Inn Express
 961 Plaza Drive
 Grass Valley, CA

Amy,

Here are the revised plans and my responses to your August 14, 2023 letter:

Planning:

1. The stamped concrete in the porte cochere and rear patio will be tan.
2. The metal art on the rear exterior elevation will be constructed of tubular steel and will be colored black. The art is transparent and will be attached to the wall. The wall color behind the art will be exposed. The art piece will be connected to the wall in such a way that it will set away from the wall plane so that a shadow affect will be created.
3. The color rendering shows the proper colors of the exterior elevations.
4. Light Fixture Height
 Section 5.2 (b) states that parking and vehicle circulation area light standards should not exceed twelve (12) feet in height. We have proposed a twenty (20) foot high light standard in order to minimize the number of light fixtures and maximize the number of trees in the parking lot. The cut-off 'down' light standards will reduce light spillage and glare in adjacent properties as shown on Sheets C5 and C5.1 (under 0.5 footcandles at property line). The taller light standards in the parking lot allows for a better light pattern across the aisle and parking spaces than a lower, higher intensity light. As noted before, there will be a reduced number of light standards, especially after the trees start to grow and increase in height. The pedestrian walkway lighting will be provided from wall mounted 'down' lighting and should give adequate lighting and splash the exterior walls for aesthetic purposes. Any free standing light fixtures along the pedestrian walks will be less than eight (8) feet high.

5. The easterly and southerly retaining walls vary in height. Some of the individual walls are up to six (6) feet in height. There are some nine (9) foot high retaining walls behind the hotel on the east property line. These walls are not visible to the public from the street or neighboring parcels. They allow us to maximize access to the rear patio for hotel customers. This also allows us to have seven feet between the property line and retaining wall for a drainage swale and planter area that will create a good buffer between the hotel and residential properties to the east. The walls on the southeast property line along the parking lot are designed to be 'benched' (3.5 to 5 feet on the lower wall and 0 to 4 feet for the upper wall) where visible by the public from Plaza Drive. I believe this wall gives a potential landscape area and creates a visual break along the retaining wall.
6. The area behind the trash enclosure is landscaped.
7. See Sheet A1 for the overall building height and maximum height to the roof eave of 29'-11" for Fire Accessibility.
8. Sheets C3, C4, and C6 show the EV charging spaces.
9. The Geotechnical Engineering Study and Cultural Resource Inventory Survey are attached.

Engineering:

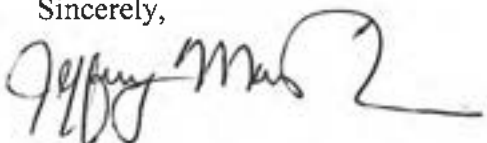
10. The SWPPP is being prepared
11. The Site Drainage plan and hydraulic calculations were attached previously, see Sheet C2 and C2.1
12. See Sheet C2 and C2.1. Hydro-modification to be determined.
13. See attached sewer calculations

Fire:

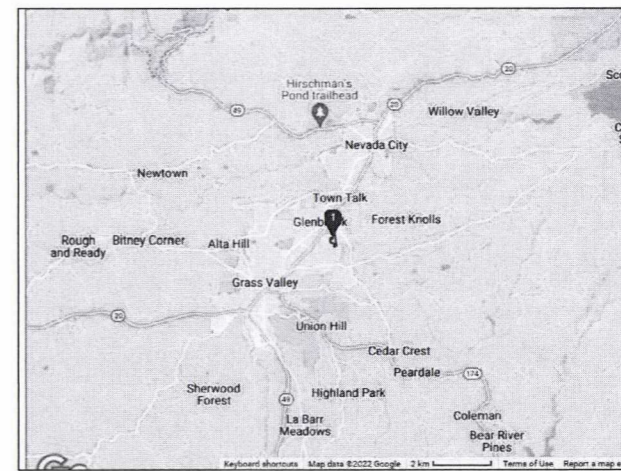
14.
 - a. The fire access road north of the pool and at the southeast corner of the hotel are both designed for twenty (20) feet wide with a twenty foot gate the pool enclosure.
 - b. The exterior elevations have been revised so that the roof eave height is shown as 29'-11" along the west and east elevations allowing access to the entire roof. The parapet walls that enclose the roof mounted equipment are moved back from the roof eaves six (6) feet. The equipment is accessible from the roof along its north, south, and west sides. The gable roofs that were in the second iteration or submittal of our design have been raised about eighteen (18) inches at the eave for aesthetic reasons. These gable roofs are still accessible from the main roof structure and its eave, allowing total accessibility of the roof by a ladder at the roof eave.

If you have any questions, please call.

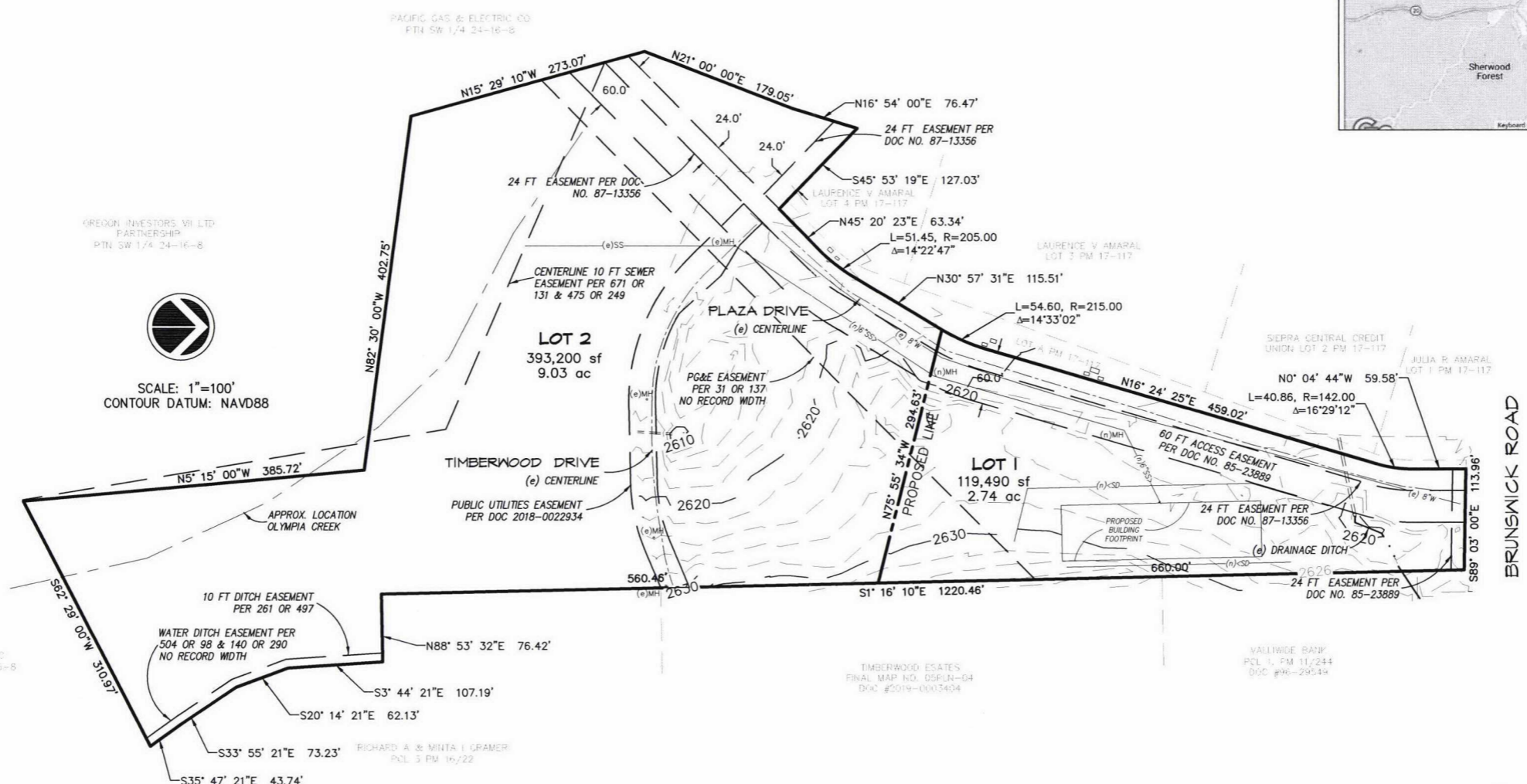
Sincerely,



Jeff Morrish
RCE 36929



VICINITY MAP
(NOT TO SCALE)



OREGON INVESTORS VII LTD.
PARTNERSHIP
PTN SW 1/4 24-16-8

SCALE: 1"=100'
CONTOUR DATUM: NAVD88

NOTES:

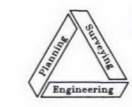
RECORD OWNER:
AMARAL FAMILY TRUST
PO BOX 1657
NEVADA CITY, CA 95959

APN: 035-480-039
SUBDIVIDER: RAJINDER SINGH
7858 COOK RIOLO RD
ANTELOPE, CA 95843

PREPARED BY: VERN TEMPLETON,
NST ENGINEERING, INC
1495 RIVERSIDE DR
SUSANVILLE, CA

WATER SUPPLY: NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL: CITY OF GRASS VALLEY
FIRE PROTECTION AGENCY: CITY OF GRASS VALLEY
PUBLIC UTILITIES: PG&E

P/M NO. XX-XXX
PARCEL MAP
FOR
AMARAL FAMILY TRUST
IN PORTION SECTION 23 & 24, T.16 N., R.8 E., M.D.B. & M
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIFORNIA



NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173

NST ENGINEERING, INC.
 Engineering • Planning • Surveying
 1495 Riverside Drive
 Susanville, CA 96130
 (530) 257-5173

JOB HOLIDAY INN EXPRESS

Item #2.

SHEET NO. _____ OF _____

CALCULATED BY J. MORRISH DATE 9/23

CHECKED BY _____ DATE _____

SCALE _____

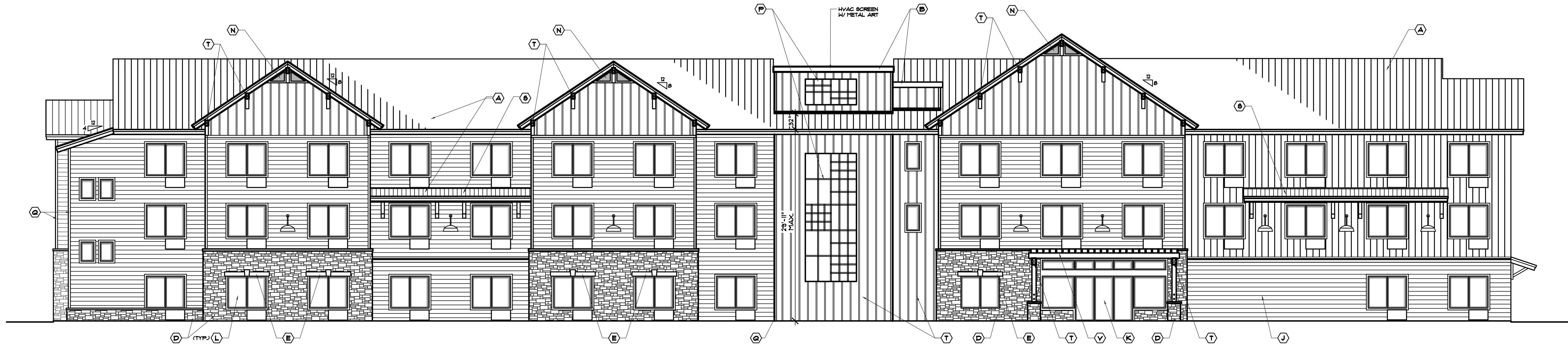
961 Playa Drive, Grass Valley

	SEWER			COLD WATER			HOT WATER		
	Quantity	Fixture Units	Total Units	Qty.	Fixture Units	Total Units	Qty.	Fixture Units	Total Units
WC-1	76	3	228	76	3	228	-	-	-
WC-2	3	4	12	3	4	12	-	-	-
WC-2 public	4	3	12	4	3	12	-	-	-
WC-2 private									
SH-1	80	2	160	80	2	160	80	2	160
LV-1	80	1	80	80	1	80	80	1	80
LV-2	3	1	3	3	1	3	3	1	3
S-1	1	2	2	1	2	2	1	2	2
HS-1	1	1	1	1	1	1	1	1	1
P-1	1	2	2	1	2	2	1	2	2
TS-1	1	3	3	1	3	3	1	3	3
FD	3	2	6	-	-	-	-	-	-
FS	3	3	9	-	-	-	-	-	-
DF-1	4	0.5	2	4	0.5	2	-	-	-
MS-1	3	3	9	3	3	9	3	3	9
WASHER	2	5	10	2	5	10	2	5	10
FHB	5	-	-	5	2.5/1.0	7	-	-	-
TOTAL			539			531			(075) 270

Use 6" SDR35 LINE
 539 f.u. < 720 f.u. allow.

Use 2" meter and 3" bldg. supply
 531 f.u. < 535 f.u. allow.
 < 60 psi pressure.

Use 2" hot water supply
 203 f.u. < 368



REAR ELEVATION - East
SCALE 1/8" = 1'-0"



SIDE ELEVATION - North
SCALE 1/8" = 1'-0"



SIDE ELEVATION - South
SCALE 1/8" = 1'-0"



FRONT ELEVATION - West
SCALE 1/8" = 1'-0"

EXTERIOR FINISH KEY :

(A) 25 GA. METAL ROOFING OVER 1/2" FLYING SHEATHING	(H) HARDIE PANEL SIDING (NO GROOVES) OVER TYVEK INFILTRATION BARRIER & 1/4" OSB SHEATHING @ 16" O.C.	(P) WALL MOUNTED METAL ART (VERIFY IN FIELD)
(B) SINGLE PLY WATERPROOF ROOFING OVER 1/2" FLYING SHEATHING & 1/4" OSB SHEATHING	(J) HARDIE HARDIE PLANK SIDING OVER TYVEK INFILTRATION BARRIER & 1/4" OSB SHEATHING	(R) ROUGH-CUT POSTS
(C) GALV. IRON FLASHING AND/OR ICE-DAM FLASHING	(K) STOREFRONT GLASS DR. W/ METAL FRAME	(S) WOOD FRAMED AWNINGS W/ ROUGH-CUT KNEE BRACES
(D) STONE VENEER OVER SCRATCH COAT, WIRE MESH & 3/8" FELT OVER NEURA FANGE COAT (PRECAST CONCRETE) OVER TOP OF NEURA DAMPROOFING / WATERPROOFING MEMBRANE	(L) WINDOW (TEMP. WHERE NOTED) W/ GRILLE FOR FTAC UNITS	(T) EXPOSED BEAMS W/ GALV. CAP
(E) STONE LINTEL ABOVE WINDOW	(M) METAL SECURITY DOOR	(V) METAL GOOSENECK EXTERIOR LIGHTS
(F) 2ND BARGE RAFTER OR FASCIA W/ METAL CORN EDGE	(N) TRIANGULAR ATTIC VENTS W/ INSECT SCREENS	
(G) ADVERTISEMENT SIGN (VERIFY W/ OWNER)		

NOTES: ALL SIDINGS SHALL BE IN ACCORDANCE W/ STANDARD 897.2-2.1 (CEC) 2019 ED.

Revisions:

Engineer:

Project Title: PROPOSED HOTEL for: **HOLIDAY INN EXPRESS HOTEL**
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA

NST ENGINEERING, INC.
1495 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-5272

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Job No. 2022-90
File No. PRELIMS

DOOR PRODUCT SELECTION SCHEDULE

AUTOMATIC SLIDING DOOR:
 EXTERIOR AUTOMATIC SLIDING DOOR: BESAM 8L500 ECODOOR OR EQ. PROVIDE CYLINDER LOCK FOR INTEGRATION INTO EXTERIOR DOOR.
 INTERIOR AUTOMATIC SLIDING DOOR: BESAM 8L500 ECODOOR OR EQ. PROVIDE ELECTRONIC KEY CARD READER W/ INTERCOM.

ACCESSORIES:
 SHING DOOR GUARD, FEELP HOLE VIEWER AND COVER, 1 EACH PER DOOR. FEELP HOLE: HARNEY HARDWARE 31958 U826 BRIGHT CHROME OR EQ. FEELP HOLE COVER: SAFEGUARD SYSTEMS, SPEYGUARD STATIONARY FEELP HOLE COVER, COLOR: POLISHED CHROME WITH BEAR DESIGN.
 SHING DOOR GUARD: HARNEY HARDWARE 33090 U815 SATIN NICKEL FINISH. MOUNT AT ADA ACCESSIBLE 48" AFF.
 CARD READER:
 GUEST ROOM ENTRANCE: ELECTRONIC LATCHSET FOR RFID CARD READER, VING CARD CLASSIC RFID BY VING CARD WITH EMERGENCY CYLINDER OPTION, SATIN CHROME FINISH. EXTERIOR ENTRANCE DOORS: CARD READER PROVIDED BY OWNER.
 DOOR CLOSER:
 SARGENT 130 SERIES PARALLEL ARM CLOSER WITH APPROPRIATE MOUNTING AND COVER.
 MODEL 1131 FOR INTERIOR DOORS MODEL 1134 FOR EXTERIOR DOORS.
 DOOR INTERIOR:
 MARSHFIELD DOOR SYSTEMS, MARQUIS SERIES STAVED LUMBER CORE DOORS WITH HIGH PRESSURE DECORATIVE LAMINATE FINISHED, 1/4" THK. FOR MAX. 20 MINUTE MAX. FIRE RATING AND NON RATED LOCATIONS, MARSHFIELD DOOR SYSTEMS, DURABLE DOOR SERIES DURFF, 30 MIN. MAX. FIRE RATING LOCATIONS AT STAIRWELL ACCESS, MARSHFIELD DOOR SYSTEMS, MARQUIS SERIES SOLARSHIELD DOR DOORS WITH HIGH PRESSURE DECORATIVE LAMINATE FINISHED, 1/4" THICKNESS FOR MAX. 45 MINUTE MAX. FIRE RATING LOCATIONS AND STC RATING 42-47.
 DOOR BOTTOM SEAL:
 PEMKO 211 DOOR SHOE SURFACE MOUNT, CLEAR ANODIZED ALUMINUM, SPONGE NEOPRENE SEAL FOR GUESTROOM ACOUSTIC RATED DOORS.
 DOOR HOLD OPEN DEVICE:
 RIXSON FIREMARK, MODEL 938, WALL MOUNTED PUSH RELEASE AND AUTOMATIC RELEASE IN THE EVENT OF FIRE ALARM.
 EXIT DEVICE: RIM TYPE EXIT DEVICE.
 EXTERIOR DOORS: VON DUPRIN H19921 TO INDICATE HURRICANE HARDWARE.
 EXTERIOR DOORS WITH CARD READER ACCESS: VON DUPRIN H19921 RIM TYPE EXIT DEVICE.
 ELECTRONIC LATCHSET FOR RFID CARD READER ENTRY.
 INTERIOR DOORS: VON DUPRIN 99 SERIES WITH LEVER TO MATCH LATCHSETS.

