

AMENDED GROUND LEASE

Description: A Portion of Lot 5 at the Nevada County Airport ("Property")

County: County of Nevada ("County" or "Lessor")

Lessee: John Barleycorn Investments ("Lessee")

This Ground Lease for 1.65 acres ("Lease") is entered by and between the County and the Lessee (collectively, the "Parties") for the Property.

RECITALS: The Parties agree and acknowledge the background facts and the accuracy thereof as follows:

A. The Property is comprised of a portion (1.65 acres) of Lot 5 fronting on Loma Rica Drive, Grass Valley, California. Lot 5 is part of the Nevada County Airport (hereinafter "Airport"). The Airport Terminal Building is located at 13083 John Bauer Avenue, Grass Valley, CA 95945. Not all of the 1.65 acres may be of use to Lessee, but the useful portion is being established by Lessee's due diligence.

B. A site description of the Property has been prepared by the County, and is set forth in the file of the County's Planning Department in connection with the General Plan Land Use Map Amendment changing 1.65 acres from a public designation to an industrial designation [Board Resolution No. 06-146, adopted March 28, 2006]. Exhibit A of this Lease is a GIS map of the site.

C. The County issued a Request For Proposals ("RFP") for a ground lease of the Property dated May 5, 2005 (hereinafter, the "Proposal"). The lease was awarded to Pacific Land Enterprises, Inc., and approved by Board Resolution 06-419 on August 22, 2006.

D. Pacific Land Enterprises, Inc assigned the lease to co-tenants Neal Street Investments, LLC, and Lessee. The assignment was approved by Board Resolution 07-034 on January 30, 2007.

E. Neal Street Investments, LLC reassigned the lease solely to Lessee. The assignment was approved by Board Resolution 18-136 on April 10, 2018.

F. Lessee has the requisite legal authority to enter into this lease.

G. Lessee and the County wish to amend the lease to permit Lessee to construct an approximately 20,220 square foot Office and Storage Facility which the County will then rent out for the remainder of Lessee's lease term, at which time ownership of the Office and Storage Facility and all improvements to the Property will pass to the County.

NOW, THEREFORE, THE PARTIES AGREE ON THE TERMS AND CONDITIONS AS FOLLOWS:

I. Ground Lease General Conditions

1. GRANT OF LEASE: The County hereby leases the Property in its entirety to Lessee subject to the terms and conditions of this Lease.

2. USE OF THE PROPERTY: Lessee shall only use the Leasehold and the Property for the construction and operation of an approximate 20,220 square foot Office and Storage Facility ("Warehouse"). Lessee shall seek written approval from the County prior to final design and construction of the Warehouse. The Warehouse shall include the following specifications, unless waived by the County in writing during the design phase:

- a. Warehouse – A 60'Wx 335'L x 12'H prefabricated steel building with two (2) 10'x10' rollup doors on recessed, covered loading docks and four (4) 3'x7' man doors on a 4" concrete reinforced slab.
- b. Warehouse designed for a 60psi snow load. Building must be ADA compliant and accessible both inside and in the front paved area of the warehouse.
- c. Floor plans are included herein (Exhibit B).
- d. Insulation – Shall be 6" fiberglass batts in the roof and 4" in the walls.
- e. Fire Suppression – Shall be a standard wet system.
- f. Climate Controlled space shall be 7,668 SF x 9' high ceilings with standard office tenant space(s)
- g. The non-climate controlled storage space shall be insulated to Warehouse specifications.
- h. The Warehouse must include two (2) ADA restrooms and breakroom.
- i. The site shall be paved with lighted parking for 27 cars and up to 4 trailers.

The Lessee shall not use or permit the Leasehold or any portion of the Leasehold to be improved, developed, used, or occupied in any manner or for any purpose that is in any way in violation of any valid law, ordinance, or regulation of any federal, state, county, or local governmental agency, body or entity. Furthermore, Lessee shall not maintain, commit or permit the maintenance or commission of any nuisance as now defined by any statutory or decisional law applicable to the Leasehold or any part of the Leasehold.

No change in the use shall be authorized except pursuant to an amendment of this Lease. Use of the Property by the Lessee or any sub-lessee shall at all times be in compliance with all federal, state, and local laws and regulations, now in effect or hereafter promulgated, including any licensing or permit requirements.

"Improvements" shall be constructed by Lessee, including but not limited to buildings, sheds, fences, pavements, drainages and any other works or structures needed for light industrial use.

Any liens during construction of the warehouse incurred by the Lessee shall be placed on the Contractor and or Lessee and not the Lot 5 property.

Unless released in writing by LESSOR, Lessee shall continue to remain obligated under all covenants and conditions of this Lease. In furtherance of the foregoing, LESSOR shall not unreasonably withhold his consent to a release of Lessee of its remaining obligations under this Lease provided Lessee's proposed assignee has sufficient creditworthiness, financial strength and experience to properly carry out the obligations of Lessee under this Lease and such proposed assignee agrees to assume all of the obligations of Lessee under this Lease. Any such sale, transfer, assignment, or sub-

lease shall not be valid unless the purchaser, transferee, assignee or sub-lessee shall first assume in writing, all obligations of Lessee under this Lease.

Any sale, transfer, assignment or sub-lease in violation of this Section shall be for all purposes a default hereunder and a material breach hereof, and shall be cause for termination of this lease and forfeiture of all right, title and interest hereunder or otherwise, if not cured within thirty (30) days of written notice thereof to Lessee.

3. INSPECTION OF THE PROPERTY: The County shall have the right of access to enter the Property, including buildings, for the purpose of inspection and verification of compliance with this Lease and all laws upon reasonable notice to the Lessee and reasonable accommodation of the Lessee.

4. TERM OF LEASE: The lease commenced on August 22, 2006 shall end on August 22, 2046, (the "Term") unless terminated earlier in accordance with the terms of the Lease.

5. DEFINITION OF RENT: The term "rent" shall include any reference to "Base Rent" as defined in Section 6 herein, "Inflated Base Rent" as defined in Section 7 herein, and "Base Rent Adjusted" as defined in Section 8 herein.

6. BASE RENT: As of July 2022, the Base Rent has been adjusted per Section 7 and 8 through Resolutions 12-480, 18-137 and in conformance with Section 8 the Base Rent is currently \$1,501.33 per month.

7. INFLATED BASE RENT: An inflationary increase shall be made to the Base Rent after the first 12 months of rent payment, and each twelve-month period thereafter throughout the Term except in years 6, 11, 16, and 21 (when the Initial Base Rent is adjusted as set forth in Section 8 herein). The inflationary increase shall be equal to the inflationary increase shown in the Consumer Price Index, All Urban Consumers, San Francisco CMSA, All Items for the closest 12-month period for which figures are available, for the Grass Valley general vicinity or same or similar locations, but shall not exceed 4% of the Base Rent annually on a non-compounded basis.

8. BASE RENT ADJUSTMENT: After the conclusion of each five-year period of rent payment, the base rent shall be re-evaluated and adjusted (increased or decreased) based upon prevailing rates for light industrial ground leases at other general aviation airports of similar size and location such as Auburn, Lincoln and Marysville. Thereafter the Base Rent, as adjusted, shall be the Base Rent subject to the inflationary increase during the subsequent four-year period as required by Section 7 herein.

9. PAYMENT OF RENT: The Base Rent or Inflated Base Rent shall be due and payable monthly, in advance, on the first day of each month throughout the Term and any extension thereof. Rent shall be pro-rated if rent applies to a fraction of a month. Rent shall be delinquent if not received by the County by the 10th day after the due date, and on the 11th day an automatic late charge shall be imposed in an amount equal to 10% of the rent then due.

10. RENTAL VALUE DISPUTE RESOLUTION: If the Parties are unable to agree on an adjustment to rent as contemplated within this agreement, the Parties agree to select and appoint a licensed real estate appraiser (the "Appraiser") who is generally familiar with Grass Valley and the airports referred to herein. The Appraiser shall determine the market lease rate for ground leases as contemplated herein and based upon such determination, shall establish the amount of adjustment to the Base Rent. The determination of the Appraiser shall be final and binding on the Parties. The Parties shall bear equally the cost in retaining the Appraiser.