FRAMES:
 REPUBLIC M4 SERIES MITERED OR ANI-MIELD 26001600 OR 4600 SERIES STEEL DOOR FRAMES.
 PROVIDE RUBBER FLUTE DOOR SILENCERS.
 GASKETS: WEATHER STRIPPING/FIRE/SMOKE, PEMKO 888 1 SET FOR SINGLE LEAF DOOR. SET ALSO FOR ACOUSTIC CONTROL.
 GASKETS: MARSHFIELD DOOR SYSTEMS 1 SET OF DOUBLE GASKET SYSTEM FOR SINGLE LEAF DOOR. SET FOR STC 47 ACOUSTIC CONTROL.

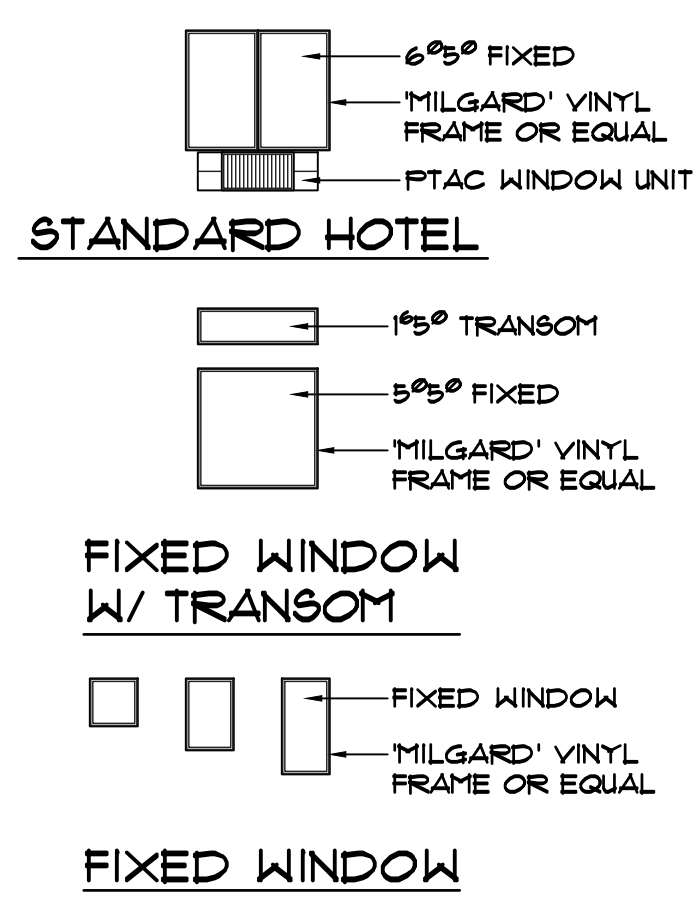
HINGES:
 CONSTRUCTION, TYPE AND QUALITY AS SPECIFIED, 4 1/2" x 4 1/2", 3 PER DOOR, OUT SWINGING EXTERIOR DOOR, HAGER BB199, INTERIOR DOORS, HAGER BB199.
 HINGES: CONSTRUCTION, TYPE AND QUALITY AS SPECIFIED, 4 1/2" x 4 1/2", POWER TRANSFER TYPE HINGES 1 PER DOOR, MCKINNEY OCB ELECTRONIC TXR OR HAGER ETH-B (9 WIRE) HINGES FOR DOORS WITH ELECTRONIC CONTROLS.
 LATCHES/LATCHSET/HANDLES:
 SARGENT 10 LINE CYLINDER LEVEL LOCKS WITH B LEVER AND L ROSE DESIGN, 2 3/4" CURVED LIP STRIKE, 2&D SATIN NICKEL FINISH, OVERHEAD DRIP.
 REESE ENTERPRISES, INC. R20IC 2 1/2" PROJECTION BY FULL WIDTH OF FRAME WITH CLEAR ANODIZED ALUMINUM FINISH.

PLATES:
 STAINLESS STEEL 10" HIGH KICK PLATE BOTH SIDES OF DOOR, WIDTH TO MATCH DOOR WIDTH LESS 10" BOTTOM AND SIDE GAPS.
 PLATES:
 STAINLESS STEEL 10" HIGH KICK PLATE BOTH SIDES OF DOOR, WIDTH TO MATCH DOOR WIDTH LESS 10" BOTTOM AND SIDE GAPS.
 DOOR STOP:
 GLYNN-JOHNSON 450 SERIES SURFACE MEDIUM-DUTY OVERHEAD STOP, 450S STOP ONLY, GLYNN-JOHNSON 60W OR IVES W511 WALL STOPS.

THRESHOLD:
 EXTERIOR ALUMINUM TREAD PLATES WITH MILL FINISH, PEMKO 2021 T THRESHOLD WITH THERMISEAL GASKET.
 PEMKO 2522 FG THERMALLY SEPARATED THRESHOLD FOR EXTERIOR AUTOMATIC SLIDING DOORS.

KEYING: ALL LOCKS ARE TO BE METER KEYED. VERIFY KEYING SYSTEMS WITH OWNER.

WINDOW ELEVATION



DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	DOOR	FRAME	HARDWARE	FIRE RATING	REMARKS
1	12'-0"	7'-9 1/2"	EXTERIOR EXIT ASD	METAL STOREFRONT	ALUM.	ASD		AUTOMATIC SLIDING DOOR, EXTERIOR
2	12'-0"	7'-0"	INTERIOR ASD	METAL STOREFRONT	ALUM.	ASD 4 KEY CARD		AUTOMATIC SLIDING DOOR, INTERIOR PROVIDE ELECTRONIC KEY CARD READER W/ INTERCOM
3	9'-0"	7'-0"	EXTERIOR EXIT DOOR	METAL STOREFRONT	ALUM.	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER W/ 36" TEMP. STOREFRONT GLASS
4	3'-0"	7'-0"	EXTERIOR EXIT DOOR	METAL STOREFRONT	ALUM.	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER W/ 36" TEMP. STOREFRONT GLASS
5	3'-0"	6'-8"	INTERIOR SERVICE DR.	H.M.	METAL	SERVICE FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER W/ PARALLEL ARM CLOSER 4 APPROPRIATE MOUNTING AND COVER
6	3'-0"	6'-8"	GUESTROOM ENTRANCE	S.C.	METAL	BATHROOM FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER KEYED ON EXTERIOR SIDE
7	2'-0"	6'-8"	GUESTROOM BATHROOM	S.C.	WOOD	BATHROOM FUNCTION		PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
8	3'-0"	6'-8"	GUEST ADA ENTRANCE	S.C.	WOOD	HOTEL ROOM FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER KEYED ON EXTERIOR SIDE
9	3'-0"	6'-8"	GUEST ADA BATHROOM	S.C.	WOOD	ADA LEVER FUNCTION		PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
10	2'-2"-6"	6'-8"	GUEST SUITE SLIDING DR.	S.C.	WOOD			
11	3'-0"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	RIM TYPE EXIT DEVICE	30 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER
12	2'-3"-0"	6'-8"	EXTERIOR HIGH ROOM DBL. DOOR	S.C.	METAL	PANIC HDWR REG.	EXTERIOR	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER W/ OVERHEAD STOP. EXTERIOR ELECTRONIC KEY CARD ACCESS. EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES.
13	3'-0"	6'-8"	OFFICE/STAFF DOOR	S.C.	METAL	ADA LEVER FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING 4 COVER W/ INTERIOR PUSH BUTTON LOCK.
14	3'-0"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	STOREROOM OR SERVICE FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES
15	3'-6"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	STOREROOM OR SERVICE FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES
16	3'-0"	6'-8"	STAIRWELL EXIT DOOR	S.C.	METAL	SERVICE FUNCTION	30 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING 4 COVER W/ OVERHEAD STOP. WALL MOUNTED DOOR HOLD OPEN DEVICE.
17	3'-0"	7'-0"	EXTERIOR EXIT DOOR	H.M.	METAL	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER
18	3'-0"	6'-8"	RECEPTION PARTITION	H.M.	METAL	SERVICE FUNCTION		36" HIGH PARTITION DOOR. PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
19	3'-0"	6'-8"	ADA RESTROOM	S.C.	WOOD	ADA LEVER FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
20	2'-3"-0"	6'-8"	PARTITION SLIDING DR.	S.C.	WOOD			

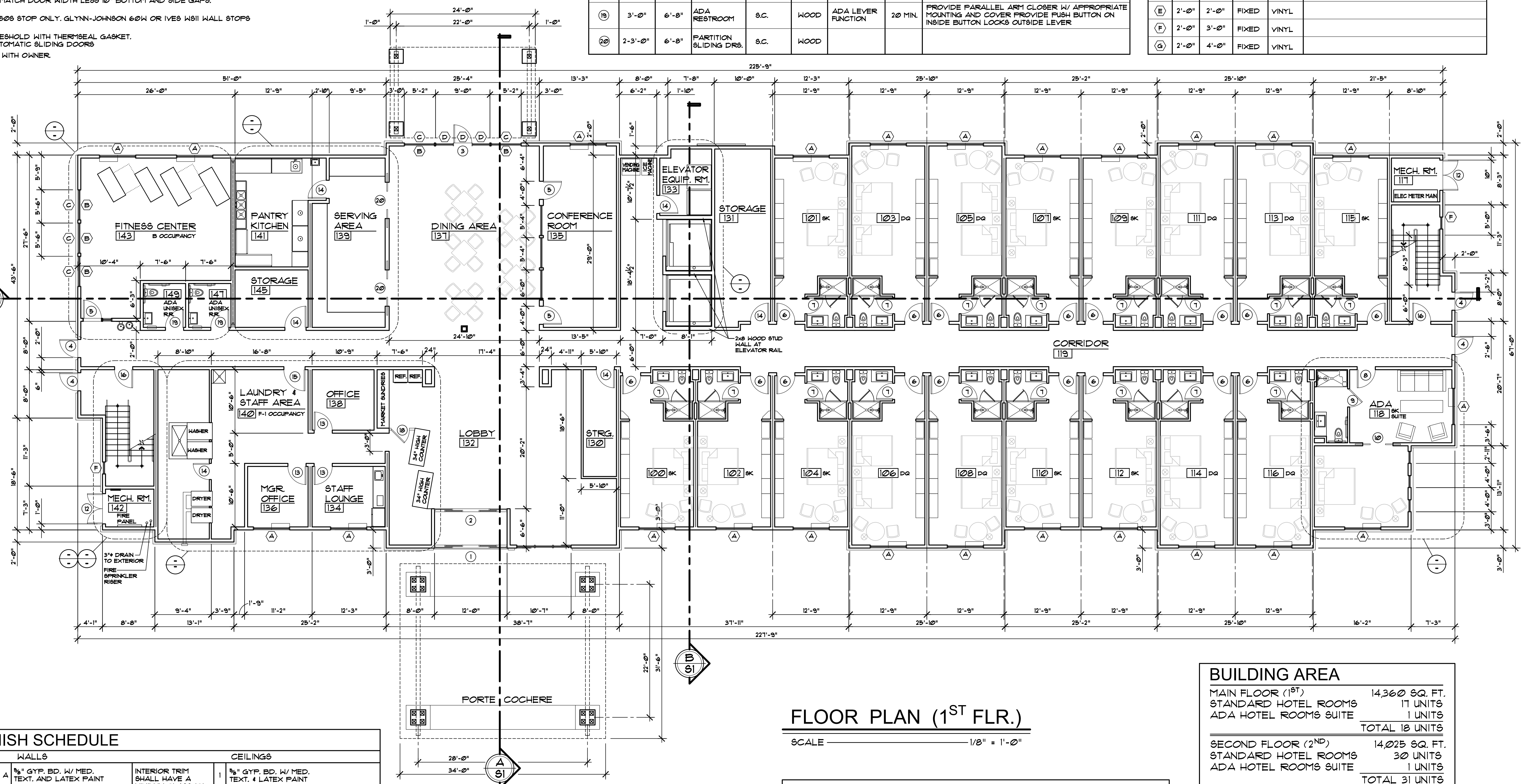
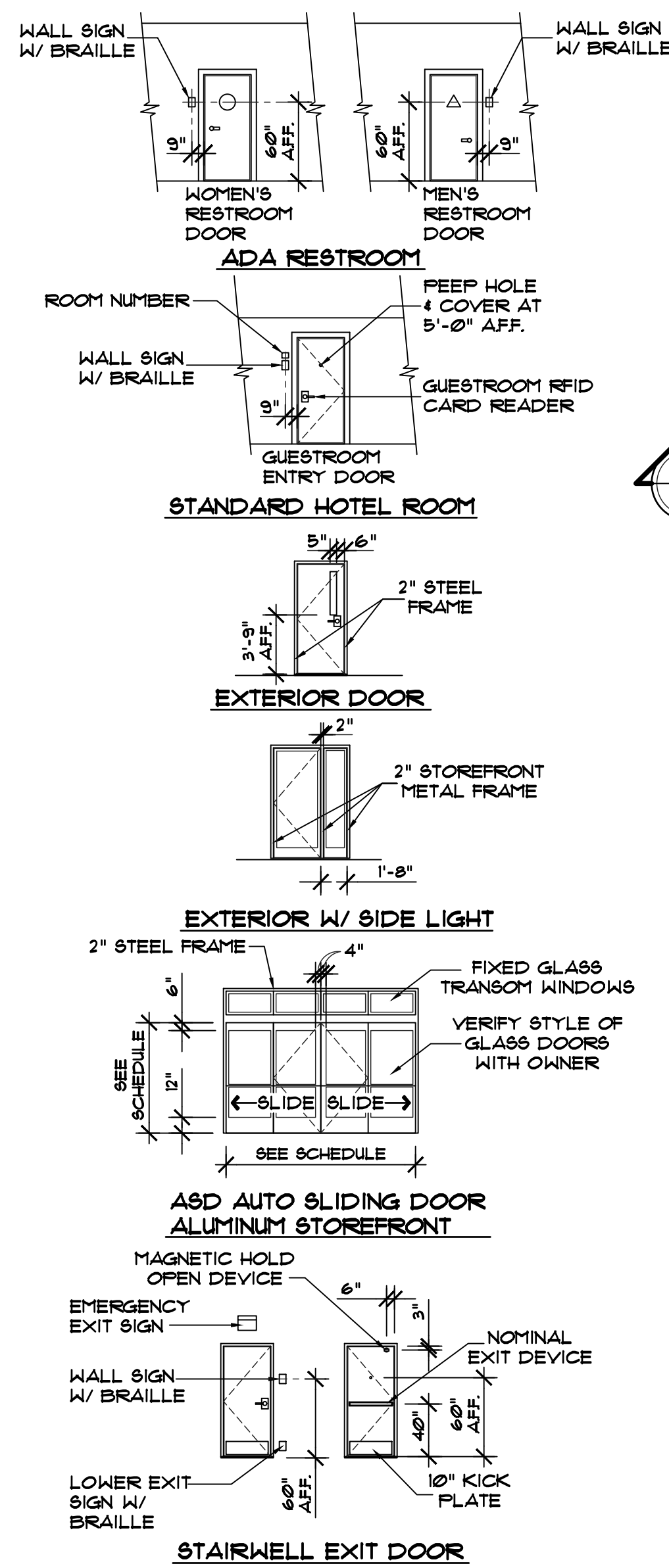
ROOM FINISH SCHEDULE

ROOM TYPE / NAME	FINISHES	CLG. HEIGHT	WALL LEGEND	FLOOR TRANSMISSION
VARIES FROM EA. WALL	FLOOR BASE WALLS DOOR WINDOW CEILING			
DBL. QUEEN	A 2 A 1 (8) (A) 2	9'-10" HT.		
DBL. QUEEN - ADA	A 2 A 1 (8) (A) 2	9'-10" HT.		
SINGLE KING	A 2 A 1 (8) (A) 2	9'-10" HT.		
SINGLE KING - ADA	A 2 A 1 (8) (A) 2	9'-10" HT.		
LOBBY	B 1 E 2	11'-2" VALLED HT.		
ENTRY VESTIBULE	B 1 E 1 C 2	9'-10" HT.		
RECEPTION DESK	B 1 E 1	9'-10" HT.		
MANAGER'S OFFICE	A 2 E 1 (A) 2	9'-10" HT.		
EMPLOYEE AREA 4 LAUNDRY	D 4 E 1 (A) 2	9'-10" HT.		
ADA BATHROOM	D 1 E 1 (B) 3	7'-2" HT.		
PANTRY KITCHEN	D 4 D 1 (B) 2	9'-10" HT.		
FITNESS CENTER	B 2 E 1 (A) 2	9'-10" HT.		
DINING AREA	B 2 E 1 (A) 2	9'-10" HT.		
NORTH HALLWAY	A 2 E 4	9'-10" HT.		
SOUTH HALLWAY	E 4	9'-10" HT.		
NORTH STAIRWELL	C 1 E 1 (B) 2	9'-10" HT.		
SOUTH STAIRWELL	C 1 E 1 (B) 2	9'-10" HT.		
ELEVATOR EQUIP. ROOM	C 1 E 1 (B) 2	7'-2" HT.		
ELECTRIC PANEL ROOM	C 1 E 1 (B) 2	7'-2" HT.		

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
A	6'-0"	5'-0"	2-PANEL SLIDER	VNYL	SLIDING WINDOW SIZE IS 6" x 9" EGRESS WINDOW SIZE IS 3" x 6" W/ GRILL FOR FTAC UNIT
B	5'-0"	5'-0"	FIXED	VNYL	TEMP.
C	1'-6"	5'-0"	FIXED	VNYL	TRANSOM WINDOW
D	1'-6"	3'-0"	FIXED	VNYL	TRANSOM WINDOW
E	2'-0"	2'-0"	FIXED	VNYL	
F	2'-0"	3'-0"	FIXED	VNYL	
G	2'-0"	4'-0"	FIXED	VNYL	

DOOR ELEVATIONS



ROOM FINISH SCHEDULE

FLOOR FINISH	CLASS 1 OR 2 MATERIALS CLASSIFIED IN ACCORDANCE WITH NFPA 253	BASES	WALLS	INTERIOR TRIM	CEILING
A	COMMERCIAL GRADE CARPET W/ FIRM PAD GLUED 4 SECURELY ATTACHED. EXPOSED EDGE SHALL HAVE TRIM ENTIRE LENGTH (PILE HEIGHT MAX. 1/2")	1 6" VNYL TOPSET	A 1/2" GYP. BD. W/ MED. TEXT. AND LATEX PAINT	1 1/2" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT	1 1/2" GYP. BD. W/ MED. TEXT. 4 LATEX PAINT
B	LAMINATED HARDWOOD	2 4" VNYL TOPSET	B 1/2" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT	2 1/2" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT	2 1/2" GYP. BD. OVER RESILIENT CHANNEL W/ MED. TEXTURE 4 ENAMEL PAINT
C	SEALED CONC.	3 6" CONC. COVERED BASE	C VNYL WALL COVERING AS SELECTED BY OWNER	3 1/2" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT	3 T-BAR SUSPENDED CEILING INSTALLED PER ASTM C635 4 C636
D	SEALED CONCRETE W/ NON-SLIP EPOXY FINISH	4 6" CONC. COVERED BASE	D FRP PANELS AND TRIM SEE INTERIOR ELEVATIONS	4 1/2" TYPE 'X' GYP. BD. W/ MED. TEXT. AND LATEX PAINT	

WALL LEGEND

SYM.	WIDTH	REMARKS
1	1 HR. FIRE PARTITION (SEE SHEET A2.1)	
2	2 HR. FIRE PARTITION (SEE SHEET A2.1)	

CLASS C FLAME SPREAD INDEX 26-200
 SMOKE DEVELOPED INDEX 0-450

ADA SCHEDULE

REQ'D	PROVIDED	REMARKS
ADA	-	ADA (MOBILITY FEATURES) ACCESSIBLE W/ ROLL IN SHOWER ROOM
ACC	-	ACC (MOBILITY FEATURES) ACCESSIBLE W/ TUB-SHOWER ROOM
ACF	-	ACF COMMUNICATION FEATURES (11B-206.3) ROOM

BUILDING AREA

MAIN FLOOR (1 ST)	14,360 SQ. FT.
STANDARD HOTEL ROOMS	17 UNITS
ADA HOTEL ROOMS SUITE	1 UNITS
TOTAL 1 ST UNITS	31 UNITS
SECOND FLOOR (2 ND)	14,025 SQ. FT.
STANDARD HOTEL ROOMS	30 UNITS
ADA HOTEL ROOMS SUITE	1 UNITS
TOTAL 2 ND UNITS	31 UNITS
SECOND FLOOR (3 RD)	14,157 SQ. FT.
STANDARD HOTEL ROOMS	30 UNITS
ADA HOTEL ROOM	1 UNITS
TOTAL 3 RD UNITS	31 UNITS
TOTAL FLOOR AREA	42,542 SQ. FT.
TOTAL HOTEL ROOMS	80 UNITS

Revisions:

Engineer:

A.P.N.

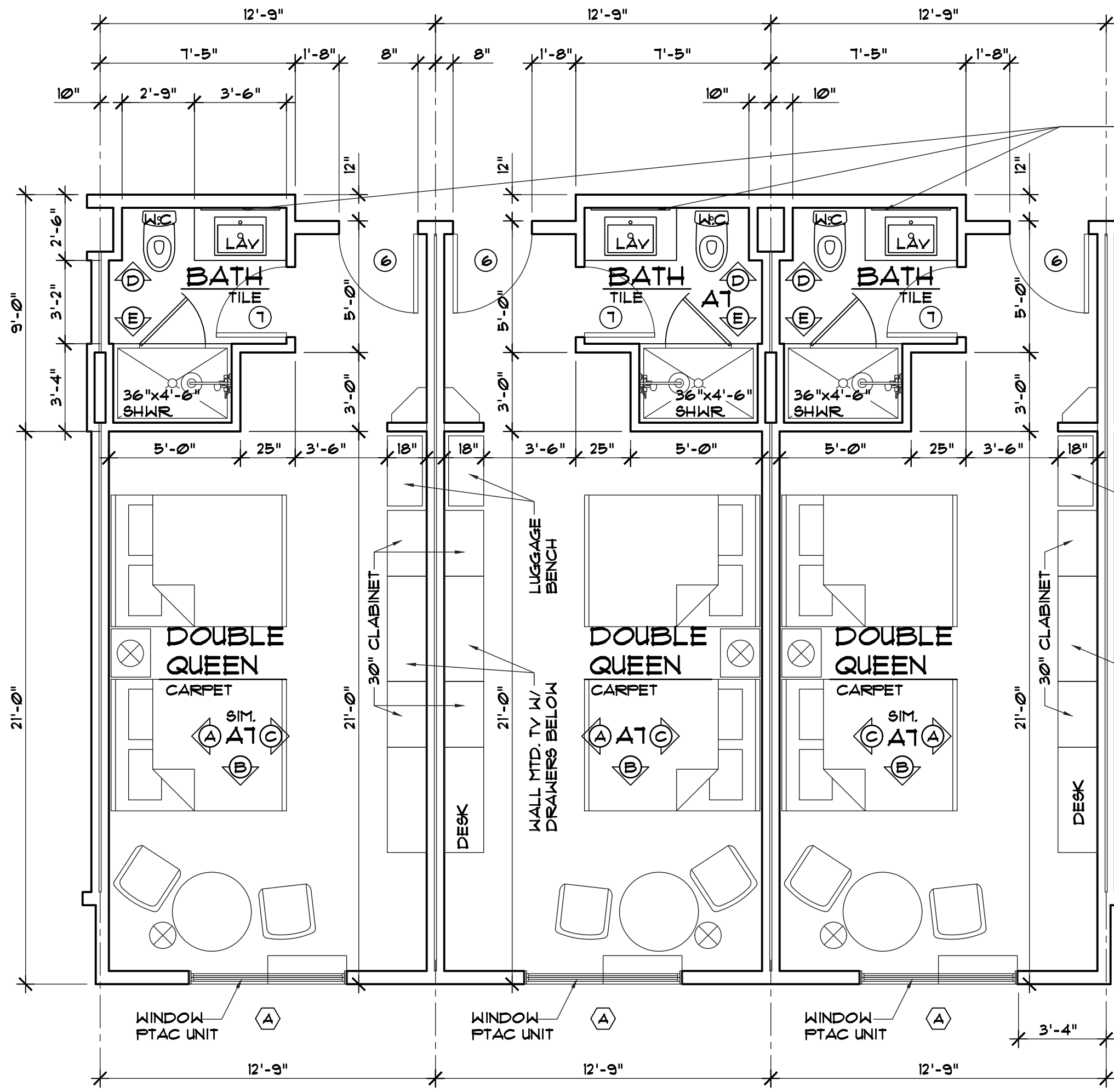
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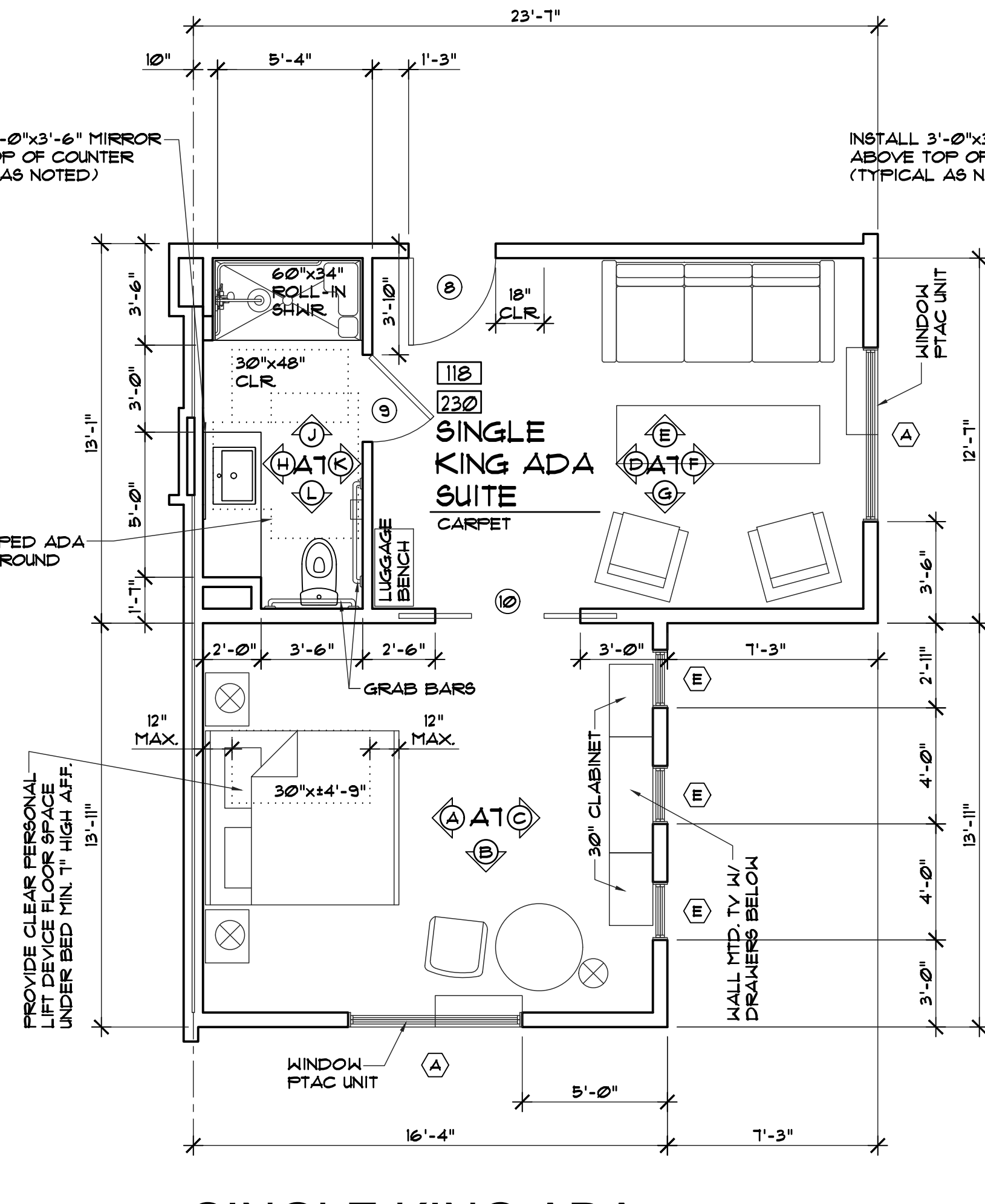
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DBL. QUEEN FLOOR PLAN

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

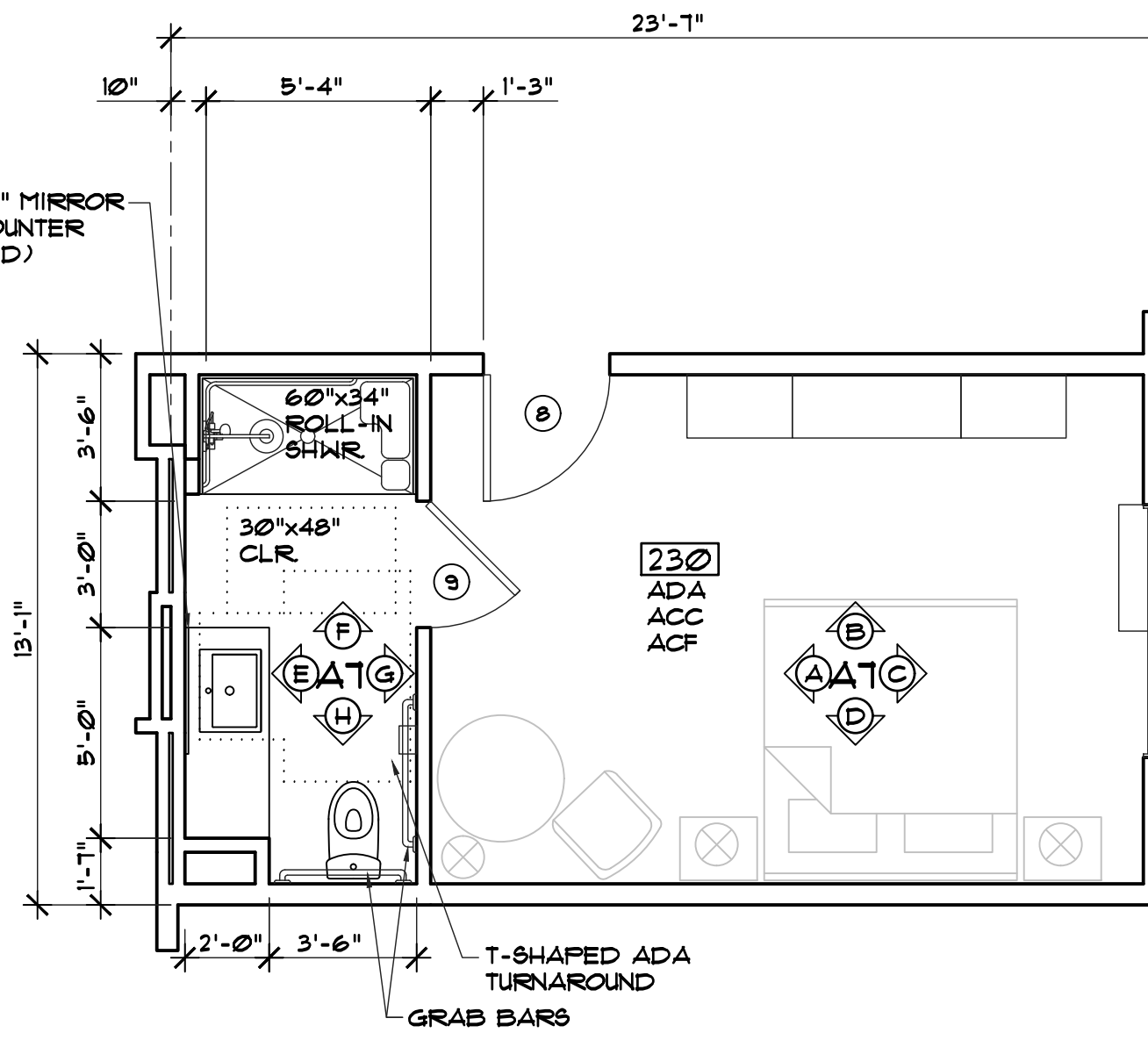
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A3