11. Lessee IMPROVEMENTS - CONSTRUCTION AND REVERSION: At Lessee's sole cost and responsibility, the Lessee shall construct the Warehouse and any other improvements (the "Improvements") in compliance with all applicable federal, state, local codes and building code regulations, including all required tests, inspections and technical studies. The rent under this Lease shall not be affected by the construction of the Improvements. Any toxics or contaminants brought onto the Property during or after construction of Improvements shall be removed and/or remediated as soon as discovered at Lessee's sole expense. Lessee shall comply with: (1) all requirements related to the Airport Layout Plan (2005), the Airport Facilities requirements related to the Airport Master Plan (1981 amended in 1992, 1997 and 2003), as they currently exist or are hereafter amended; and (2) all FAA assurances. The Improvements shall not be removed or damaged upon termination of the Lease. Upon termination of the Lease, ownership of the Improvements shall transfer to the County and shall be transferred in good, working condition, reasonable wear and tear excepted, without compensation or any instrument of transfer unless otherwise agreed to in writing by the County.

12. TAXES: Lessee shall pay during the Term, without abatement, deduction, or offset, any and all real and personal property taxes, general and special assessments and other charges (including any increase caused by a change in the tax rate or by a change in assessed valuation) of any description levied or assessed during the Term by any governmental agency or entity on or against the Leasehold Estate and Premises, the Improvements located on the Leasehold, personal property located on or in the Leasehold or Improvements, and the Leasehold. Lessee shall have the duty of attending to, preparing, making and filing any statement, return, report or other instrument required or permitted by law in connection with the determination, equalization, reduction or payment of any taxes, assessments or other charges that are or may be levied on or assessed against the Leasehold, the Improvements located on the Leasehold, personal property located on or in the Leasehold or Improvements, and the Leasehold.

13. UTILITIES: Lessee shall be solely responsible for arranging and paying for any utilities serving the Property during pre-construction and construction and will be transferred to the County upon execution of the Commercial Lease Agreement

14. MAINTENANCE AND REPAIRS: Except as otherwise provided for herein,

Lessee shall be solely responsible for any and all reasonable maintenance and repairs of any Improvements made to the Property by Lessee until one (1) year warranty period has expired. Contractor shall be required to repaired related defects or failures to the building, parking lot or mechanical equipment within the one (1) warranty period of construction.

County will be solely responsible for any and all maintenance and repairs of any Improvements made to the Property by Lessee after one (1) year warranty expires and for the duration of the Lessee's Lease term.

15. WARRANTIES AND REPRESENTATIONS OF COUNTY: The County makes the following warranties and representations to the Lessee regarding the Property:

- a. The condition of the Property is not in violation of any local, state, or federal law.
- b. There are no toxic or other hazardous materials located on the Property.
- c. The Property has been defined by a survey and the dimensions and location of the boundaries of the Property have been identified and marked and that the Lessee may rely upon such boundary markers for development and construction of the Improvements on the Property.
- d. There are no liens or encumbrances on the Property other than those disclosed in a preliminary title -report provided by the County as of the commencement date of this Lease.
- e. The County will cooperate with Lessee in providing appropriate subordination agreements as may be required or reasonably necessary for Lessee to acquire construction and permanent financing for the construction of the Improvements to the Property.
- f. The County agrees to record with the Nevada County Recorder's Office a summary notice of this Lease or amendments thereof or other document reasonably requested by Lessee.
- g. County warrants there are no liens, judgments, or impediments of title on the subject Property or affecting Lessee's interest in the same, and there are no covenants, easements or restrictions that prevent the use of the Property as contemplated herein by Lessee.

16. LESSEE INSURANCE: Lessee's Liability Coverage Requirements. Lessee shall, at Lessee's sole expense, procure and maintain for the duration of the Lease Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with Lessee's operation and use of the leased premises. Coverages shall be at least as broad as:

- a. Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed

operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence with \$2,000,000 aggregate and a \$5,000,000 umbrella policy. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

- b. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to \$2,500,000 and no coinsurance penalty provisions. Upon issuance of the certificate of occupancy Builder's Risk policy is no longer required.
- c. Property Insurance against all risk of loss to any Lessee improvements or betterments at full replacement costs with no coinsurance penalty provision. The property insurance is to be endorsed to include Legal Liability Coverage (ISO Form CP 00 40 04 02 or equivalent) with a limit equal to the replacement cost of the leased property shall name the LESSOR as a loss payee of Lessee's Warehouse and all other related improvements located on the Premises, including vandalism and malicious mischief endorsements. The proceeds from any such policy shall be used by Lessee for the repair and replacement of the Premises. Lessee shall cooperate with LESSOR to the maximum extent possible to assure said proceeds are so utilized.
- d. Professional Liability with limits no less than \$2,000,000 per occurrence or claim, and \$2,000,000 policy aggregate apply to the general contractor. Upon issuance of the certificate of occupancy Professional Liability policy is no longer required.
- e. If the Lessee maintains broader coverage and/or higher limits than the minimums shown above, the LESSOR requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the LESSOR.
- f. Construction of Lessee improvements shall be performed by a contractor and/or subcontractors licensed by the State of California. At all times during the construction and/or repair of Lessee improvements, Lessee and Lessee's contractors shall comply with the licensing and permit requirements of any and all federal, state, municipal or local authorities. At all times during the construction and/or repair of Lessee improvements Lessee's contractors and subcontractors shall be the Lessee's agent. Contractors and subcontractors performing construction operations associated with the Lessee's improvements shall procure and maintain for the duration of the project insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Lessee's contractor, his agents, representatives, employees, or subcontractors:
 - (a) Workers' Compensation and Employer Liability Coverage: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than \$1,000,000 per accident for bodily injury or disease.
 - (b) Commercial General Liability Insurance (CGL): Insurance Services Office Form 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury, personal injury, and advertising injury with limits no less than \$1,000,000

per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

- (c) Automobile Liability: Insurance Services Office (ISO) Form CA 0001 covering Code 1 (any auto), with limits no less than \$1,000,000 per accident for bodily injury and property damage.
 - (d) If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the LESSOR requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the LESSOR.
 - (e) Lessee shall require and verify that all contractors and subcontractors maintain insurance meeting all requirements stated herein, and Contractors and subcontractors shall ensure that County is an additional insured on insurance required from contractors and subcontractors. For CGL coverage, contractors and subcontractors shall provide coverage with a form at least as broad as CG 20 38 04
- g. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:
- (a) Additional Insured Status: The County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of the work or operations performed by or on behalf of the Lessee including materials, parts, or equipment furnished in connection with such work or operations. General Liability coverage can be provided in the form of an endorsement to the Lessee's or contractor's or contractor's subcontractors insurance at least as broad as ISO Form CG 20 10).
 - (b) For any claims related to this Lease Agreement, the Lessee's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 03 as respects the LESSOR, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the LESSOR, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it.
 - (c) Notice of Cancellation: each insurance policy required above shall endeavor to provide thirty (30) days written notice to LESSOR of any termination or change in coverage protection, or reduction in coverage limits (except ten (10) days' notice shall be required for non-payment of premium).
 - (d) Lessee hereby grants to LESSOR a waiver of any right to subrogation which any insurer of said Lessee may acquire against the LESSOR by virtue of the payment of any loss under such insurance. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the LESSOR has received a waiver of subrogation endorsement from the insurer.
 - (e) Insurance is to be placed with insurers authorized to conduct business in

the state with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the LESSOR.

- (f) Lessee shall furnish the LESSOR with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the policies listing all policy endorsement to LESSOR before occupying the premises. However, failure to obtain the required documents prior to the work beginning shall not waive the Lessee's obligation to provide them. The LESSOR reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.
- (g) LESSOR reserves the right to modify these requirements at any time, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstance

17. COUNTY INSURANCE: County has elected to self-insure for general liability and worker' compensation in accordance with Government Code 990 and Labor Code 3700. Under this form of coverage, the County and its employees acting in the course and scope of their employment are covered for tort and workers' compensation liability arising out of official County business and use of the property. All claim against the County based on tort liability should be presented as a government tort claim to the Clerk of the Board at 950 Maidu Avenue, Suite 200, Nevada City, CA 95959. (Gov. Code Section 900, et. Seq.).

18. INDEMNITY: Nothing herein shall be construed as a limitation of Lessee's liability, and Lessee shall indemnify, defend and hold County harmless for any and all liabilities, claims, demands, damages, losses and expense which County may incur by reason of willful misconduct, or negligent actions or omissions of Lessee, or the agents, servants, and employees of Lessee, or which may arise out of the use, occupation, and enjoyment of the site Property by Lessee or the agents, servants, and employees of Lessee, or by any person or entity holding under Lessee, or by any or Lessee's invitees or agents.

19. INDEMNIFICATION OF LESSEE: Nothing herein shall be construed as a limitation of County's liability, and County shall indemnify, defend and hold Lessee harmless for any and all liabilities, claims, demands, damages, losses and expense which Lessee may incur by reason of willful misconduct, or negligent actions or omissions of County, or the agents, servants, and employees of County. Lessee shall utilize the Government Claims Act for any indemnification claim against the County.

20. DEFAULT: The Parties hereto agree that the unlawful detainer provisions of the California Civil Code and the California Code of Procedure apply. The occurrence of any one or more of the following events is a default hereunder and constitutes a material breach of this Lease by Lessee.

- a. The abandonment of the Lease by Lessee.
- b. The failure by Lessee to make any payment of the Rent required to be made by Lessee hereunder, as and when due, where the failure continues for a period of thirty (30) days after notice thereof from County to Lessee.
- c. The failure by Lessee to promptly commence, diligently pursue to completion the construction of the Improvements, and cause to be filed a notice of completion.
- d. The failure by Lessee to carry and maintain, or to require each Sub- Lessee to carry and maintain, any policy of insurance as required hereunder.
- e. The failure by Lessee to make any other payment as required hereunder, as and when due, where the failure continues for a period of thirty (30) days after notice thereof from County or Lessee.
- f. The failure by Lessee to observe or perform any of the covenants, conditions, or provisions of this Lease to be observed or performed by Lessee, where the failure continues for a period of thirty (30) days after written notice thereof from County to Lessee; provided, however, that if the nature of Lessee's default is such that more than thirty (30) days are responsibly required for its cure, then Lessee shall not be deemed to be in default if Lessee commences such cure within the thirty (30) day period and thereafter diligently completes the cure.
- g. The failure by Lessee to observe or perform any of the covenants, conditions, or provisions of this Lease to be observed or performed by Lessee, where such failure may not be cure.
- h. In the event of any such default or other material breach of this Lease by Lessee, County may, after giving such notice as provided above, or if not provided, as required by law, pursue those remedies set forth in Civil Codes Sections 1951.2 and/or 1957.4, and by this reference is made part of the Lease.
- i. County's waiver of a default shall not be deemed a waiver of any term, condition, or covenant hereunder, and shall not be deemed a waiver of County's right to enforce any remedy upon any future default.

21. DEFAULT BY COUNTY. County shall not be in default unless County fails to perform obligations required of it within a reasonable time, but in no event later than thirty (30) days after written notice of the nature of the problem and request to cure by Lessee to County; provided that if the nature of County's obligation is such that more than thirty (30) days are reasonably required for performance, then County shall not be in default if County commences performance within thirty (30) days and thereafter diligently completes performance.

If County defaults in the performance of any of the obligations or conditions required to be performed by County under this Lease, Lessee may in no event withhold payment of the Rent or apply said rent to cure the alleged default.

22. TERMINATION OF LEASE: If this Lease shall terminate for any reason other than a default by the County, County shall not be obligated to return, reimburse, compensate or pay Lessee for the cost or value of the Improvements or any portion thereof or for the costs and expenses attendant to the obligations assumed by Lessee hereunder, or otherwise.

23. QUITCLAIM UPON TERMINATION. If this Lease shall terminate for any reason, or otherwise expire, then in that event, Lessee shall, upon demand therefore, promptly execute in good and sufficient form a quit claim deed re- conveying to County all of Lessee's right, title and interest in and to the Property.

Remainder of this page intentionally left blank

II. Lease-Lease Back: For this section the Lessor is “John Barleycorn Investments”, and the Lessee is “County of Nevada”.

a. COMPLETION OF THE WAREHOUSE- COUNTY COMMITMENTS The Parties agree to enter into a standard Commercial Lease Agreement with a mutual understand of the following terms:

- (a) The County will lease the Warehouse from the Lessee upon, final inspection and approval by the Nevada County Building Department and with written approval of County acceptance of final completion.
- (b) The term of the lease will begin upon approval and execution from the Board of Supervisors. After August 22, 2046, ownership of the Office and Storage Facility and all Improvements transfers to the County.
- (c) The base rental rate is agreed to begin at \$1.25 per square foot or \$25,275 per month. The lease-lease back rate will increase at 3% annually beginning on the anniversary date for lease-lease back for years 1-15.

During year 15 of the lease-lease back agreement the base rent shall be re-evaluated and adjusted (increased or decreased) based upon prevailing market rental rate for mix use office and warehouse space of similar size in Nevada County for the year 16 adjusted base rent. Evaluated rate must be agreed upon in writing by both parties. The evaluated rate shall not go below \$1.25 per square foot or \$25,275 per month.

Thereafter the new adjusted rate of the lease-lease back will increase at 2% annually for years 16 through August 22, 2046.

- (d) Base Rental Rate payments shall commence upon occupancy which is anticipated to be on or around April 1, 2024
- (e) The County shall pay for any and all taxes applicable to the property, property insurance and common area through Triple Net (NNN.) Any change in the NNN shall be notified no less than 30 days prior to January of each year for the next twelve-month period.
- (f) The County shall pay all utilities after occupancy.
- (g) The County shall maintain the building and mechanical systems in accordance with standard county maintenance practices and will repair any damage caused to the building or mechanical systems by County staff or equipment.

b. COMPLETION OF THE OFFICE AND STORAGE FACILITY - LESSEE COMMITMENTS The Parties shall enter into the Commercial Lease Agreement as attached with a mutual understand of the following terms subject to John Barleycorn Investment, LLC hired contractor:

- (a) Lessee will keep up to date/active Contractor's License, bonds and insurance in accordance with the requirements of California Contractor Association
- (b) Lessee will warranty for one (1) year beginning on the commencement date of the Commercial Lease Agreement. The warranty shall cover construction and construction integrity including but not limited to, interior, exterior, mechanical system installations, doors, windows and foundation of the structure and parking area(s).
- (c) Lessee shall maintain a safe and clean worksite at all times during pre-construction and construction.
- (d) Lessee shall maintain working hours not earlier than 7am or later than 8pm. Unless otherwise agreed and approved by the Facilities Director.
- (e) Lessee shall provide portable restrooms and job trailer during pre-construction and construction and shall remove such items upon project completion
- (f) Lessee shall provide an emergency operations plan to the County prior to construction kick-off.
- (g) Lessee shall provide project updates as requested or at minimum monthly, to the Director of Facilities and County Airport Manager.
- (h) Lessee shall obtain all applicable building permits, inspections and testing required during course of construction.
- (i) Upon final approved inspection, Lessee shall provide the County with a copy of all as-built plans, approved permits and all manufactures warranty documents and owner's manuals of all mechanical equipment installed.

All terms and conditions herein to this amended Ground Lease in their entirety shall be included in the Commercial Lease Agreement (Exhibit C).

III. Additional Terms

24. NOTICE: All acceptances, approvals, consents, notices, demands or other communications required or permitted to be given or sent by either party to the other shall be deemed to have been fully given when made in writing and delivered in person or deposited in the United States mail, certified and postage prepaid, addressed to:

Lessee:

John Barleycorn Investments
130 East Main Street
Grass Valley, CA 95945

County:

County of Nevada, County Nevada County Airport
Attention: Facilities Director
12818 Loma Rica Drive Grass Valley, CA 95945
(530) 273-3374 voice (530) 274-1003 fax

The Address to which any such written communication may be given or sent to either party may be changed by written notice given by such party as above provided.

25. MISCELLANEOUS:

- a. No Other Agreements. All preliminary and contemporaneous agreements and understanding are merged and incorporated into this Lease that contains the entire agreement between the parties. This Lease may not be modified or amended in any manner except by an instrument in writing excluded by the parties hereto.
- b. Successors to County. Should County at any time during the term of this Lease or any extension hereof, decide to sell all or any part of the Property to a purchaser other than Lessee, such sale shall be under and subject to this Lease and Lessee's rights hereunder, and any sale by County of the portion of the subject property underlying any right-of-way herein granted shall be under and subject to the right of Lessee in and to such right-of-way.
- c. No Agency. This Lease does not create a relationship of principal and agent, or partnership, or joint venture, or any association other than that of Lessor and Lessee.
- d. Binding on Successors and Assigns. This Lease shall extend to and bind the parties hereto, their representatives, successors and assigns.