SINGLE KING ADA SUITE FLOOR PLAN

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

2
A3

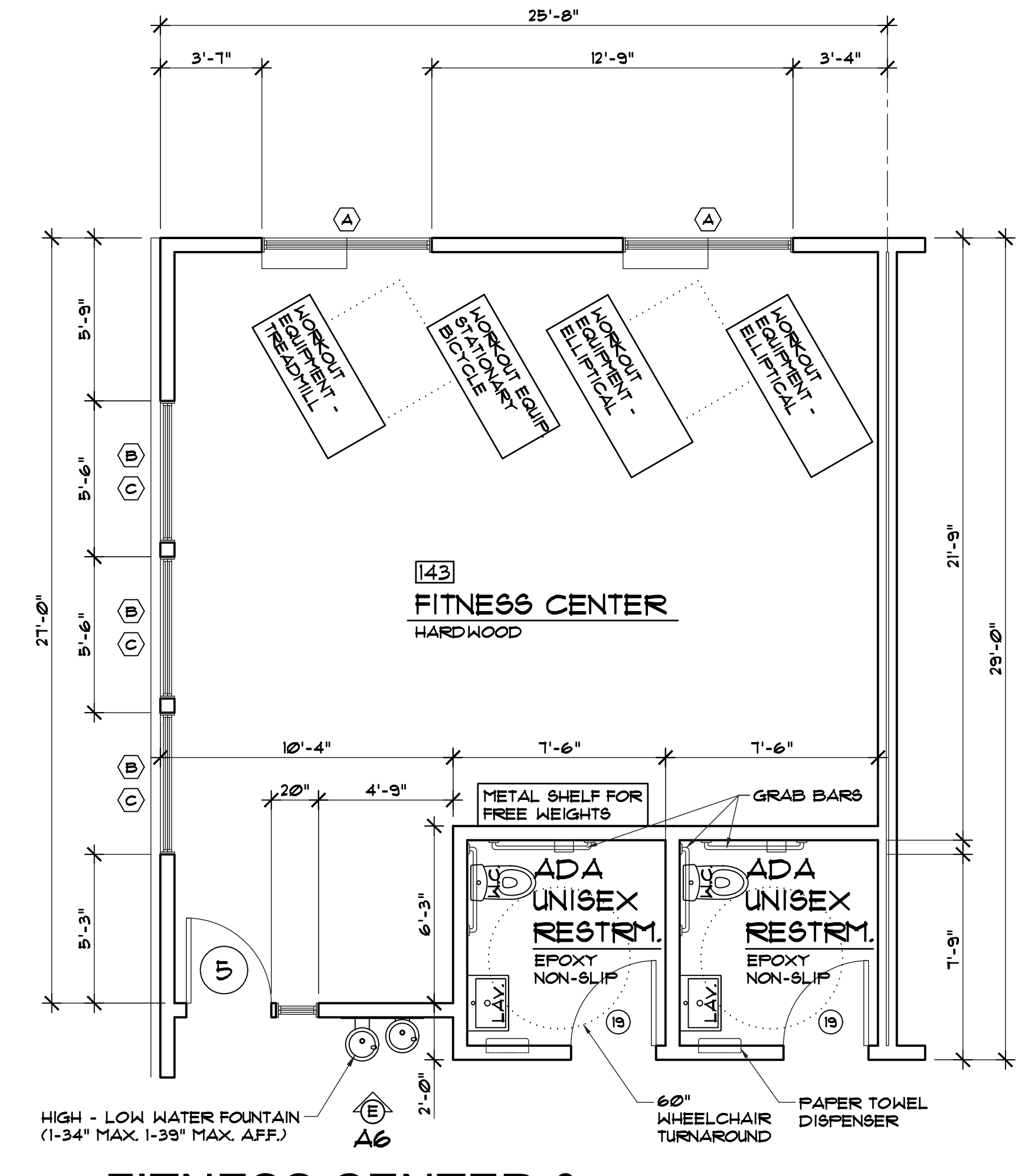


SINGLE KING ADA FLOOR PLAN

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

3
A3

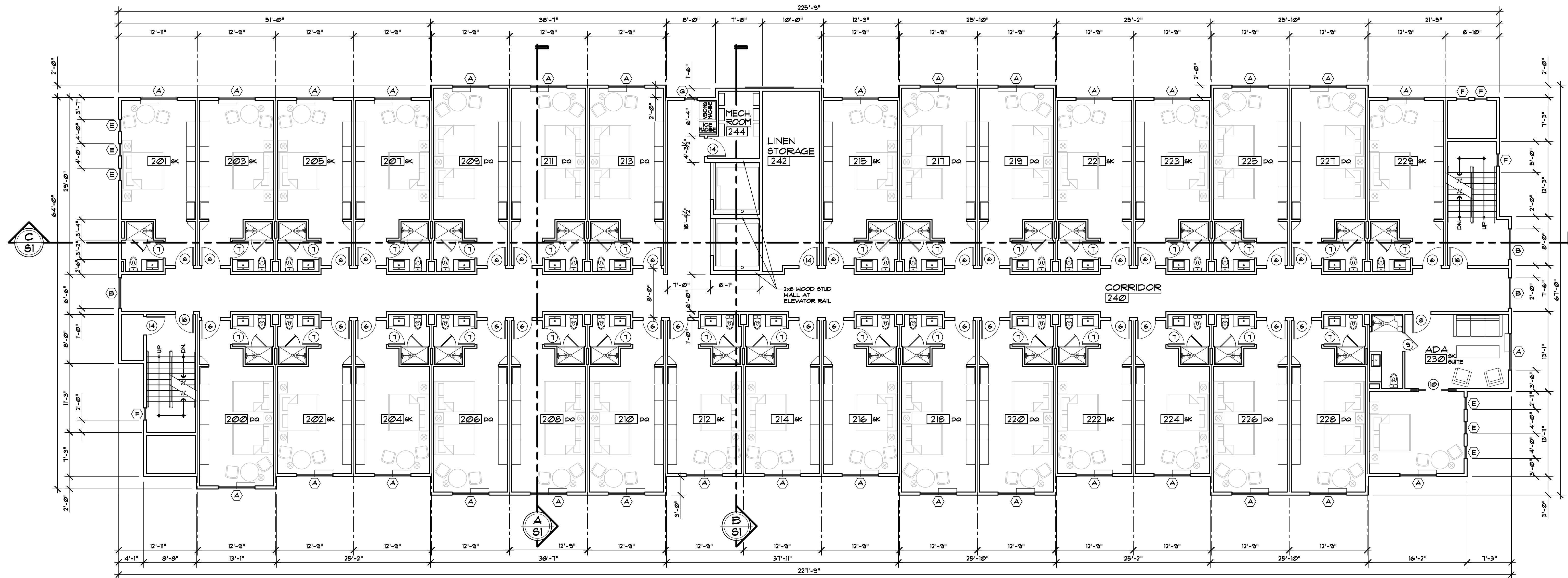
- PROVIDE THE FOLLOWING IN (1) UNIT FOR THE HEARING IMPAIRED. GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTION 11B-806.3
- 11B-806.3.2 - VISIBLE NOTIFICATION DEVICES SHALL ALSO BE PROVIDED TO ALERT THE ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH SECTION 11B-104.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH SECTION 11B-309 LOCATED WITHIN 48 INCHES OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.
- 2 - TELEPHONES SHALL BE EQUIPPED WITH A RECEIVER THAT GENERATES A MAGNETIC FIELD IN THE AREA OF THE RECEIVER CAP. SUCH TELEPHONES SHALL BE CAPABLE OF A MINIMUM OF 12 dba AND A MAXIMUM OF 18 dba ABOVE NORMAL. IF AN AUTOMATIC RESET IS PROVIDED, 18 dba MAY BE EXCEEDED. PUBLIC TELEPHONES WITH A VOLUME CONTROL SHALL BE HEARING AID COMPATIBLE AND SHALL BE IDENTIFIED BY A SIGN CONTAINING A DEPICTION OF A TELEPHONE HANDBSET WITH RADIATING SOUND WAVES.
- 3 - EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE-PROTECTIVE SIGNALING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH HFFA-10 AND 12G AS AMENDED IN CHAPTER 60, SECTIONS 6003 AND 6004 OF THIS CODE.



FITNESS CENTER & ADA RESTROOM FLOOR PLAN

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

4
A3



PROPOSED FLOOR PLAN (2nd FLR.)

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

Revisions:

Engineer:

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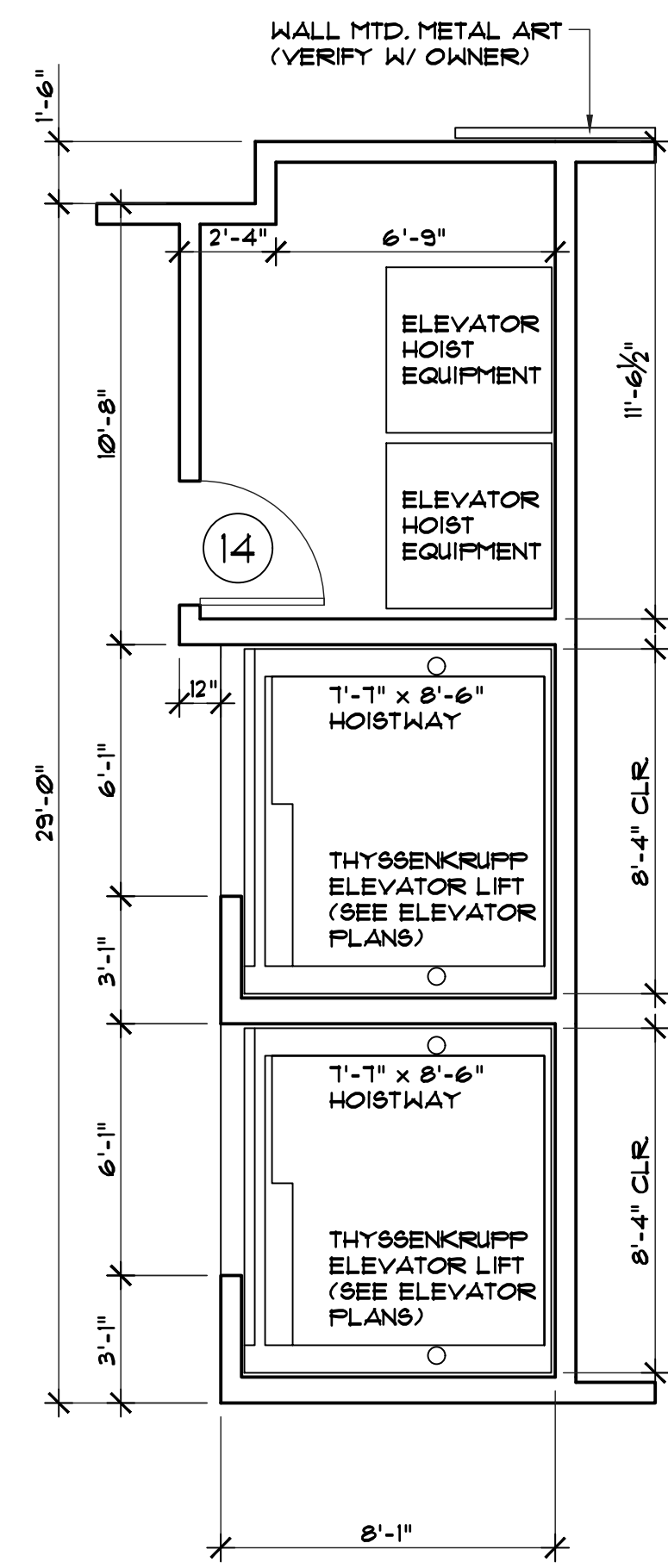
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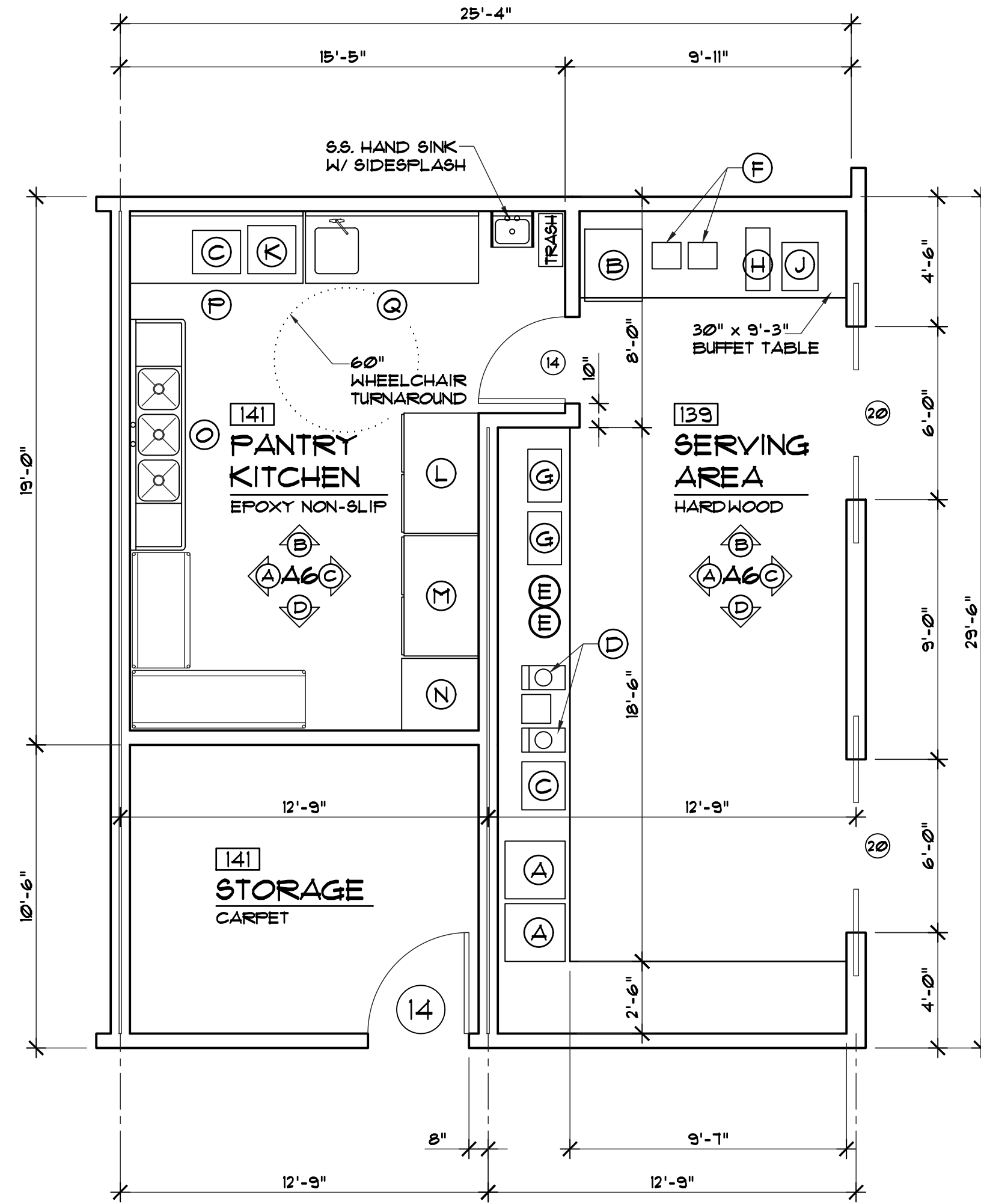
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ELEVATOR SHAFT & MECH. ROOM FLOOR PLAN

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

1
A4



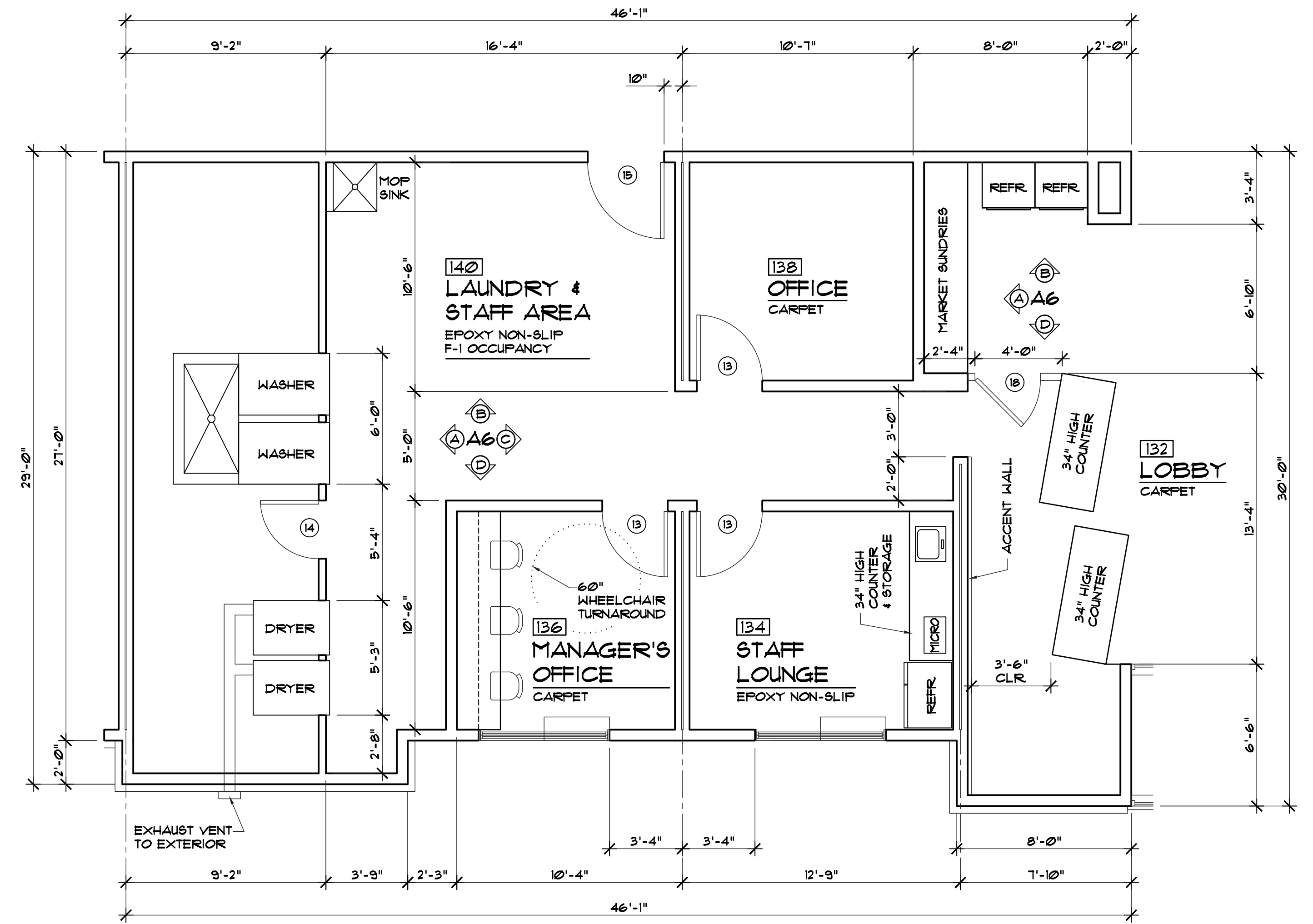
PANTRY KITCHEN & SERVING AREA FLOOR PLAN

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

2
A4

BREAKFAST EQUIP. SCHEDULE

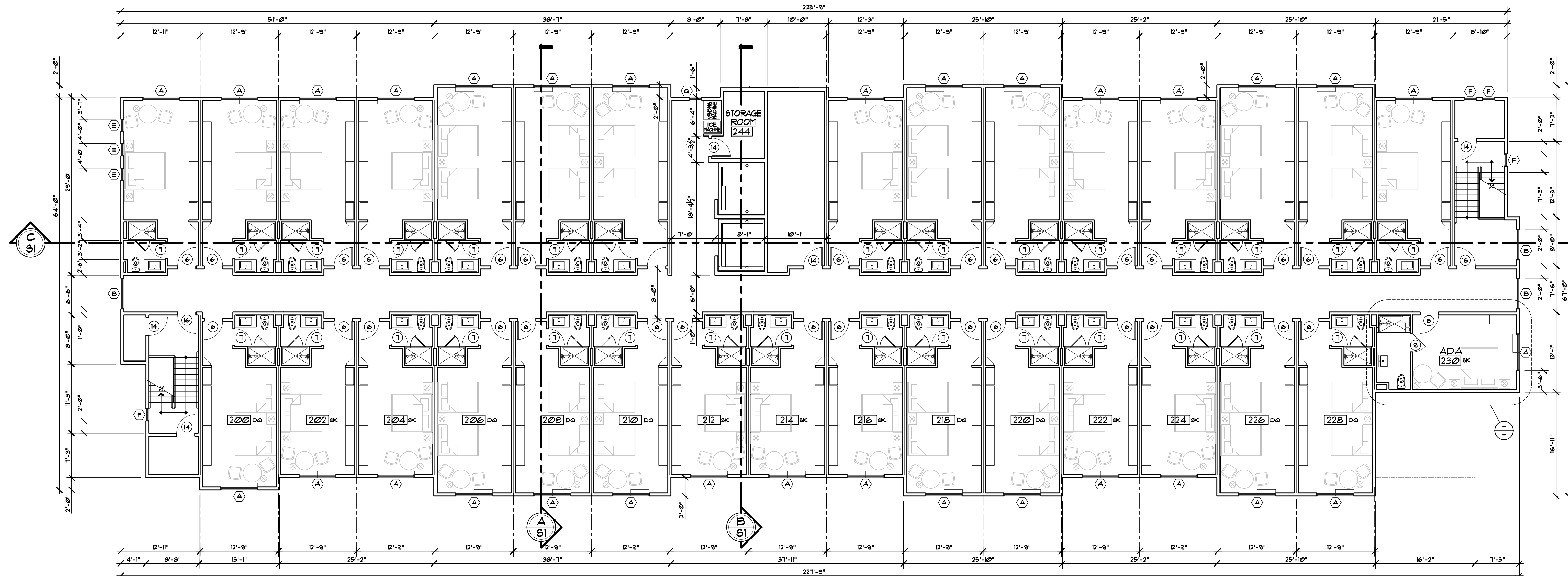
SYM.	DESCRIPTION
(A)	COUNTERTOP DISPLAY REFRIGERATOR WITH GLASS SWING DOOR (OR EQUAL) (120V, 18 AMP)
(B)	BEVERAGE REFRIGERATOR WITH GLASS DOOR (OR EQUAL) (120V, 5 AMP)
(C)	MICROWAVE STAINLESS STEEL COMMERCIAL HEAVY-DUTY WITH PUSH BUTTON CONTROLS (OR EQUAL) (120V, 16.5 AMP)
(D)	NETCO 7020A BELGIAN WAFFLE MAKER (OR EQUAL) (120V, 8.2 AMP)
(E)	AVANTCO 830 11 QT. ROUND FOOD KETTLE OATMEAL WARMER (OR EQUAL) (120V, 3.3 AMP)
(F)	WARING WCT850RC 4-SLICE COMMERCIAL TOASTER (OR EQUAL) (120V, 15 AMP)
(G)	VOLLRATH 46523 9-QUART RETRACTABLE ELECTRIC CHAFER (OR EQUAL) (120V, 4.5 AMP)
(H)	BUNN JDF-25 2 FLAVOR COLD BEVERAGE JUICE DISPENSER 1 GALLON PER COMPARTMENT (OR EQUAL) (120V, 4.5 AMP)
(J)	CURTIS CAFE SERIES PRIMO FC4 CAPPUCCINO / ESPRESSO MACHINE DISPENSER WITH 4 HOPPERS (OR EQUAL) (120V, 15 AMP)
(K)	CURTIS TP1210A100 THERMO PRO TWIN 15 GALLON COFFEE BREWER WITH THERMAL FRESHTRAC DISPENSER (OR EQUAL) (220V, 23-34.5 AMP) 3 GALLON CAPACITY
(L)	AVANTCO 88-2R-HC DBL. DOOR REACH-IN REFRIGERATOR (OR EQUAL) (120V, 3.8 AMP)
(M)	AVANTCO 88-2R-HC DBL. DOOR REACH-IN FREEZER (OR EQUAL) (120V, 3.8 AMP)
(N)	30" AVANTCO ICE MACHINE, OR EQ.
(O)	5.5, 34" TRIPLE COMPARTMENT SINK W/ 2-DRAINBEDS
(P)	30"x6'-0" 5.5. PREP TABLE
(Q)	30"x12" 5.5. PREP TABLE W/ SINK
(R)	METRO SHELVING



RECEPTION, LAUNDRY, OFFICE & STAFF LOUNGE FLOOR PLAN

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

3
A4



PROPOSED FLOOR PLAN (3rd FLR.)

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

Item # 2.

Revisions:

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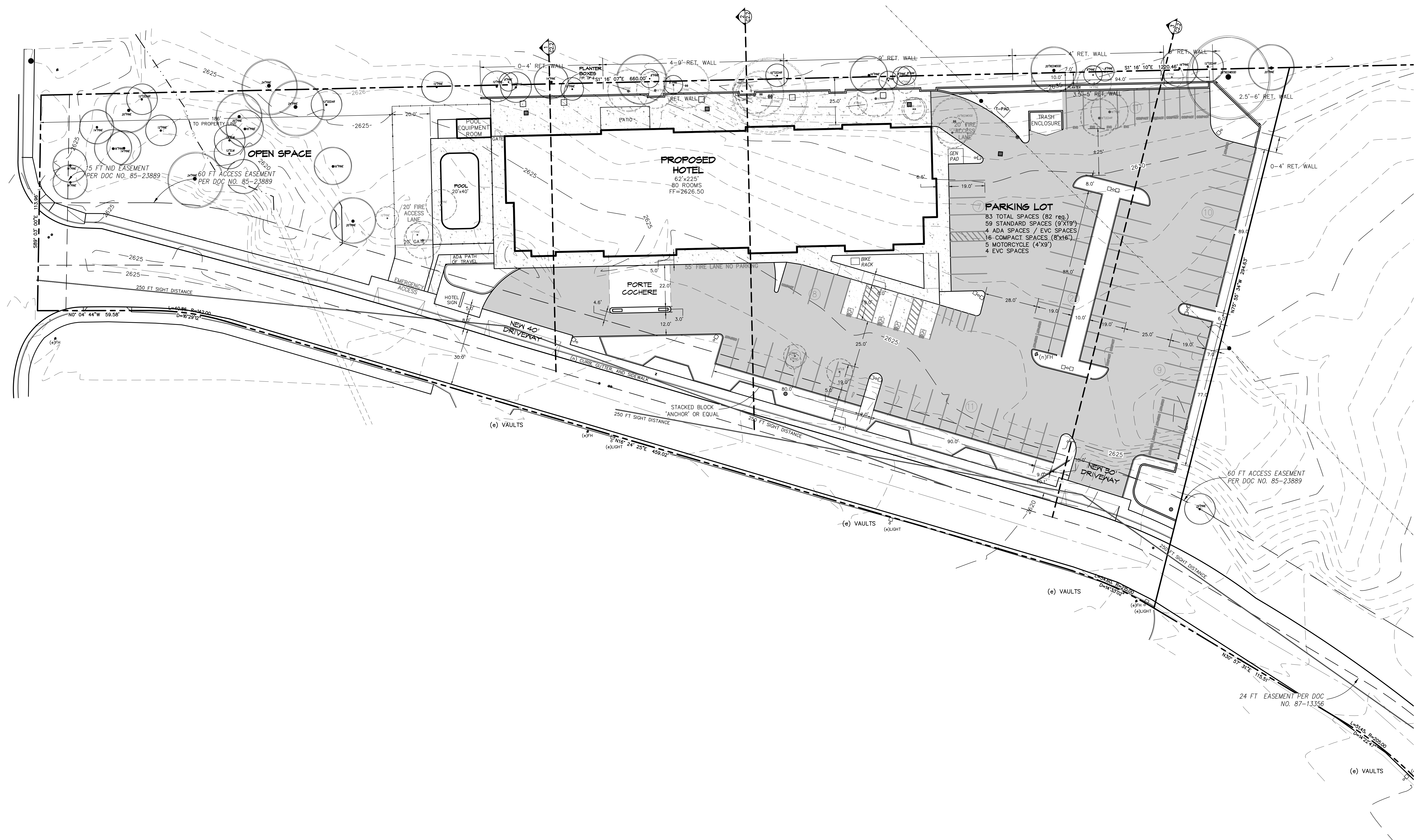
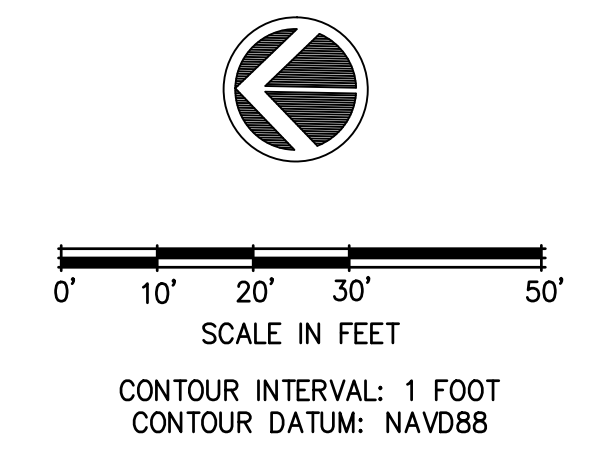
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Phone: (530) 257-5173 Fax: (530) 257-6272

Date: 11/3/2022
Drawn: TM
Checked: JM

Sheet No.
A4
Of 2 Sheets

Job No. 2022-90
File No. PRELIMS



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

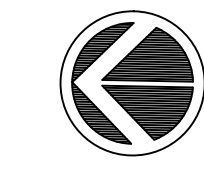
NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C1
 Of 6 Sheets

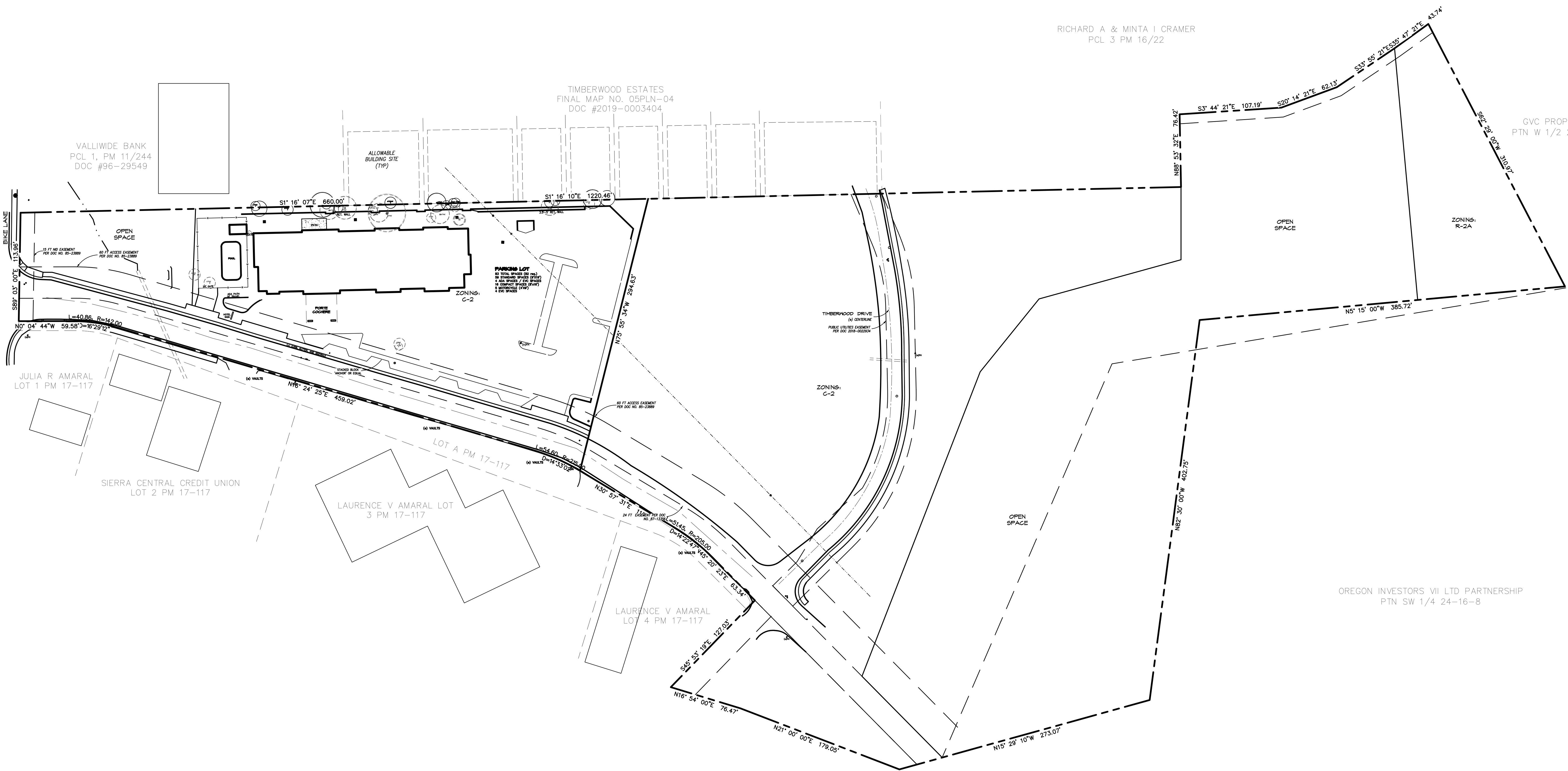
Job No. 22-90
 File No. SITE 31

SITE PLAN



0' 25' 50' 75' 125'
SCALE IN FEET
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88

BRUNSWICK ROAD



RICHARD A & MINTA I CRAMER
PCL 3 PM 16/22

TIMBERWOOD ESTATES
FINAL MAP NO. 05PLN-04
DOC #2019-0003404

GVC PROPERTY 18 LLC
PTN W 1/2 24 & 25-16-8

VALLIWIDE BANK
PCL 1, PM 11/244
DOC #96-29549

ALLOWABLE
BUILDING SITE
(TYP)

JULIA R AMARAL
LOT 1 PM 17-117

SIERRA CENTRAL CREDIT UNION
LOT 2 PM 17-117

LAURENCE V AMARAL LOT
3 PM 17-117

LAURENCE V AMARAL
LOT 4 PM 17-117

LOT A PM 17-117

OREGON INVESTORS VII LTD PARTNERSHIP
PTN SW 1/4 24-16-8

PACIFIC GAS & ELECTRIC CO PTN
SW 1/4 24-16-8

Revisions:

Engineer:

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

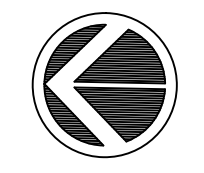
NST ENGINEERING, INC.
1445 Riverside Drive * Susanville, CA 96130
Engineering * Planning * Surveying
Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
Drawn: JB
Checked: JM

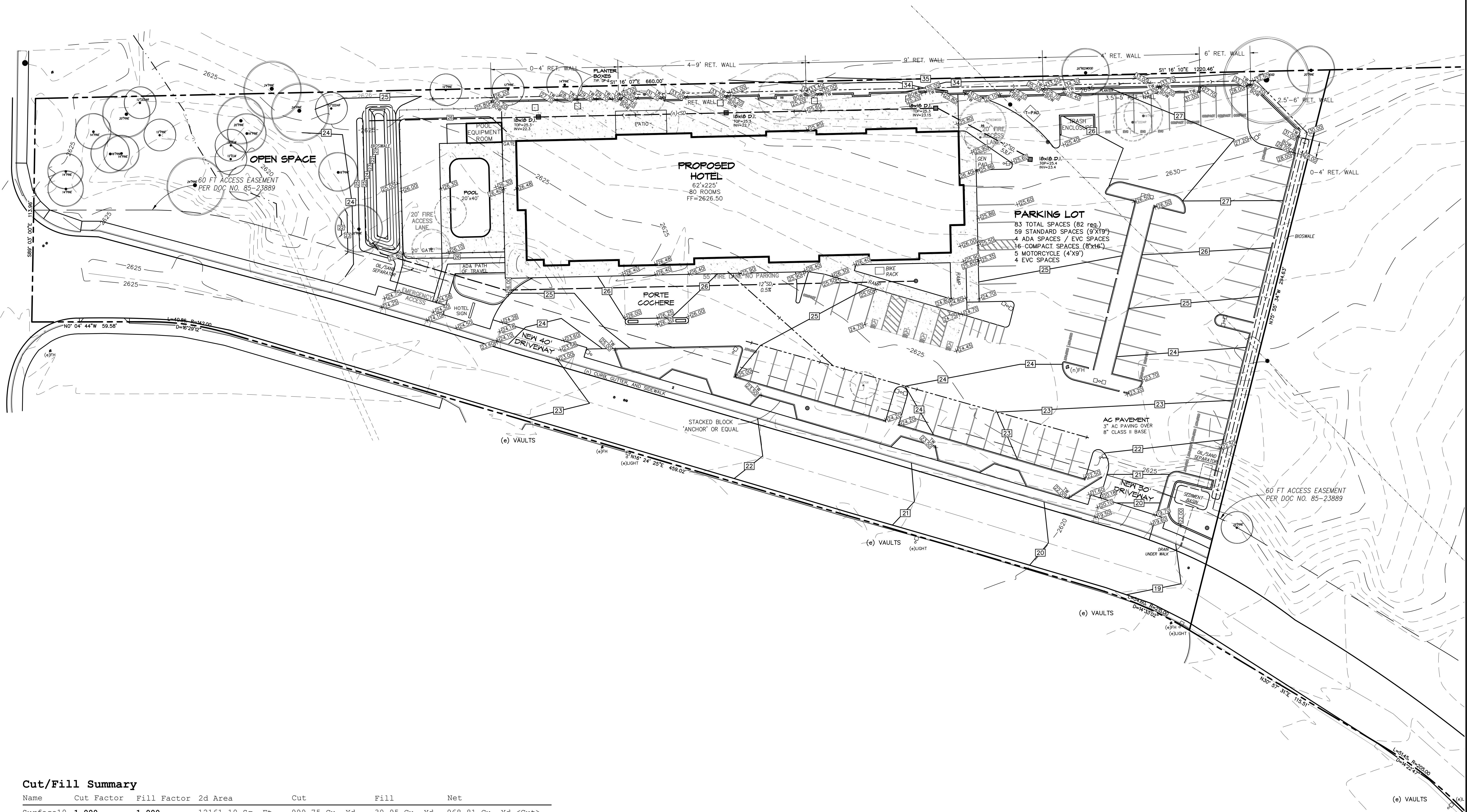
Sheet No.
C1.1
Of 6 Sheets

Job No. 22-90
File No. SITE 3

NEIGHBORHOOD SITE PLAN



SCALE IN FEET
0 10 20 30 50
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface10	1.000	1.000	12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>
Totals			12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>

Revisions:

Engineer:

Project Title:
**PROPOSED SITE PLAN FOR:
 HOLIDAY INN EXPRESS**
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

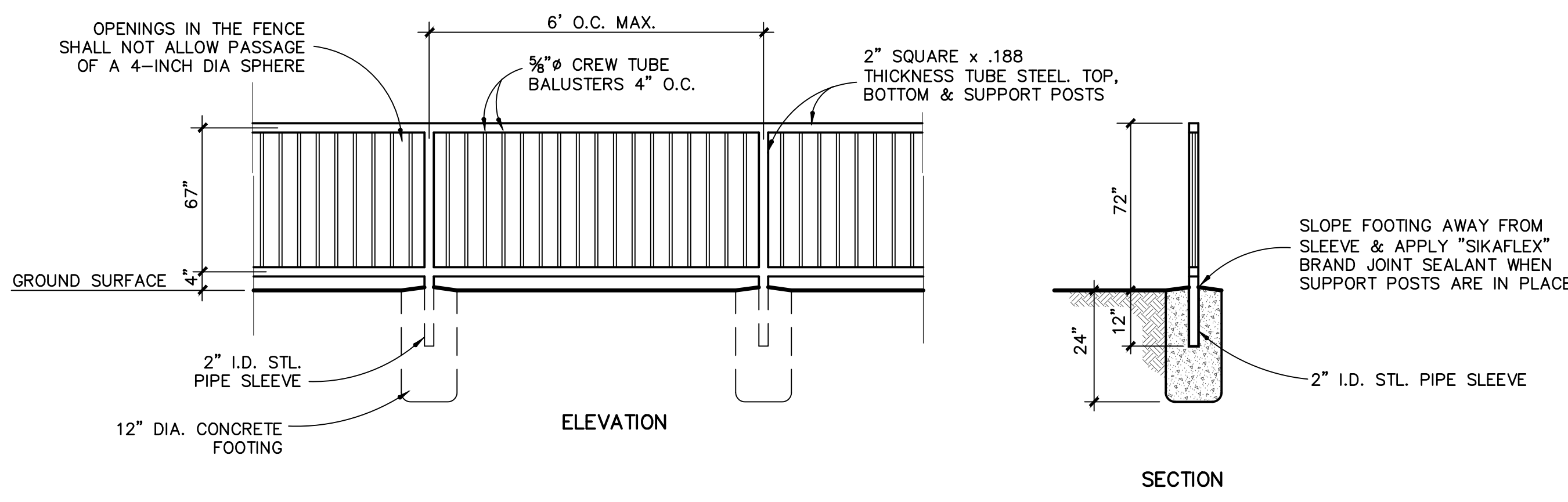
NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 257-5173 Fax: (530) 257-6212