- e. Attorney Fees: In the event either of the Parties initiates legal action to enforce the provisions of this Lease, the prevailing party shall be entitled to recover actual attorney's fees incurred and costs.

- f. Force Majeure. Notwithstanding anything .in this Lease, if either party is bona fide delayed or hindered in or prevented from the performance of any term, covenant or act required hereunder by reason of strikes, labor troubles, inability to procure materials or services, power failure, restrictive governmental laws or regulations, riots, insurrection, sabotage, rebellion, war, act of God, or other reason whether of a like nature or not which is beyond the reasonable control of the party obligated to perform the work or acts required under the terms of this Lease, then the performance of that term, covenant or act is excused for the period of the delay and the party will be entitle to perform that term, covenant or act within the appropriate time period after the expiration of the period of the delay. However, the provisions of this Section do not operate to excuse Lessee from the prompt payment of Rents.

- g. Signs. Lessee shall not erect, display or permit to be erected or displayed on the Airport any sign or advertising matter of any kind without first obtaining the written consent of the LESSOR's Airport Manager, which approval shall not be unreasonably withheld.

- h. Authority. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

- i. Severability. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall no invalidate the remaining provisions of this Agreement.

- j. Governing Law. This Agreement shall be governed by the Laws of the State of California, and venue for any litigation shall be located in Nevada County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

By: Justin Drinkwater
Justin Drinkwater (Jan 26, 2023 13:58 PST)

Date: 01/26/2023

Printed Name/Title: Justin Drinkwater, Director of Facilities Management

Approved as to Form – County Counsel:

By: Trevor Koski (as Assistant County Counsel, not as a Notary) Date: 01/27/2023

Lessee: **John Barleycorn Investments LLC**

By: Keoni Allen
Keoni Allen (Mar 10, 2023 14:59 PST)

Date: 03/10/2023

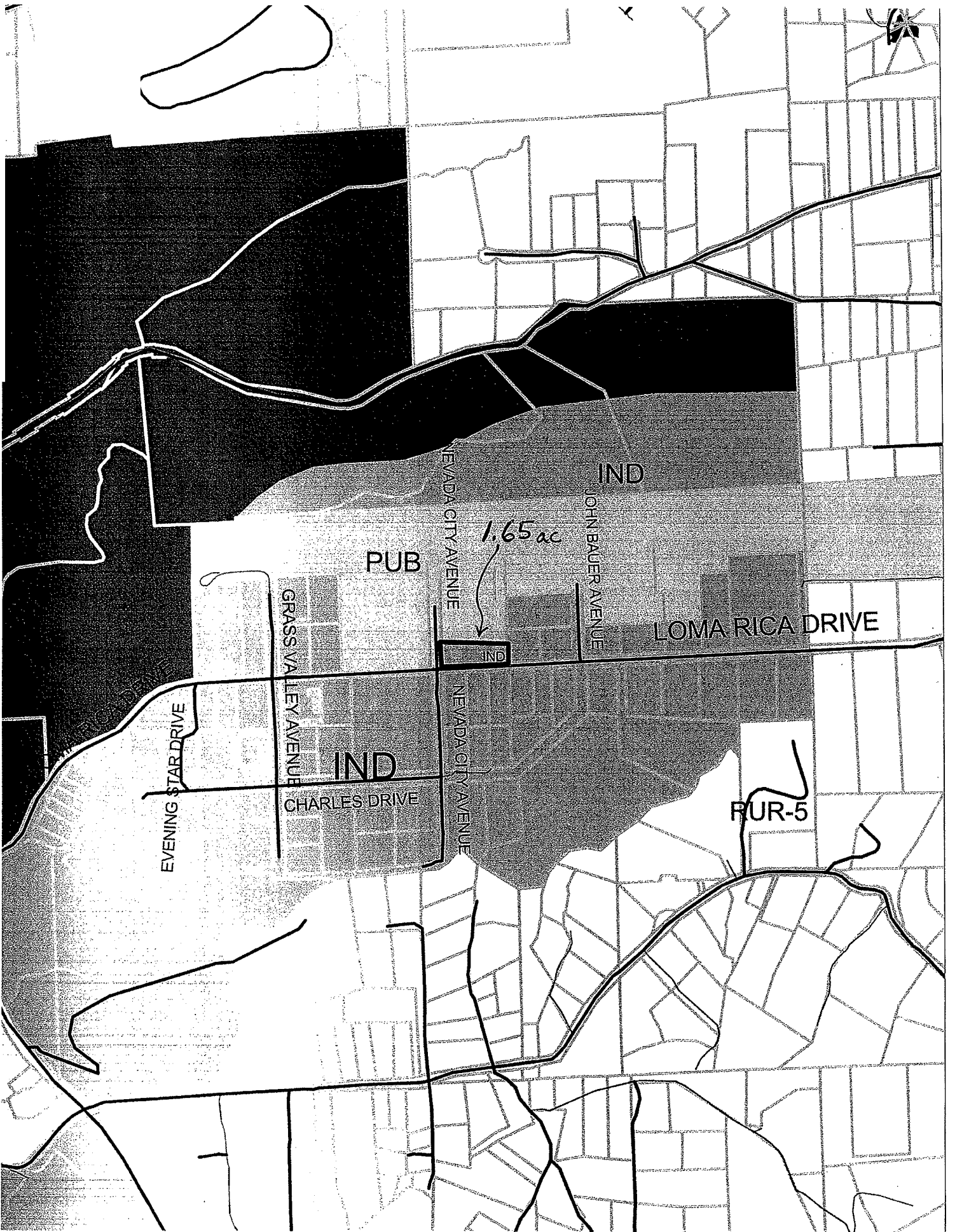
Name: Keoni Allen

* Title: Manager

By: Keoni Allen Date: 03/10/2023
Keoni Allen (Mar 10, 2023 14:59 PST)

Name: Manager

* Title: Secretary



Lot 5 - Exhibit A

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into by and between County of Nevada with an address of 950 Maidu Ave., Nevada City, CA 95959 ("Landlord") and John Barleycorn Investments, a limited liability corporation with an address of 130 E. Main St., Grass Valley, CA 95945 ("Tenant").

1. DEMISE. By a certain lease dated September 15, 2022 (the "Lease") between Landlord and Tenant, Landlord has leased to Tenant and Tenant has leased from Landlord, the Premises described as follows:

2. Exhibit A and Exhibit B attached hereto.

All provisions of the Lease are incorporated herein by reference.

3. TERM. The term of the Lease is 40 years, commencing on August 22, 2006 and ending on August 22, 2046.

IN WITNESS WHEREOF, this Memorandum of Lease is executed as of this 26 day of January, 2022. 2023

County of Nevada

Justin Drinkwater

Justin Drinkwater (Jan 26, 2023 13:58 PST)

Signature of Landlord

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF NEVADA)

On 01/27/2023 before me, Trevor Koski, Assistant County Counsel, Notary Public, personally appeared Justin Drinkwater- Landlord who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENTALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Trevor Koski (as Assistant County Counsel, not as a Notary)
Trevor Koski (as Assistant County Counsel, not as a Notary (Jan 27, 2023 16:34 PST))



EXHIBIT A
AREA 1
LEGAL DESCRIPTION

All that real property situated in the unincorporated territory of the County of Nevada, State of California, being a portion of Section 30 Township 16 North, Range 9 East, MDM, and being a portion of that real property shown as Lot 5 on that Subdivision Map recorded in Book 1 of Subdivision Maps at Page 121, Nevada County Records, more particularly described as follows:

The Southerly 159.69 feet of said Lot 5.

The herein described property is shown on Exhibit "B" attached hereto and made a part thereof.

Containing 1.64 acres, more or less.

The herein described area affects a portion of APN: 006-380-049



Robert J. Lawless PLS
LS 8928 Exp. 09/30/2024



11-15-2022

Date:

DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT "B"

AREA 1

BEING A PORTION OF SEC. 30, T.16 N., R.9 E.,

M.D.M.

IN THE UNINCORPORATED TERRITORY OF THE

SCALE: 1' = 150'

DATE: 11-15-22

SHEET: 1 OF 1

PROJECT#

COUNTY OF NEVADA
APN: 006-380-004

AIRPORT ROAD

1 SUBS 121

LOT 5
542 OR 529
APN: 006-380-049
6.91 AC.

COUNTY OF NEVADA
DOC. # 2003-039184
APN: 006-380-053

NEVADA CITY AVENUE

JEFFRY HEILMANN
DOC. # 2004-040945
APN: 006-380-049

N1° 18' 00"W

159.69'

N87° 21' 27"E

450.00'

159.69'

S1° 18' 00"E



AREA 1
1.64 ACRES ±

450.00'

S87° 21' 27"W

LOMA RICA DRIVE

LEGEND

-  AREA BOUNDARY
-  PROPERTY LINE

NORTH

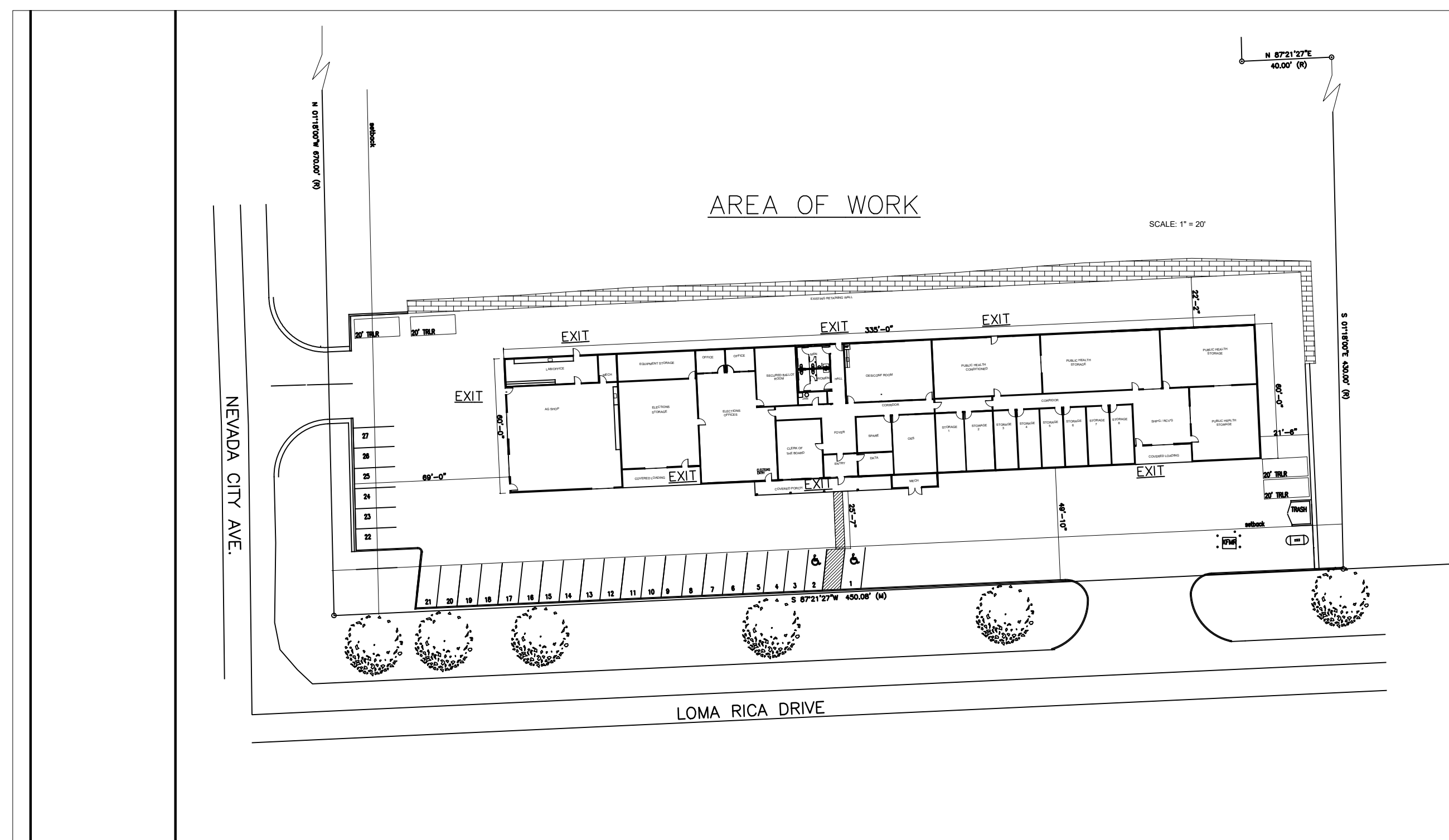


GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE AND LOCAL CODES AND ORDINANCES
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. CONTRACTOR TO REQUEST CLARIFICATION FROM DESIGNER SHOULD DIMENSION DISCREPANCIES OVER 4" OCCUR IN FIELD. NOTE: DIMENSIONS DESIGNATED 'CLEAR' SHOULD BE EXACT.
3. COORDINATE ALL CONSTRUCTION ITEMS WITH THE STRUCTURAL AND MECHANICAL / ELECTRICAL DRAWINGS BEFORE ORDERING AND INSTALLING ITEM OR WORK.
4. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
5. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
6. VERIFY LAYOUT OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE/ AND COMMUNICATIONS OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH THE DESIGNER IN FIELD IF QUESTIONS OR CONFLICTS OCCUR
7. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTAINANCE OF ABOVE EQUIPMENT ARE PROVIDED
8. ALL DOORS SHALL BE 3'-0" WIDE MINIMUM UNLESS OTHERWISE NOTED.
9. ALL HARDWARE TO BE LEVER TYPE PER UNIFORM BUILDING CODE
10. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

SHEET INDEX

- G01 TITLE SHEET
- G02 SITE PLAN
- A1 FLOORPLAN WEST SIDE
- A2 FLOORPLAN EAST SIDE
- A3 DOOR AND WINDOW SCHEDULE
- A4 DETAILS
- A5 NEVADA COUNTY EQUIP SPECS
- A6 EXTERIOR ELEVATIONS
- ELECTRICAL PLANS AND SCHEDULES
- E1.0 ELECTRIC POWER PLANS
- E2.0 ELECTRIC POWER PLANS
- E3.0 ELECTRIC LIGHTING PLANS
- E4.0 MAIN SWITCHBOARD ELECTRIC POWER PANELS
- T24-1 T24 ENERGY REPORTS
- T24-2 T24 ENERGY REPORTS
- PLUMBING PLANS AND SCHEDULES
- P1.0 PLUMBING NOTES/SCHEDULES
- P2.0 PROPOSED PLUMBING PLAN
- P3.0 PROPOSED PLUMBING PLAN
- P4.0 PROPOSED PLUMBING PLAN
- MECHANICAL PLANS AND SCHEDULES
- M1.0 MECHANICAL NOTES/SCHEDULES/LEGEND
- M2.0 PROPOSED MECHANICAL PLAN
- M3.0 PROPOSED MECHANICAL PLAN



EXITING PLAN
SCALE: NOT TO SCALE

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING STANDARDS CODES INCLUDING:
BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY
FIRE AND GREEN BUILDING CODE.

BUILDING DATA

INTERIOR TENANT IMPROVEMENT

CONSTRUCTION TYPE: VB- NON-RATED ONE STORY SPRINKLERED

OCCUPANCY TYPE: S-1, AND B

TOTAL AREA OF NEW BUILDING: 20,100 SF

SCOPE OF WORK

BUILDING WILL BE NEW STEEL SHELL WAREHOUSE BUILDING. THIS SCOPE OF WORK IS TENANT IMPROVEMENT FOR INTERIOR OF SHELL

NEW METAL WAREHOUSE BUILDING TO BE IMPROVED FOR COUNTY STORAGE FACILITY

NO CHANGE TO NEW STEEL BUILDING FOOTPRINT

- ELECTRICAL & LIGHTING PER PLANS
- MECHANICAL - NEW HVAC SYSTEM
- PLUMBING- PER PLANS

NEW INSULATION IN EXTERIOR WALLS & ROOF PER ARCHITECTURAL PLANS
NEW ADA RESTROOMS & EQUIPMENT PER PLANS
NEW T-BAR CEILING AS INDICATED, NEW FLOORCOVERINGS AS INDICATED
CABINETRY ALLOWANCES PER PLANS

ACCESSIBILITY NOTES

NEW BUILDING- FULLY ACCESSIBLE

CONTACT INFORMATION

OWNER
SIERRA FOOTHILLS CONSTRUCTION COMPANY
130 EAST MAIN STREET
GRASS VALLEY, CA 94945
CONTACT: KEONI ALLEN
PHONE: 530-477-5300
EMAIL: keoni@sfccinc.com

CONTRACTOR
OWNER/BUILDER (SAME AS ABOVE)