Date: 8/29/23
 Drawn: JB
 Checked: JM

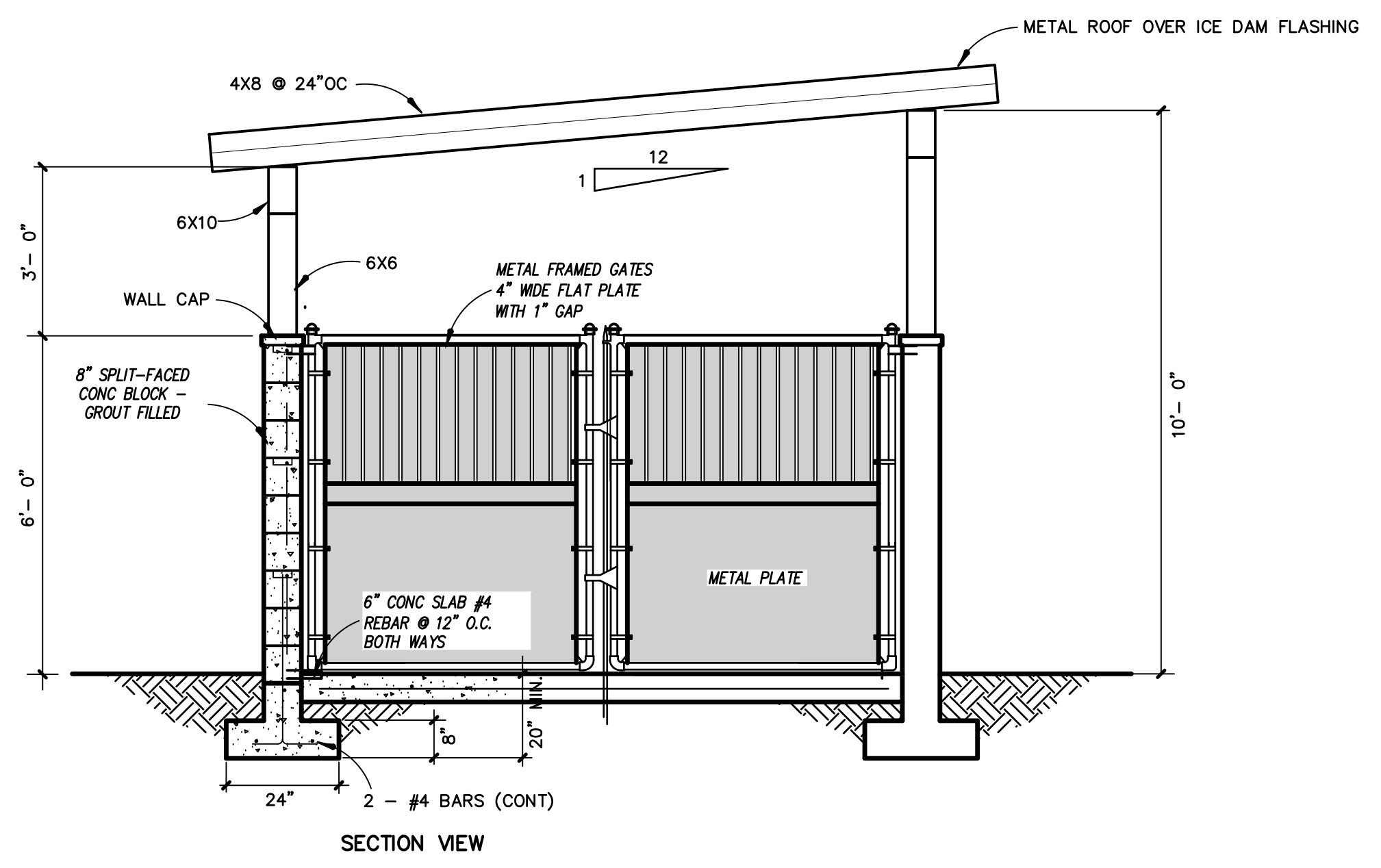
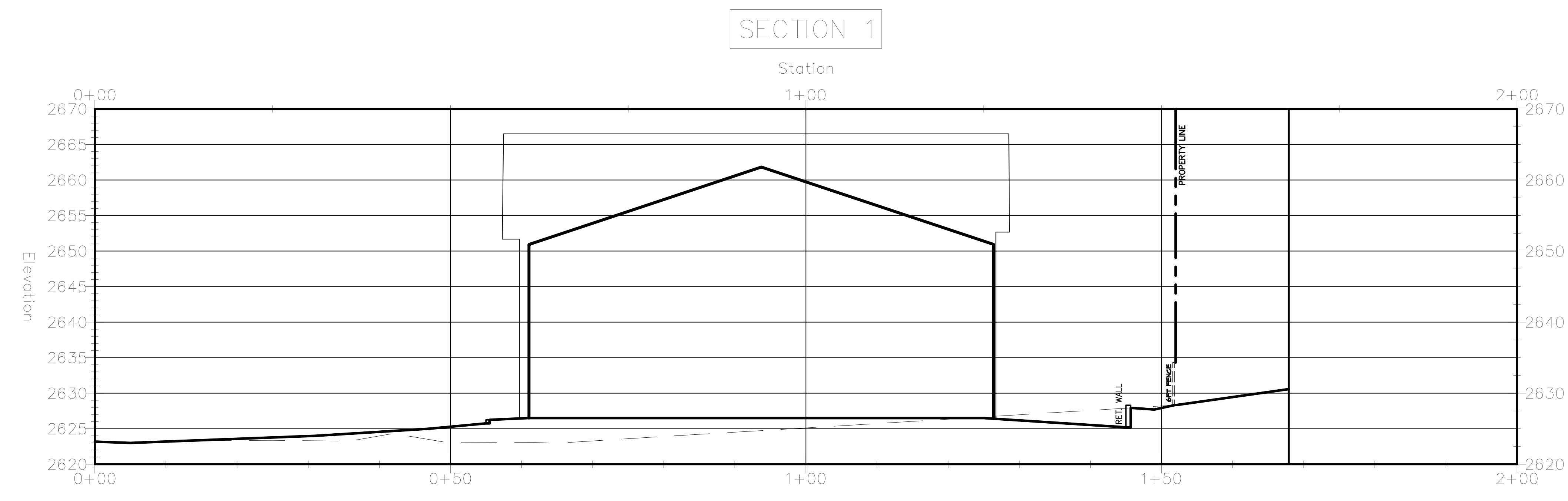
Sheet No.
CR
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3

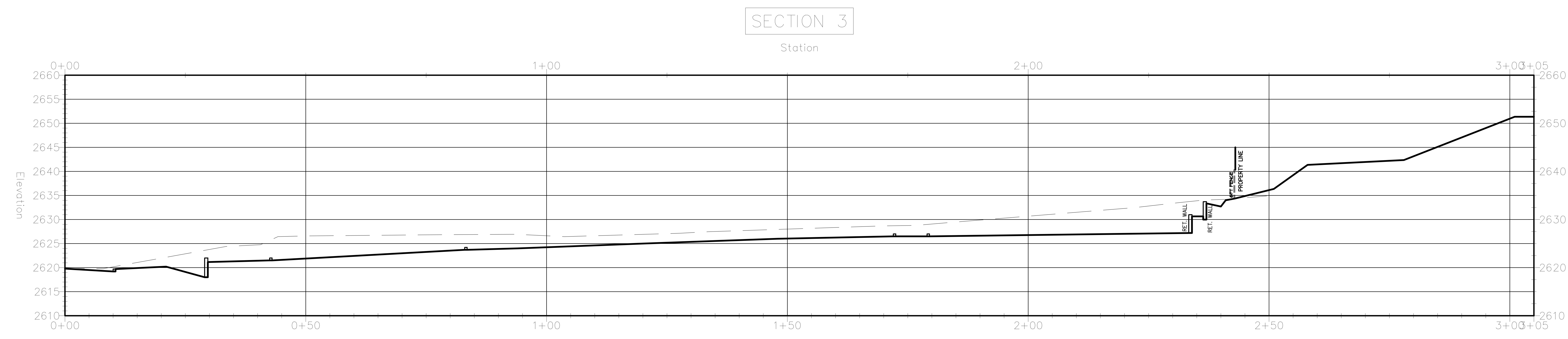
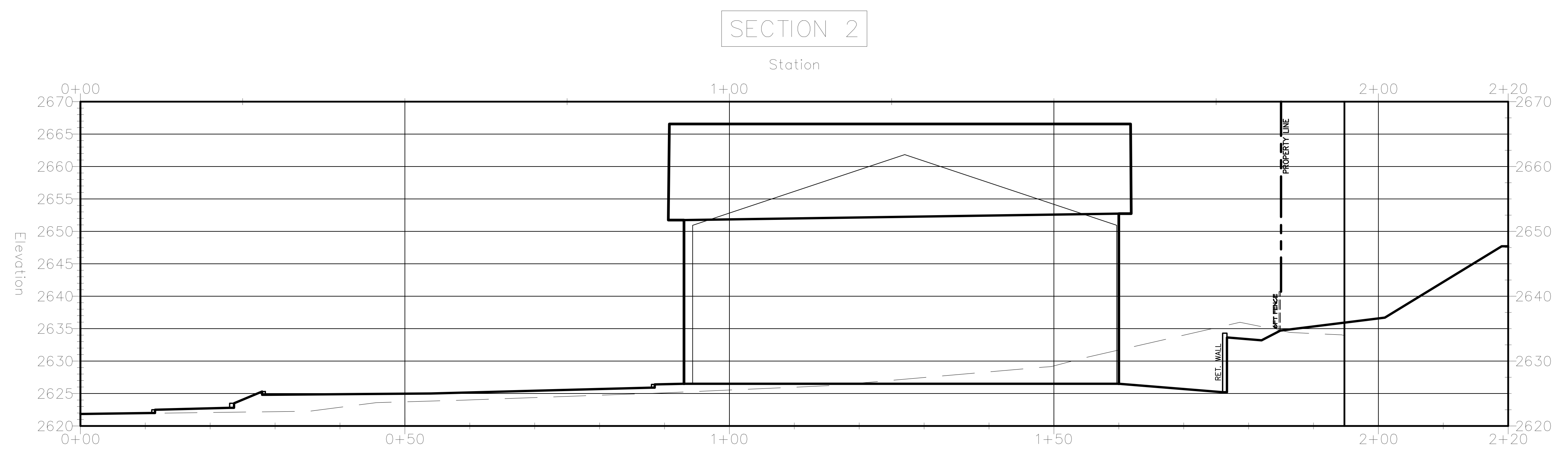
SITE GRADING PLAN



FENCE ALONG PROPERTY LINE 1 C2.2



TRASH ENCLOSURE ROOF SECTION 2 C2.2



HORIZ: 1"=10'
VERT: 1"=10'

GRADING PROFILES

Revisions:

Engineer:

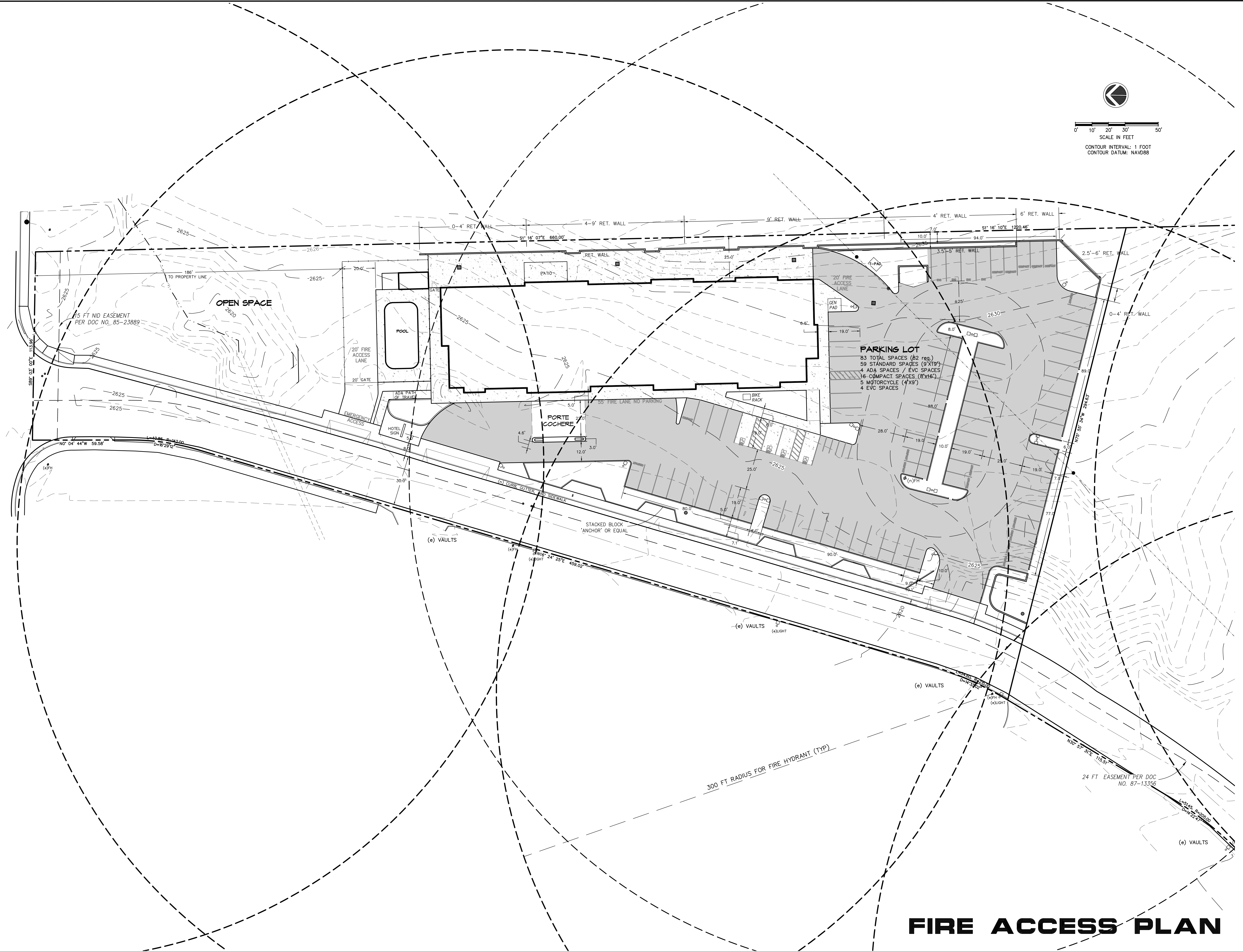
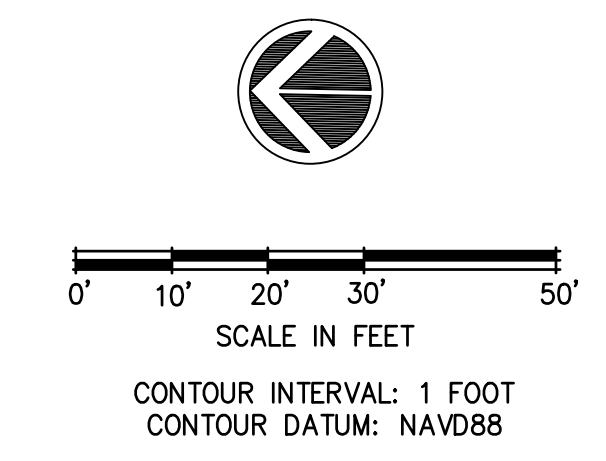
Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-0394

NST ENGINEERING, INC.
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Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
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 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

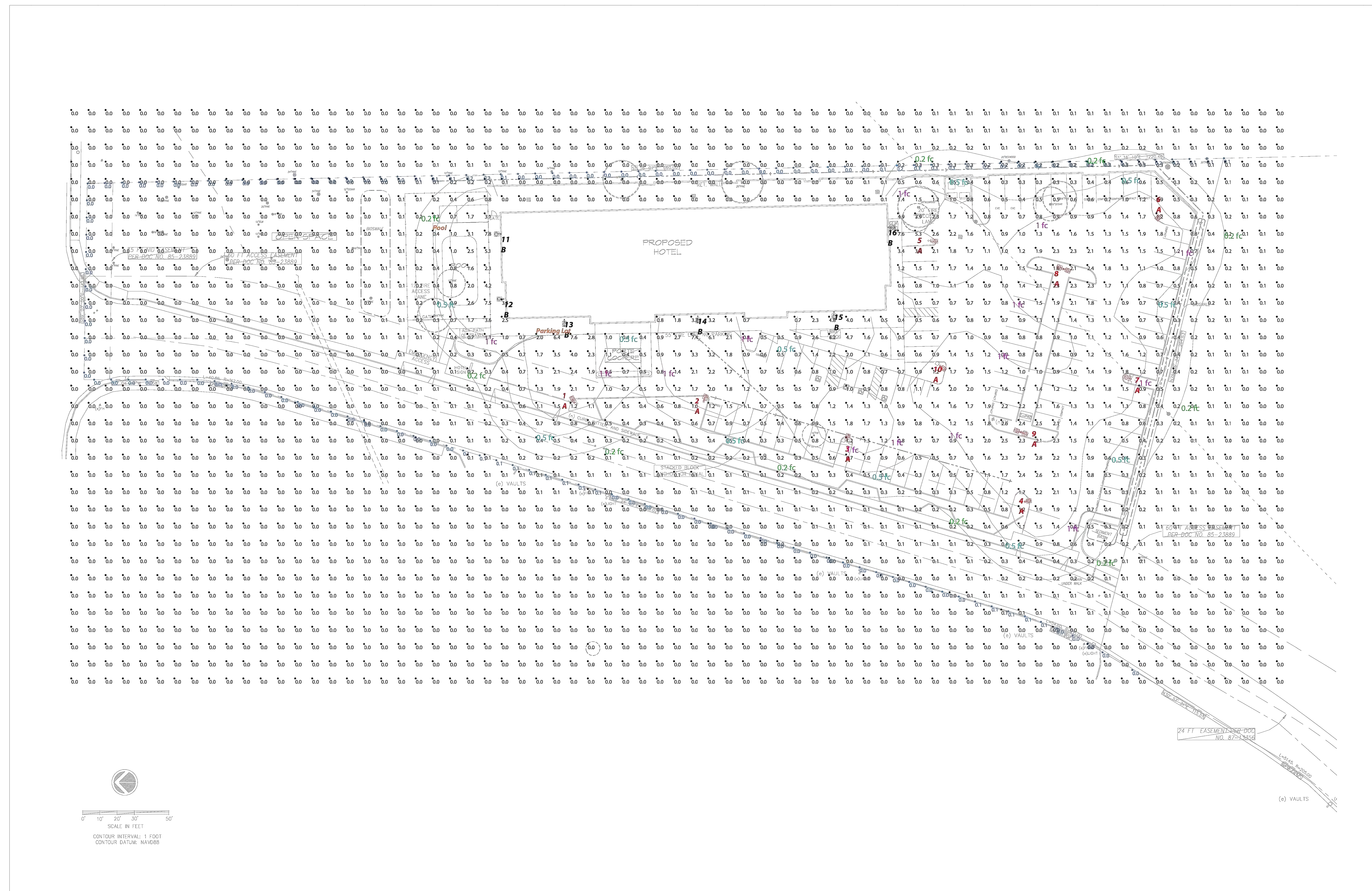
Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C4
 Of 6 Sheets

Job No. 22-90
 File No. SITE 3

FIRE ACCESS PLAN

PLOT TO 24"x36" PAGE



Scale: 1 inch= 30 Ft.