DESIGN PROFESSIONAL:
NORALYN WHISENAND, ARCHITECT
LICENSE: C-26124
ADDRESS: 521 NEVADA STREET
NEVADA CITY, CA 95959
PHONE: (530) 470-3409
EMAIL: DEERCREEKSTUDIO@GMAIL.COM

HVAC DESIGN BUILD
BREWER REFRIGERATION HEATING AND AC
ATTN: ROB BREWER
ADDRESS: 937 GOLDEN GATE TERRACE
GRASS VALLEY, CA 94945
PHONE: (530) 272-6351
EMAIL: ROBB@BREWERHVAC.COM

ELECTRICAL ENGINEER:
GRASS VALLEY ELECTRIC
ATTN: BRADY PRYOR
ADDRESS: 10973 ROUGH AND READY HWY
GRASS VALLEY, CA 95945
PHONE: (530) 273-7543
EMAIL: BRADYPRYOR@SBCGLOBAL.NET

PLUMBING DESIGN BUILD:
COMFORT PLUMBING SYSTEMS INC
ATTN: RHETT MOHR
ADDRESS: 146 SCANDLING AVE.
GRASS VALLEY, CA 95945
PHONE: (530) 470-8761
EMAIL: rhett.mohr@sbcglobal.net



VICINITY MAP

TENANT IMPROVEMENT - PRICING PLANS
 APN# - 006-380-049
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA

Deer Creek
studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS
Construction Company
130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCOINC.COM

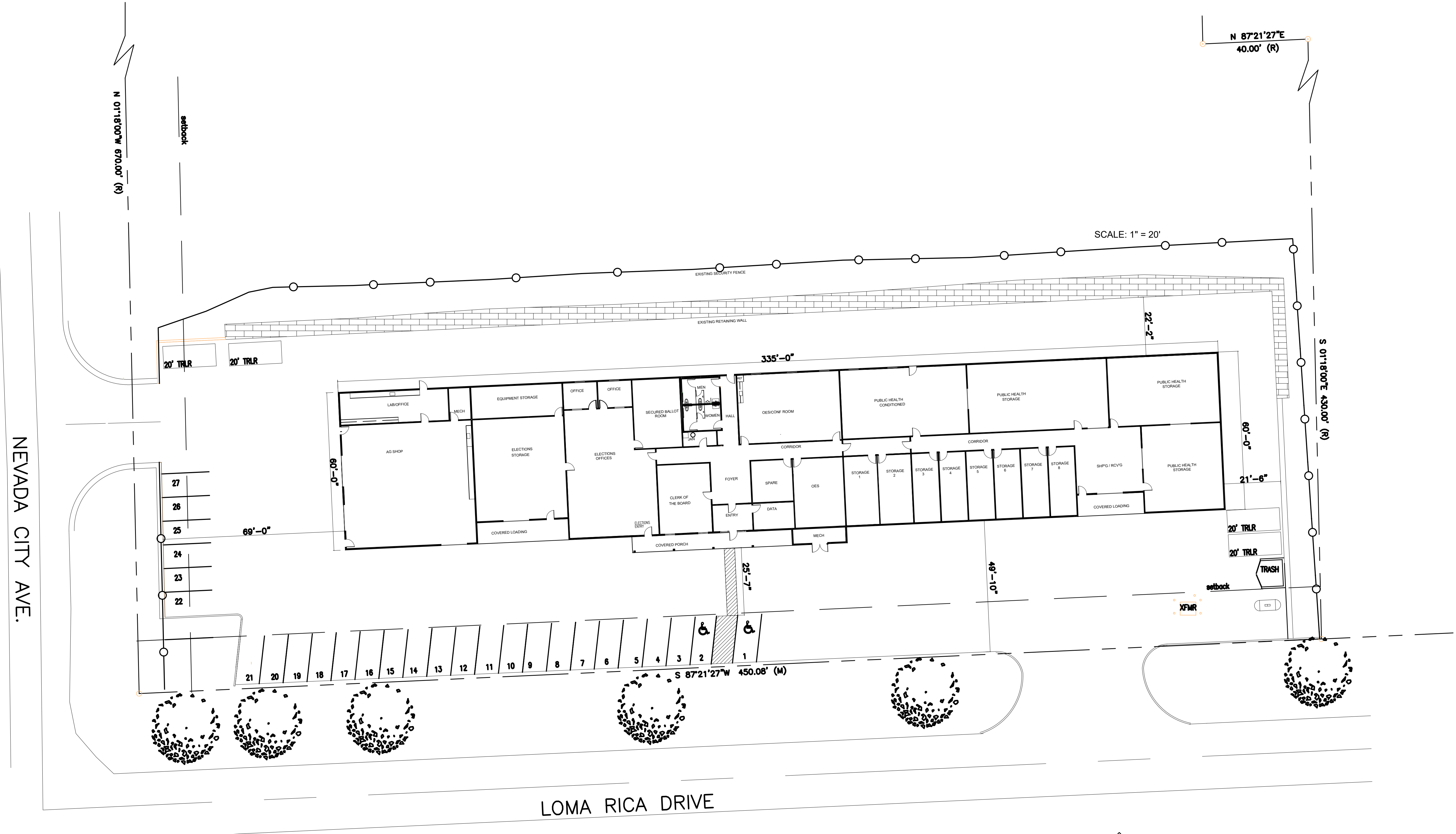
REVISIONS

△	ISSUED FOR PRICING 4-25-2022
△	
△	
△	
△	
△	

DATE: 4-25-2022
JOB NO:
SCALE: AS NOTED

TITLE SHEET

G01



TENANT IMPROVEMENT - PRICING PLANS
 APN# - 006-380-049
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA

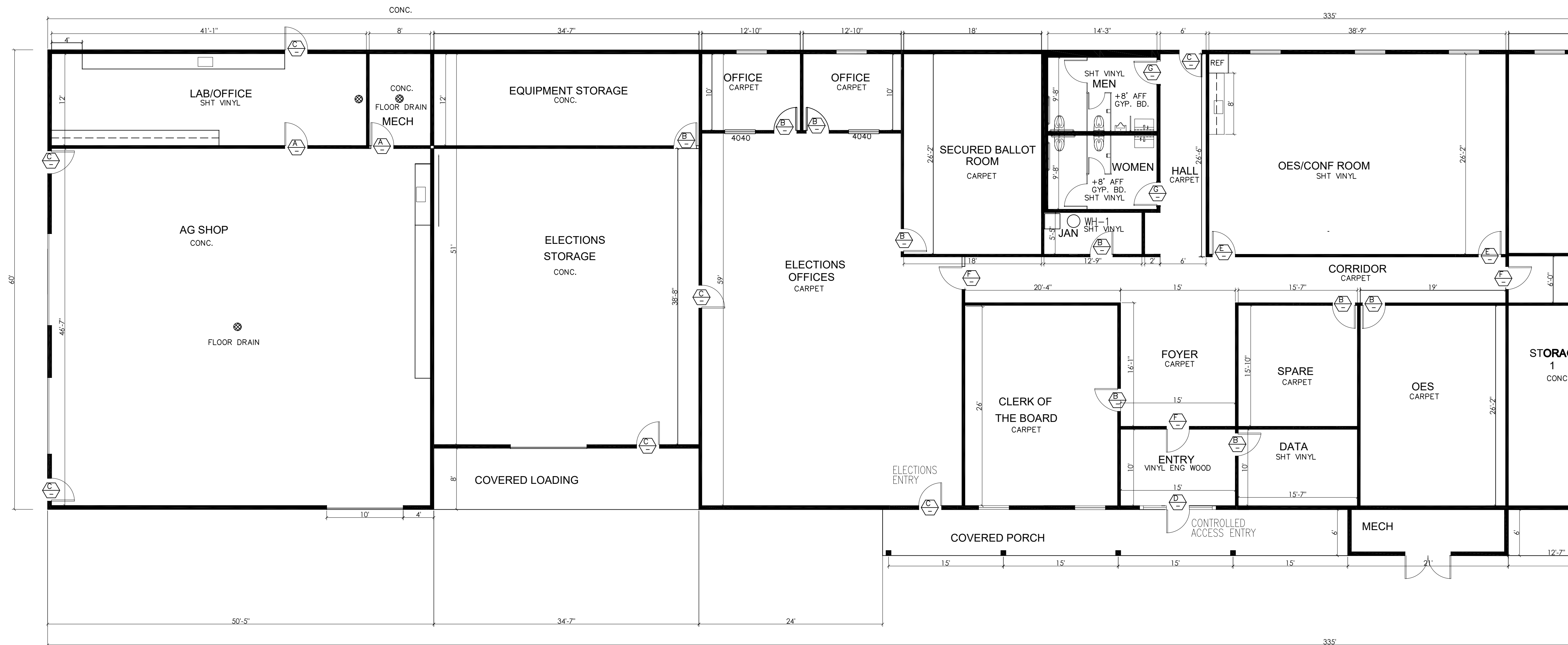
Deer Creek
 studio
 ARCHITECTURE + INTERIORS
 521 NEVADA STREET
 NEVADA CITY, CA 95959
 (530) 470-3409