The Lighting Analysis, Electrical Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based on design parameters and information provided by others that have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB does not warrant, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements, other than those specifically stated in the Lighting Design. This Lighting Design is intended for construction purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be used upon for any purpose.

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PROJECT #206390
 CASE #1035549
 Filename: Grass Valley Hotel Lig Layout_1035949A.AGI
 Drawn By: dvento

Job Name:
 Grass Valley Hotel
 Grass Valley, CA
 Lighting Layout
 Version A

Prepared For:
 ElectroRep
 2015 Bridgeway # 201
 Sausalito, CA 94965
 Tel: 415-332-4100



Filename: Z:\Lib Files\ElectroRep\Edges Electrical Group\Sausalito_111800\grass_valley_hotel\Working Files\AGI\Grass Valley Hotel Lig Layout_1035949A.AGI

Revisions:	

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
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Date: 8/29/23
 Drawn: JB
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Sheet No.
C5
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 5

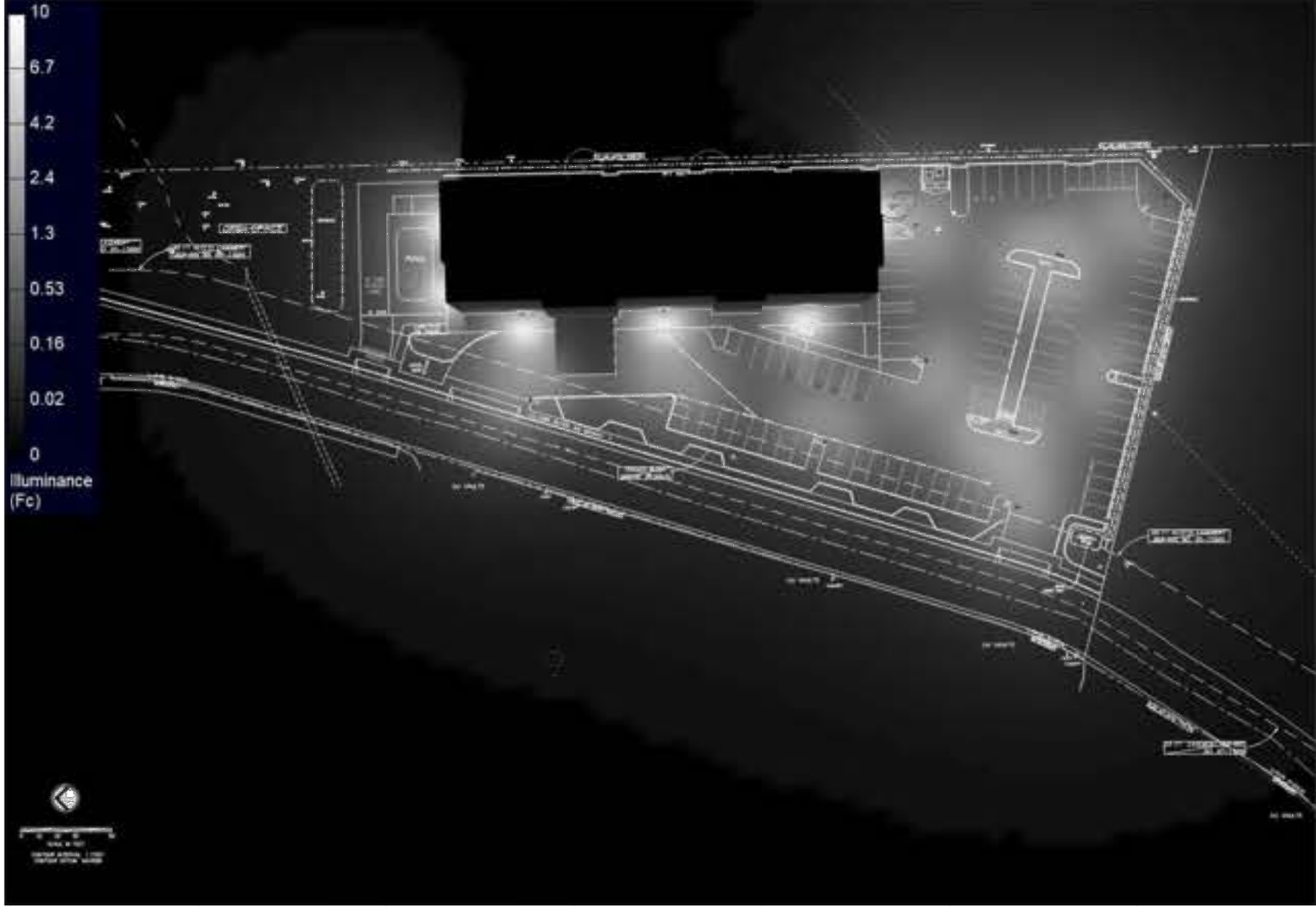
LIGHTING PLAN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclr	PtSpctb	Meter Type
Property Line	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.	Readings taken at grade	10	N.A.	Horizontal
Site Lighting	Illuminance	Fc	0.33	7.8	0.0	N.A.	N.A.	Readings taken at grade	10	10	Horizontal
Parking Lot	Illuminance	Fc	1.23	7.4	0.2	6.15	37.00	Readings taken at grade			
Pool	Illuminance	Fc	2.73	7.8	0.7	3.90	11.14	Readings taken at grade			

Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency										
Symbol	Qty	Tag	Label	Arrangement	LLF	Lum. Lumens	Description	Lum. Watts	BUG Rating	
	2	A	IVAT4-45LPA730ZU WS2 x 2	Back-Back	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2	
	8	A	IVAT4-45LPA730ZU WS2	Single	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2	
	6	B	IVAF7-45LWM730ZU	Single	1.000	4639	WALL MOUNT	37.9154	B1-U0-G2	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	288.003	240.235	22	116.712	0
2	A	363.002	241.229	22	67.282	0
3	A	445.995	218.151	22	73.175	0
4	A	549.128	182.905	22	7.805	0
5	A	494.786	334.044	22	359.956	0
6	A	628.494	349.472	22	226.706	0
7	A	611.282	254.016	22	160.55	0
8	A	571.967	317.98	22	338.303	0
8	A	571.967	317.98	22	518.303	0
9	A	547.028	223.091	22	338.303	0
9	A	547.028	223.091	22	518.303	0
10	A	500.036	261.483	22	326.952	0
11	B	245.377	338.201	12	180.585	0
12	B	246.998	300.474	12	180.627	0
13	B	282.185	288.72	12	270	0
14	B	359.609	290.626	12	270	0
15	B	438.766	293.047	12	270.254	0
16	B	469.865	342.112	12	0.402	0

Total Quantity: 18



NOTES:

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International Intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

PLOT TO 24"x36"PA0

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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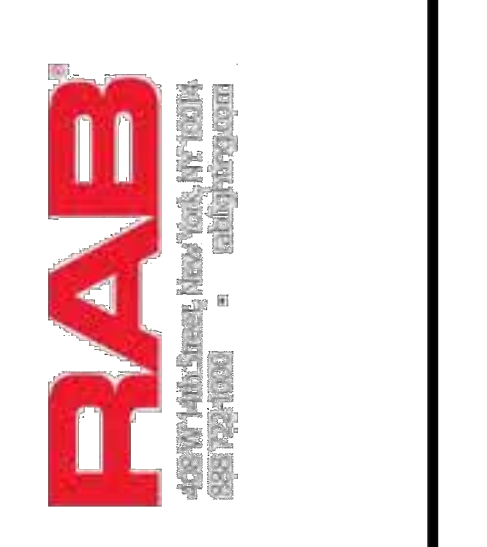
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Scale: as noted
 Date: 2/17/2023
 Filename: Grass Valley Hotel Ltg Layout_1035849A.AGI
 Drawn By: dvento

Job Name: Grass Valley Hotel
 Client: Grass Valley, CA
 Lighting Layout Version A

Prepared For: Elmer Pao
 2015 Bridgeway # 201
 Sausalito, CA 94965
 Tel: 415-332-4100



Filename: Z:\Job Files\ElectropEdge Electrical Group\Susamville_11180\grass valley hotel\Working Files\AGI\Grass Valley Hotel Ltg Layout_1035849A.AGI

Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
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Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C5.1
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 5

LIGHTING PLAN

IVAT4-45LPA730ZU/WS2

RAB



Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info table with columns: Type, Constant Current, Watts, LED Info, Color Temp, Color Accuracy, L70 L80span, Lumens, Efficacy.

Technical Specifications

Compliance, UL Listed, IESNA LM-79 & LM-80 Testing, IP Rating, California Title 24, Power Factor, Lifespan, Wattage Equivalency, LED Characteristics, Color Stability, Color Uniformity.

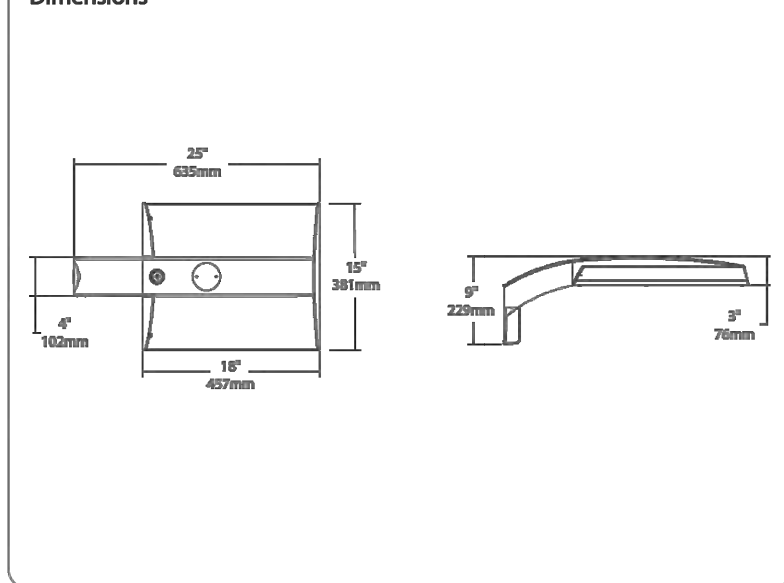
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IVAT4-45LPA730ZU/WS2

RAB

Technical Specifications (continued), Construction, Lens, Optical, BUG Rating, Effective Projected Area, Maximum Ambient Temperature, Housing, IES Classification, Sensor Specifications, Multi Level Mount Sensor, Buy American Act Compliance, Mounting.

Dimensions



Features

0-10V Dimming, standard 100,000-Hour LED lifespan.

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IVAT4-45LPA730ZU/WS2

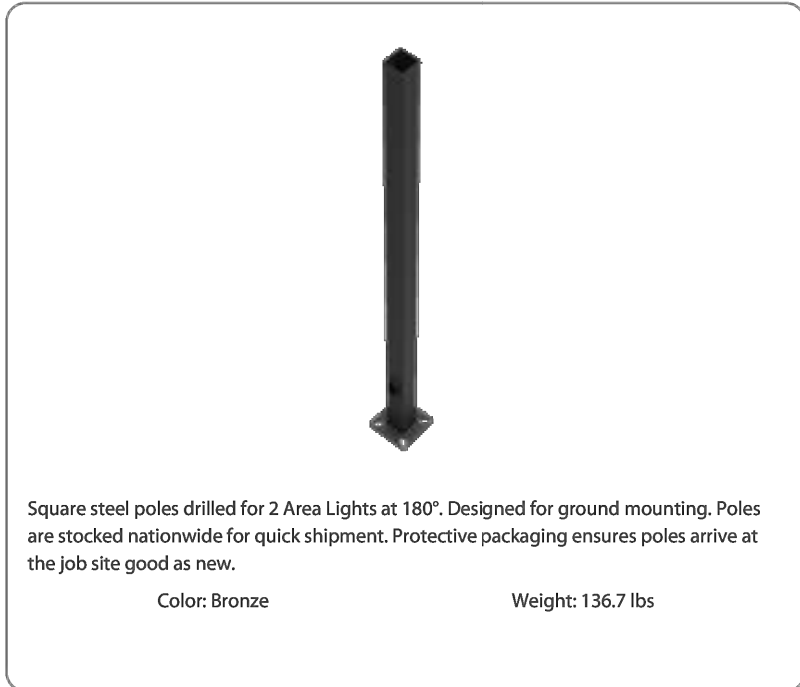
RAB

Ordering Matrix table with columns: Family, Distribution, Lumen Output, Mounting, CR/Color Temp, Finish, Voltage/Driver, Sensor Options, Lightcloud Option.

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PS4-11-20D2

RAB



Project: _____ Type: _____
Prepared By: _____ Date: _____

Technical Specifications

Compliance, CSA Listed, Construction, Hand Holes, Base Plates, Shipping Protection, Color, Height, Weight, Gauge, Wall Thickness, Shaft Size, Hand Hole Dimensions, Bolt Circle, Base Dimension.

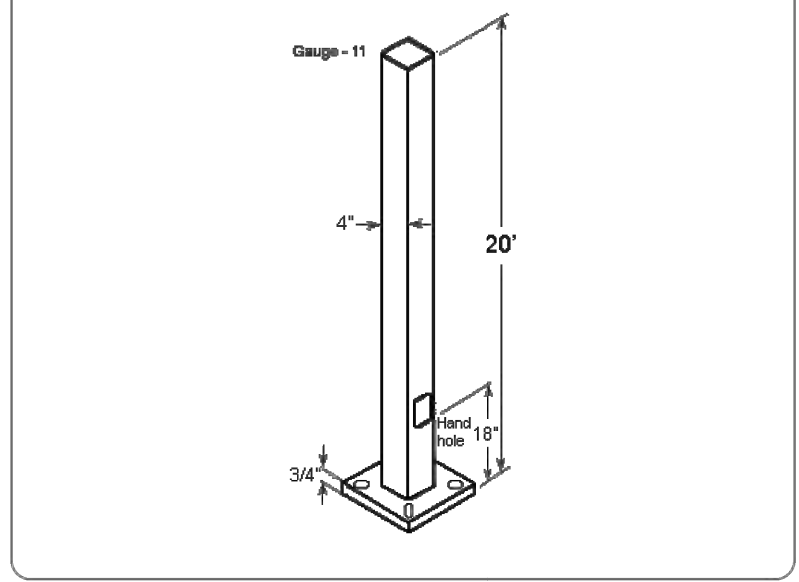
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PS4-11-20D2

RAB

Technical Specifications (continued), Construction, Anchor Bolt, Anchor Bolt Templates, Pre-Shipped Anchor Bolts, Other, Terms of Sale, Max EPA's/Max Weights, Buy American Act Compliance.

Dimensions



Features

Designed for ground mounting, Heavy duty TGIC polyester coating, Reinforced hand holes with grounding lug and removable cover for easy wiring access.

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IVAF7-45LWM730ZU

RAB



Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info table with columns: Type, Constant Current, Watts, LED Info, Color Temp, Color Accuracy, L70 L80span, Lumens, Efficacy.

Technical Specifications

Compliance, UL Listed, IESNA LM-79 & LM-80 Testing, IP Rating, DLC Listed, Electrical, Driver, Dimming Driver, Title 24 Compliance, Power Factor, Performance, LED Characteristics, Color Stability, Color Uniformity, Construction.

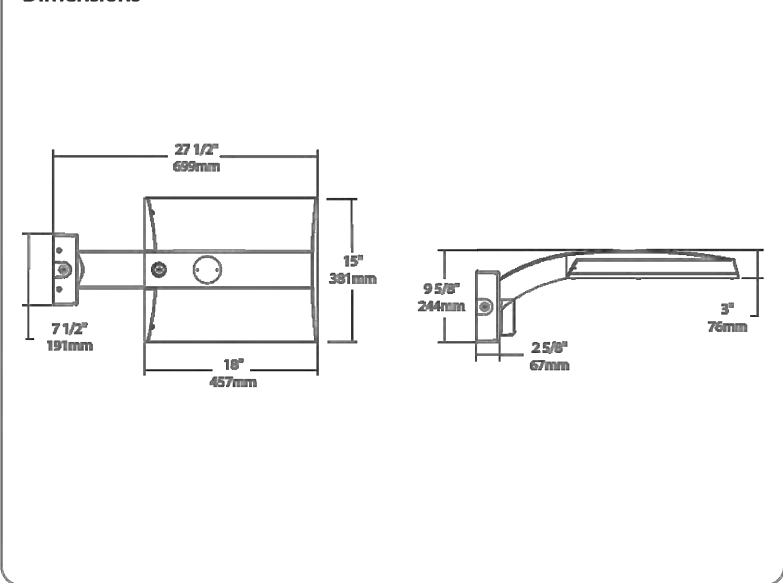
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IVAF7-45LWM730ZU

RAB

Technical Specifications (continued), Construction, Maximum Ambient Temperature, Housing, IES Classification, Effective Projected Area, Finish, Green Technology, Installation, Lens, Optical, BUG Rating, Other, Warranty, Buy American Act Compliance.

Dimensions



Features

0-10V Dimming, standard 100,000-Hour LED lifespan.

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IVAF7-45LWM730ZU

RAB

Ordering Matrix table with columns: Family, Distribution, Lumen Output, Mounting, CR/Color Temp, Finish, Voltage/Driver, Sensor Options, Lightcloud Option.

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Revisions table with columns: No., Description, Date, By.