REVISIONS

△	ISSUED FOR PRICING 4-25-2022
△	CLARIFICATION REV 1/ 8-08-2022
△	
△	
△	
△	

DATE: 4-25-2022
 JOB NO:
 SCALE: AS NOTED

SITE PLAN
G02



NOTES

1. INSULATION: PROVIDE R38 INSULATION AT ROOF
ADD R19 INSULATION AT FURRED OUT EXTERIOR WALLS
2. FURR ALL EXTERIOR WALLS OF THE METAL BUILDING SHELL WITH METAL STUDS, 5/8" SHEET ROCK AT ALL EXTERIOR WALLS
LEAVE METAL SUPPORT BRACING EXPOSED ON INTERIOR WHERE OCCURS.
3. INTERIOR DOOR AND WINDOW FRAMES: TIMELY COLOR: BRONZE
4. INSTALL GASKETING, WEATHERSTRIPPING, ETC. AT EXTERIOR DOORS & DOORS OPENING TO UNCONDITIONED AREAS.
5. ADA RESTROOMS: USE BOBRICK TRADITIONAL SYSTEM CUBICLES OR APPROVED EQUAL
FINISH: STANDARD LAMINATE/TBD
6. EXPOSED CONCRETE FLOORS TO BE SEALED WITH BROOM FINISH

1 WEST HALF - PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA

Deer Creek
 studio
 ARCHITECTURE + INTERIORS
 521 NEVADA STREET
 NEVADA CITY, CA 95959
 (530) 470-3409

SIERRA FOOTHILLS
 Construction Company
 130 EAST MAIN STREET
 GRASS VALLEY, CA 95945
 (530) 477-5300
 SFCOINC.COM

REVISIONS

- △
- △
- △
- △
- △
- △

DATE: APRIL 20, 2022

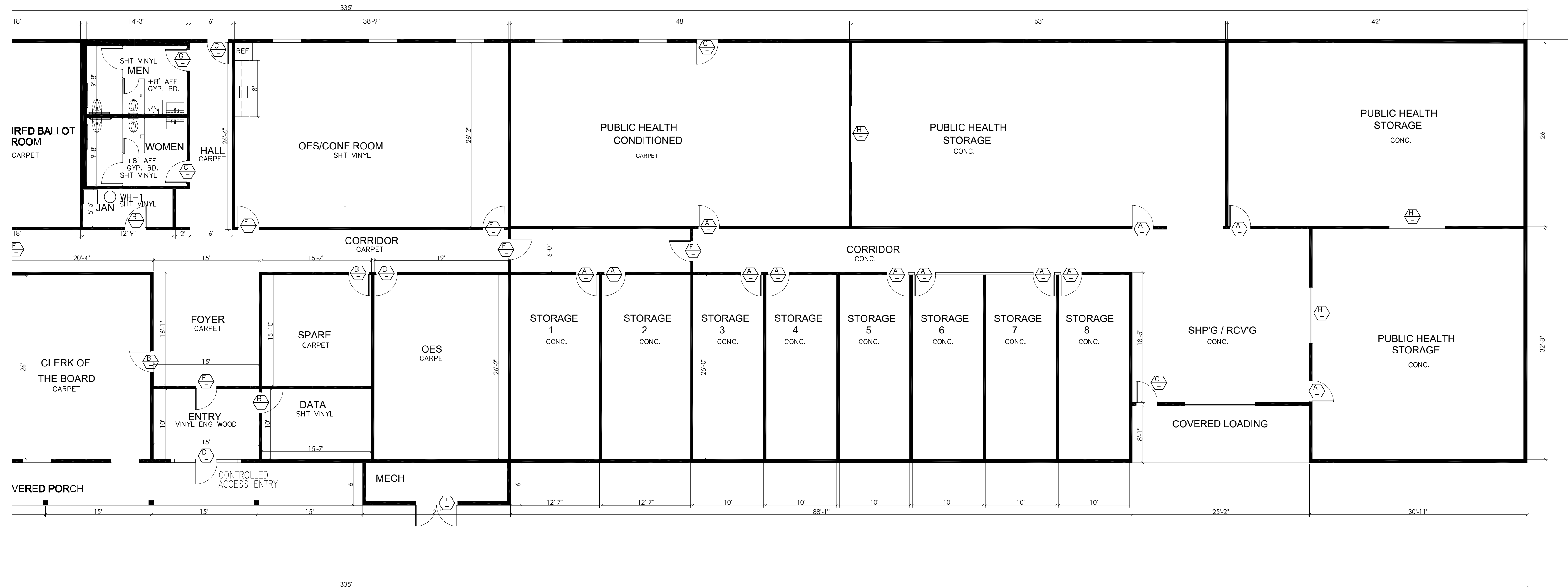
JOB NO:

SCALE: AS NOTED

PROPOSED
FLOOR PLAN

A1





1 EAST HALF - PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

NEVADA COUNTY STORAGE FACILITY
12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek
studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS
Construction Company
130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCNC.COM