Engineer: _____

Project Title: PROPOSED SITE PLAN FOR: HOLIDAY INN EXPRESS 961 PLAZA DRIVE GRASS VALLEY, NEVADA COUNTY, CALIFORNIA APN: 035-460-039

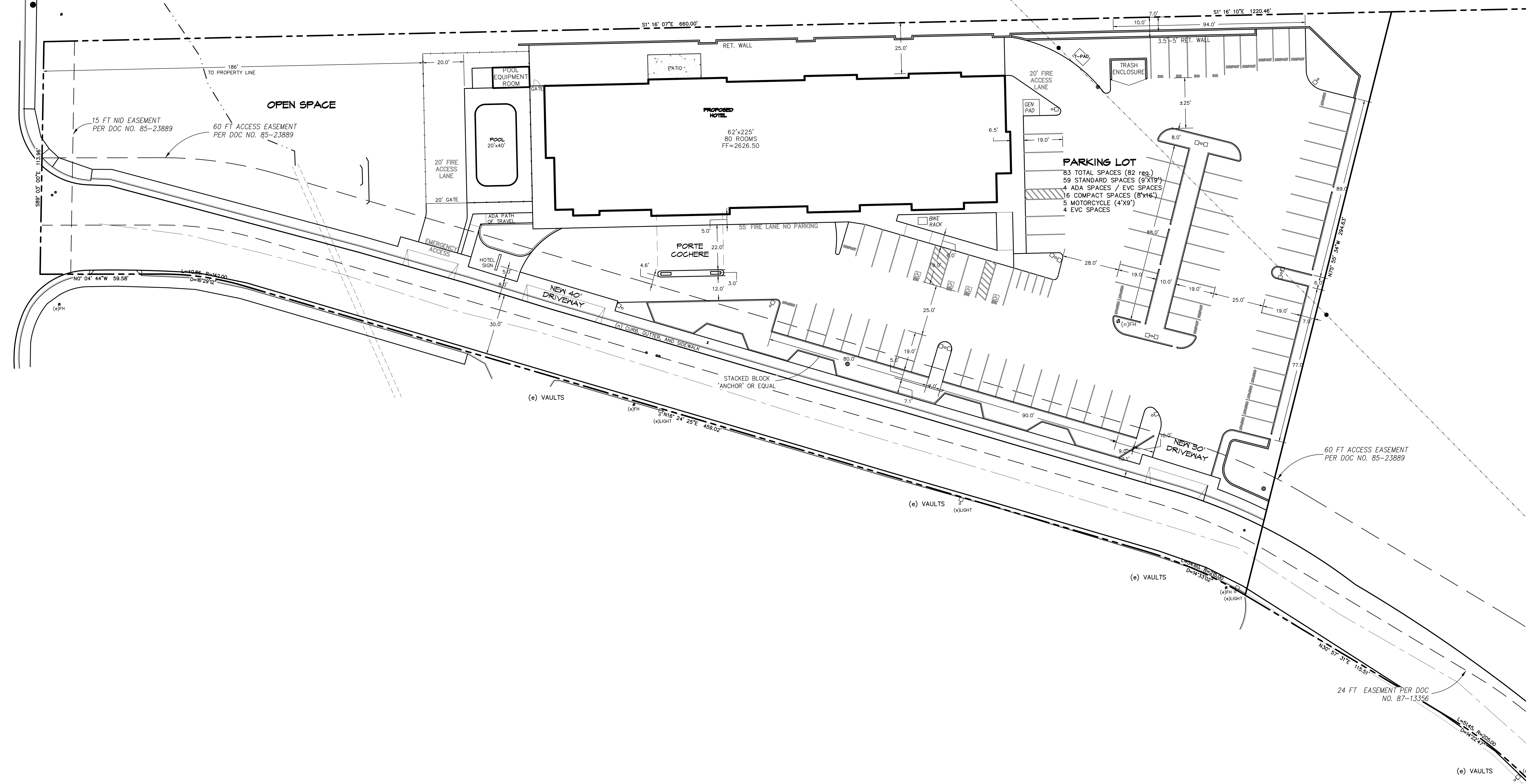
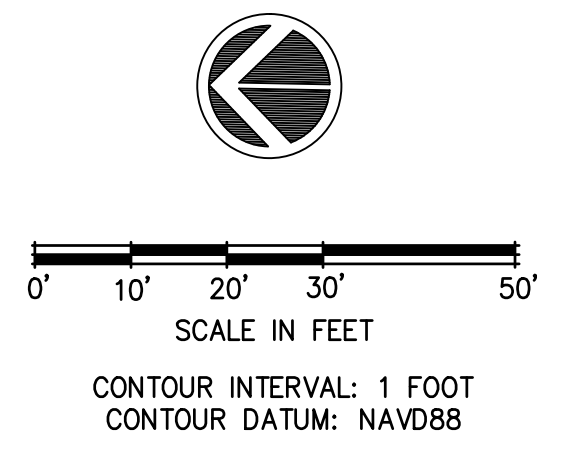
NST ENGINEERING, INC. 1495 Riverside Drive * Susanville, CA 96180 Engineering * Planning * Surveying Phone: (530) 257-5173 Fax: (530) 257-6272

Date: 8/29/23 Drawn: JB Checked: JM

Sheet No. C5.2 Of 6 Sheets

Job No. 2022-90 File No. SITE 3

LIGHTING SPECIFICATIONS



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

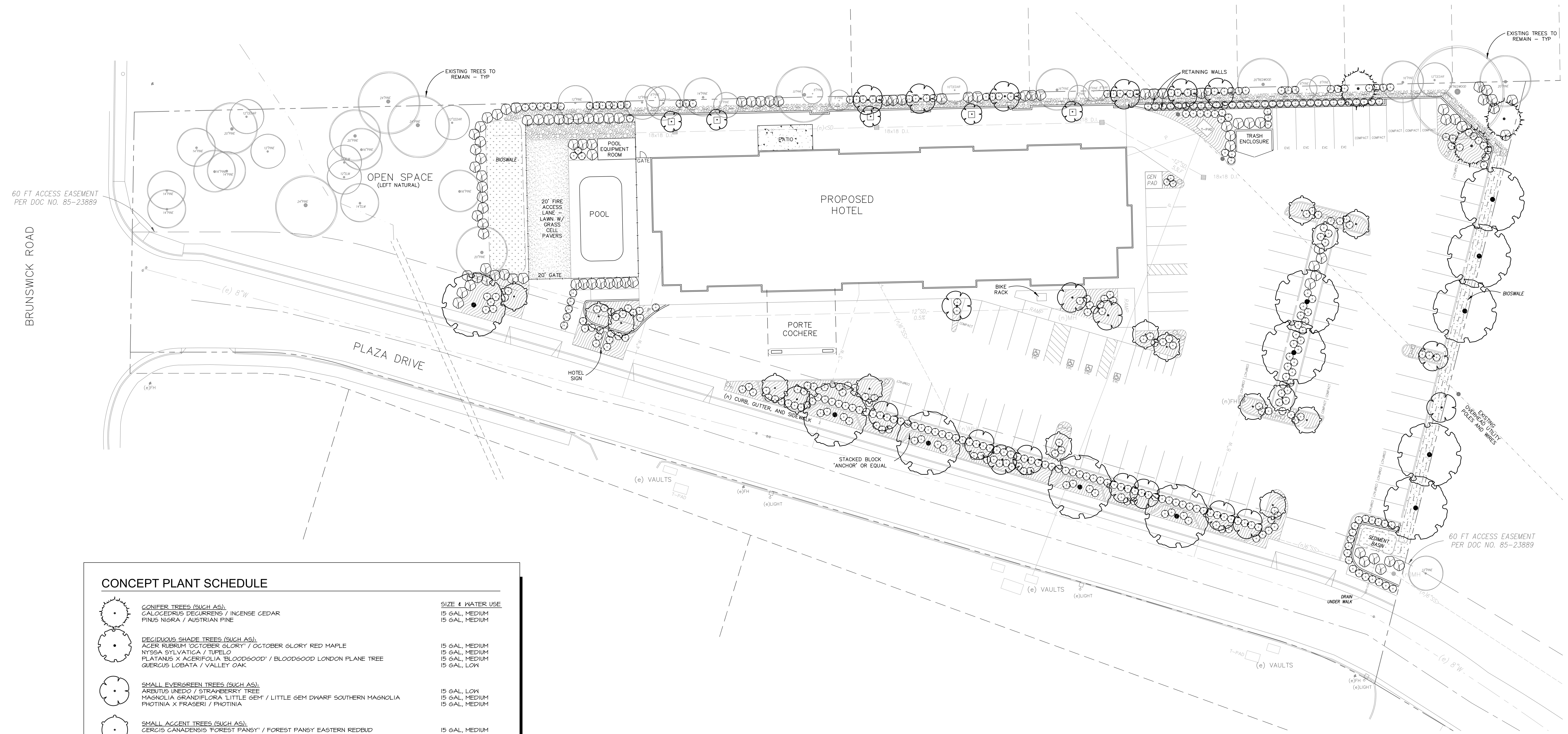
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 Drawn: JB
 Checked: JM

Sheet No.
C6
 Of 6 Sheets

Job No. 22-90
 File No. SITE 3

STRIPING PLAN



CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Size & Water Use
●	CONIFER TREES (SUCH AS): CALOCEDRUS DECURRENS / INCENSE CEDAR PRUNUS NIGRA / AUSTRIAN PINE	15 GAL, MEDIUM 15 GAL, MEDIUM
○	DECIDUOUS SHADE TREES (SUCH AS): ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE NYSSA SYLVATICA / TUPELO PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE QUERCUS LOBATA / VALLEY OAK	15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, LOW
○	SMALL EVERGREEN TREES (SUCH AS): ARBUTUS UNEDO / STRAWBERRY TREE MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM DWARF SOUTHERN MAGNOLIA RHODINIA X FRASERI / RHODINIA	15 GAL, LOW 15 GAL, MEDIUM 15 GAL, MEDIUM
○	SMALL ACCENT TREES (SUCH AS): CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD LAGERSTROEMIA X TUSCANORA / TUSCANORA GRAPE MYRTLE PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, LOW 15 GAL, MEDIUM
○	ACCENT SHRUBS (SUCH AS): ABELIA X GRANDIFLORA / GLOSSY ABELIA CAMELLIA JAPONICA / CAMELLIA CISTUS X PURPUREUS / ORCHID ROCKROSE CORONIS STOLONIFERA / RED TRING DOGWOOD MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE MUELENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS MYRSINE AFRICANA / AFRICAN BOXWOOD NANDINA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO PENNESETUM X 'EATON CANYON' / EATON CANYON FOUNTAIN GRASS PHORRHIZUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX POLYSTICHUM MUNITUM / WESTERN SWORD FERN WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL, MEDIUM 5 GAL, MEDIUM 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM
○	SCREEN SHRUBS (SUCH AS): ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA CEANOTHUS X 'JULIA PHELPS' / JULIA PHELPS NILD LILAC ELAEAGNUS X 'EBBINGE' 'SILT EDGE' / SILT EDGE SILVERBERRY GREVILLEA X 'WELLII' / NOEL GREVILLEA HETEROMELES ARBUTIFOLIA / TOYON	5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW
■	GRAVEL OR COBBLE AREAS: DECORATIVE GRAVEL AREA / OR SMALL RIVER WASHED COBBLE AREA	-
■	BIOSHALE & BASIN AREAS: BIO-FILTRATION GRASSES	SOD, MEDIUM
■	GROUND COVERS (SUCH AS): ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY VINCA MINOR / COMMON PERIWINKLE	1 GAL, LOW 1 GAL, LOW 1 GAL, LOW 1 GAL, LOW 1 GAL, LOW
■	LAWN AREA: LAWN WITH GRASS CELL PAVERS	SOD, HIGH

CONCEPTUAL LANDSCAPE PLAN NOTES

- THIS CONCEPTUAL LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY NST ENGINEERING, INC. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
- LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF GRASS VALLEY AND STATE OF CALIFORNIA'S AB1601. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE CONCEPTUAL LANDSCAPE PLAN.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE. DRIP IRRIGATION SHALL BE USED TO THE EXTENT APPROPRIATE.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
- ENHANCED LANDSCAPE TREATMENT WITH ACCENT SHRUBS AND GROUND COVERS SHALL BE PROVIDED AT THE PROJECT STREET ENTRIES.
- EXISTING TREES, SHOWN ON THE PLAN, ARE TO REMAIN IF DETERMINED TO BE HEALTHY BY AN ARBORIST.
- REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDINGS, PAVING, UTILITIES, AND SITE IMPROVEMENTS.

CONCEPTUAL WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): **48.0**

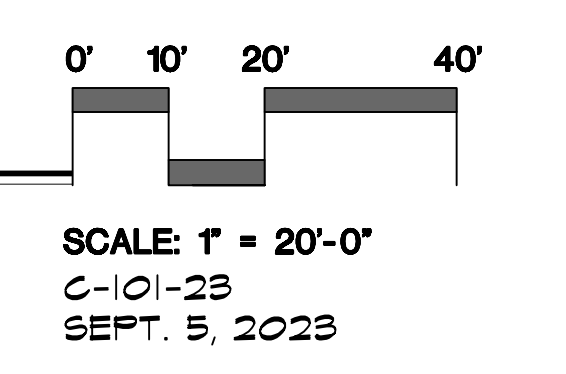
HYDROZONE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS							
1 - MED. W.U.	0.5	DRIP	0.81	0.62	5,120	3,174	94,470
2 - LOW W.U.	0.2	DRIP	0.81	0.25	8,135	2,034	60,524
4 - HIGH W.U.	0.8	SPRAY	0.75	1.07	1,320	1,412	42,033
TOTALS:						14,575	6,621
ETWU TOTAL:							197,028
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):							195,188
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							
WHERE MAWA = (ETO) (0.62) (ETAF x LA)							
MAWA: (48.0) (0.62) (0.45 x 14,575) = 195,188 GALLONS PER YEAR							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS							
TOTAL ETAF x AREA	6,621						
TOTAL AREA	14,575						
AVERAGE ETAF	0.45						

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.



CONCEPTUAL LANDSCAPE PLAN

HOLIDAY INN EXPRESS
961 PLAZA DRIVE, GRASS VALLEY, CA







HOLIDAY INN EXPRESS HOTEL
COLOR BOARD
961 PLAZA DRIVE
GRASS VALLEY, CA

<u>Siding</u>			
Sherwin Williams Shoji White or Matte Sandstone	Sherwin Williams Smoky Beige or Matte Desert Tan	Sherwin Williams Half-Caff or Matte Mansard Brown	Matte Orange

<u>Stone</u>	<u>Roofing</u>	<u>Stamped Concrete</u>
El Dorado Stone Cliffstone in Montecito	Terra Cotta	Matte Desert Tan

MATTE COLORS:



Matte Regal White*



Matte Sandstone*



Matte Desert Tan*



Matte Slate Gray*



Matte Musket Gray



Matte Zinc Metallic®



Matte Patina®



Matte Charcoal Gray



Matte Burnished Slate*



Matte Mansard Brown*



Matte Medium Bronze



Matte Dark Bronze



Matte Midnight Black



Matte Black



Matte Classic Green*



Matte Colonial Red*



Matte Orange



PLEASE NOTE: * Minimum Order of 2500 SQ. FT. MIN. / 4-8 Week Lead Time
Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.

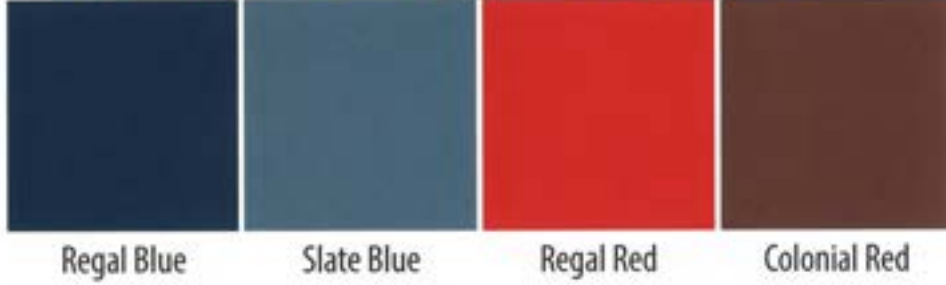
— ALUMINUM - STANDARD COLORS:



— SPECIALTY PRINT:



— ALUMINUM - SPECIAL ORDER COLORS (500 SQ. FT. MIN.):



PLEASE NOTE: *†This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices. Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.*





CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
530-274-4399 fax

May 24, 2023

NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
Attn: Jeff Morrish
(Via email)

RE: Development Review Committee Comments on Tentative Parcel Map and Development Review Permit (22PLN-37) for the division of a ±11.66 acre parcel and construction of three-story ±42,000 square foot/80 room Holiday Inn Express (APN: 35-480-039).

Dear Mr. Morrish,

At its meeting of May 23, 2023, the Development Review Committee had the following comments on the project noted above.

1. Decorative paving should be added to both the entrance locations on Plaza Drive, at the Porte Coche, and rear patio area. The depth of the decorative paving at the drive isles and Porte Coche should be a minimum of 15 feet.
2. Electric Vehicle parking spaces should also be provided in the parking calculations.
3. The building design shall be completed by a licensed Architect or building design professional pursuant to State law.
4. Architectural detailing in accordance with the Gold Country Architectural Standards and consistent with the City's Community Design Guidelines and recently approved projects in the Brunswick Basin should be added, including, but not limited to:
 - a. The Porte Coche should be more substantial as an entryway feature and include a gable end with heavy timber elements in its design. Note fire department requires a minimum 12-foot drive isle for access along the frontage.
 - b. Vertical and horizontal wall articulation, such as variation in the wall plane, color changes, or material use, should be used to visually divide the building into small sections.
 - c. Siding materials should be extended to the outside edge on all elevations.
 - d. Stucco siding should be reduced and replaced with natural materials on all elevations. Vertical and horizontal siding should be the predominate finish material.

- e. Shed roofs should be added over select windows on the front and rear elevations.
 - f. Varying roof lines, roof types and roof slopes should be provided (e.g. gable, hip, shed roof, 6/12-8/12, etc.) (Note fire department access requirements limits the height of the building to 29 feet 11 inches).
 - g. The rear wall line should be broken up vs. one linear wall line. A Cross Section shall also be provided to illustrate how the rear property line is improved relative to adjoining uses.
 - h. Material/Color Boards shall be provided. Color scheme is not cohesive and should be further refined.
 - i. Graphic renderings shall be better quality and true representation of the building architecture.
5. Additional landscaping should be installed along the rear of the property adjoining single family dwellings to the east. The landscaping should include ground cover, shrubs and decorative trees at 25 foot on center along the entire length of the rear property line. The landscaped buffer should be a minimum of ten-foot between the parking area and the property line; provided that the review authority (i.e. Planning Commission) may reduce this requirement where it determines that the site area is severely constrained.
 6. Additional landscaping should also be provided in the parking lot south and west of the building at a ratio of one tree per 5 parking spaces.
 7. A tree removal plan should be included showing all of the trees to be removed from the site. Preservation of as many trees as possible along the east property line is recommended.
 8. The trash enclosure shall not be placed within twenty feet of abutting residential properties. Enclosures shall also be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
 9. The trash enclosure shall incorporate metal doors into the design. Enclosure finishes should match the building in color and texture and shall include a minimum three-foot landscape buffer on all non-accessible sides.
 10. Parking lot pole lighting should not exceed 20 feet in height. Building lighting should consist of gooseneck lighting or equivalent.
 11. To separate commercial from residential land uses, a 6-foot-tall CMU retaining wall is required along the eastern property line.
 12. Sight distance exhibits shall be provided for the driveways.
 13. An oil/sand separator shall be installed in the parking lot.

If you have any questions, please contact me at (530) 274-4712 or lancel@cityofgrassvalley.com

I thank you for your time and consideration in this matter.

Sincerely,


Lance E. Lowe, AICP
Principal Planner