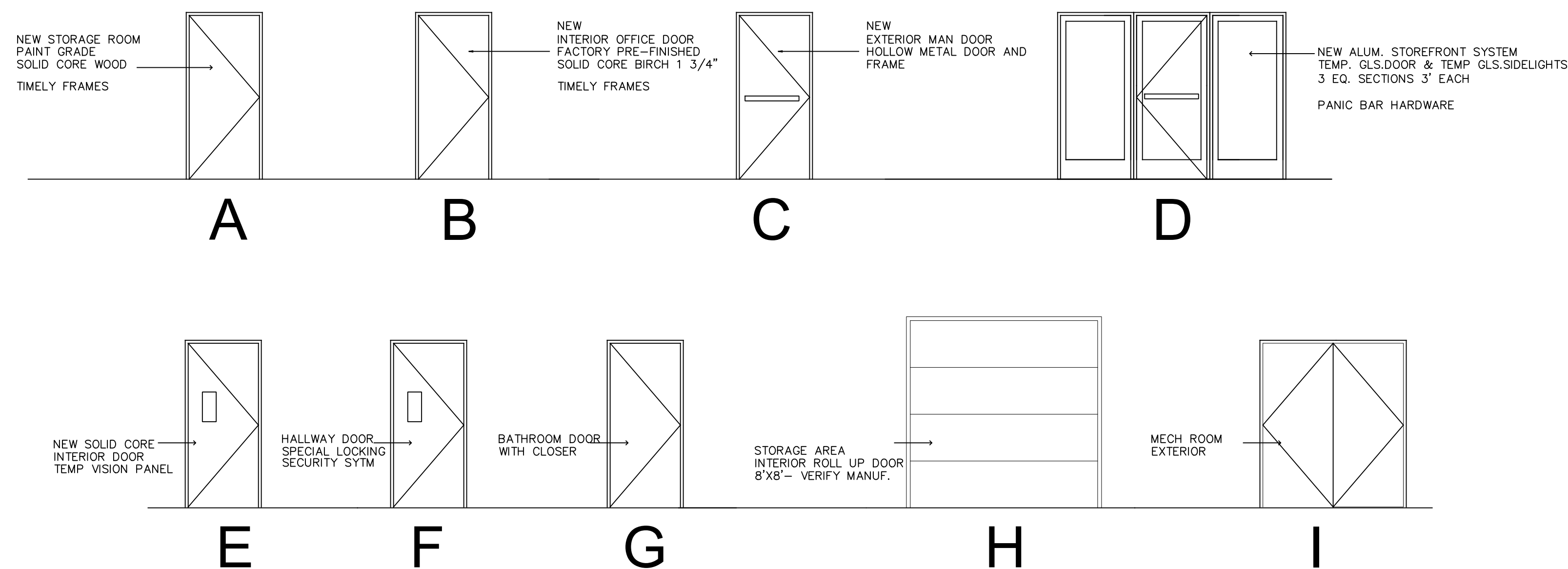
REVISIONS

- △
- △
- △
- △
- △
- △

DATE: APRIL 20, 2022
JOB NO:
SCALE: AS NOTED

PROPOSED
FLOORPLAN

A2



DOOR SCHEDULE

NUMBER	SIZE	THICK	FIRE	MATERIAL	FINISH	FRAME	FINISH	HARDWARE GRP.	LOCKS	REMARKS
A	3'-0" X 7'-0"	1 3/4"	-	S.C.	PAINT	A		1	LOCKING FUNCTION	STORAGE DOOR
B	3'-0" X 7'-0"	1 3/4"	-	S.C.	PRE-FIN	A		1	LOCKING FUNCTION	PRIVATE OFFICE NEW
C	3'-0" X 7'-0"	1 3/4"	-	HOLLOW MTL	MTL	A		3	LOCKING SPECIAL	EXTERIOR MAN DOOR
D	9'-0" X 7'-0"	1 3/4"	-	TEMP GLS STOREFRNT	BRONZE	B			NEW PANIC BAR LOCK	EXTERIOR STOREFRNT PANIC BAR
E	3'-0" X 7'-0"		-	S.C.	PRE-FIN	B			TBD	BREAKROOM
F	3'-0" X 7'-0"	1 3/4"	-	S.C.	PRE-FIN	B			SPECIAL SYSTEM	HALLWAY ELECTRONIC LOCK
G	3'-0" X 7'-0"	1 3/4"	-	S.C.	PRE-FIN	B				BATHROOM DOOR CLOSER
H	8'-0" X 8'-0"			MTL ROLL UP DOOR						MANUAL CONTROLS UON
I	3'-0" X 7'-0" PAIR			HOLLOW MTL					LOCKING SPECIAL	MECHANICAL ROOM

LOCKSET LIST

- ENTRANCE OFFICE LOCK
 - EXIT LOCK SCHLAGE 12D
 - BATHROOM
 - STORAGE ROOM
 - PASSAGE
- PROVIDE DOOR STOPS WHEREVER POSSIBLE.

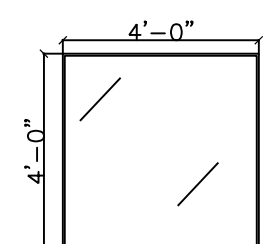
HARDWARE

- ADA COMPLIANT LEVER LOCKSETS: YALE (CONFIRM SERIES AND STYLE) OIL RUBBED BRONZE GRADE 2, C SERIES KEYWAY
- CONFIRM ALL LOCKSET REQUIREMENTS INCLUDING SPECIAL ELECTRONIC SECURITY SYTEM WITH TENANT'S REP.

FRAMES

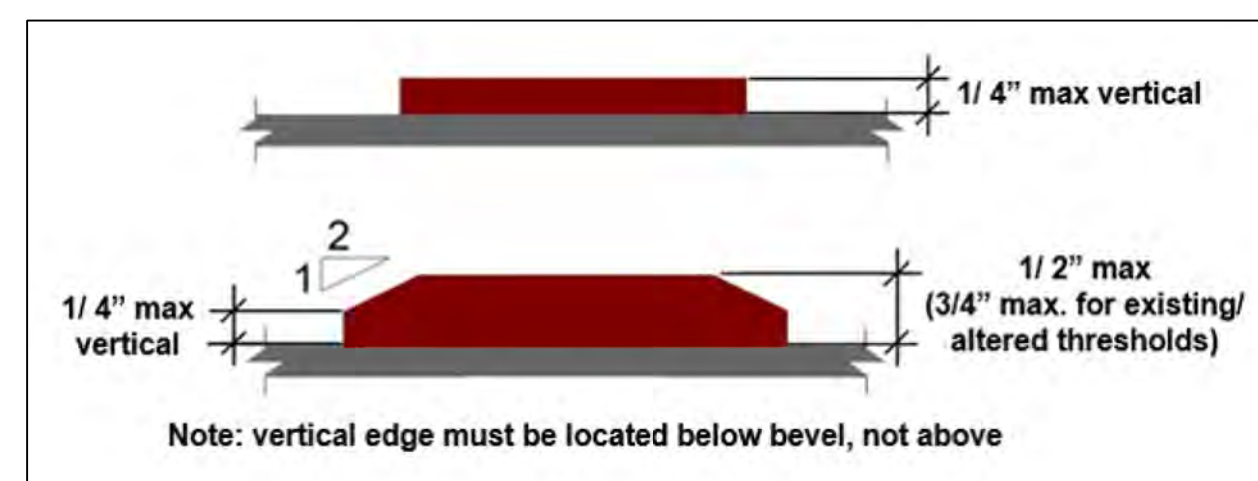
- A. DOOR AND WINDOW FRAMES: TIMELY (COLOR : BRONZE)

- PROVIDE THE BOTTOM 10 INCHES OF DOORS WITH A SMOOTH, UNINTERRUPTED SURFACE (ALL PUSH SIDES OF DOORS) THAT ALLOWS DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- AN EGRESS DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30# FORCE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 15 POUNDS IS APPLIED TO THE LATCH SIDE. PER CBC 1008.1.3
- GATES INSTALLED SHALL COMPLY WITH THE SAME REQUIREMENTS AS DOORS FOR ACCESS & EGRESS.

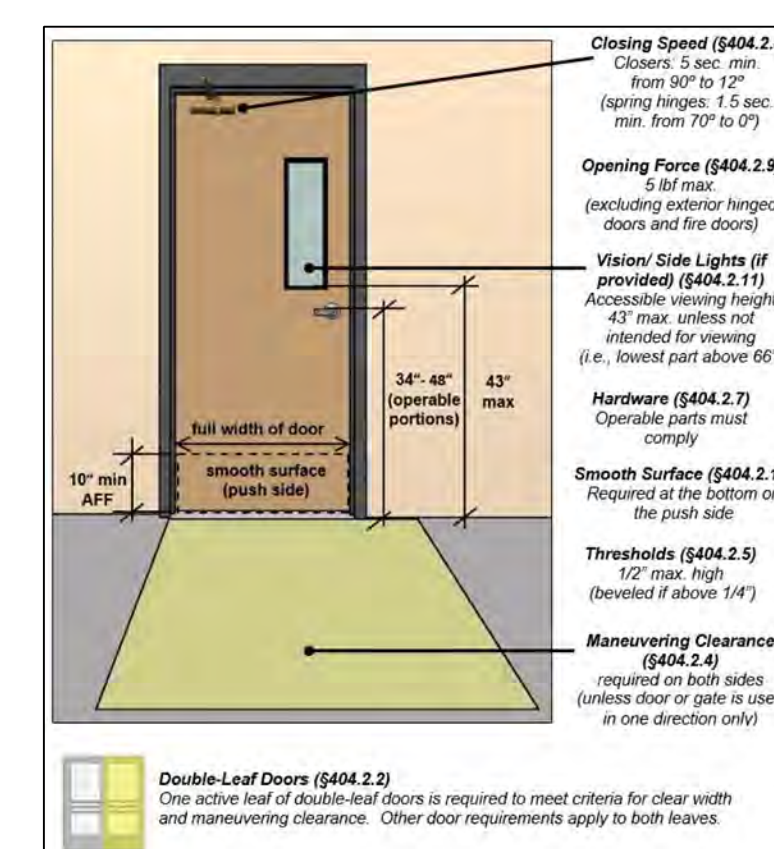


WINDOW SCHEDULE

- NEW FIXED GLASS INTERIOR WINDOW SEE DETAIL #6 - SHEET A4 TEMPERED. CONFIRM EXACT MANUF. SPECIFICATION WITH TENANT/ SEE DETAIL TIMELY FRAMES TO MATCH DOOR FRAMES WINDOW SILL @ +33" AFF WINDOW SIZE: 4'-0" X 4'-0" HIGH



2 ACCESSIBLE THRESHOLD
A.3 SCALE: 3" = 1'-0"



1 ACCESSIBLE DOOR DETAIL
A.3 SCALE: 3" = 1'-0"

NEVADA COUNTY STORAGE FACILITY
TENANT IMPROVEMENT
12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek
studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS
Construction Company
130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCOINC.COM

REVISIONS

△ ISSUED FOR PRICING
4-22-2022

△

△

△

△

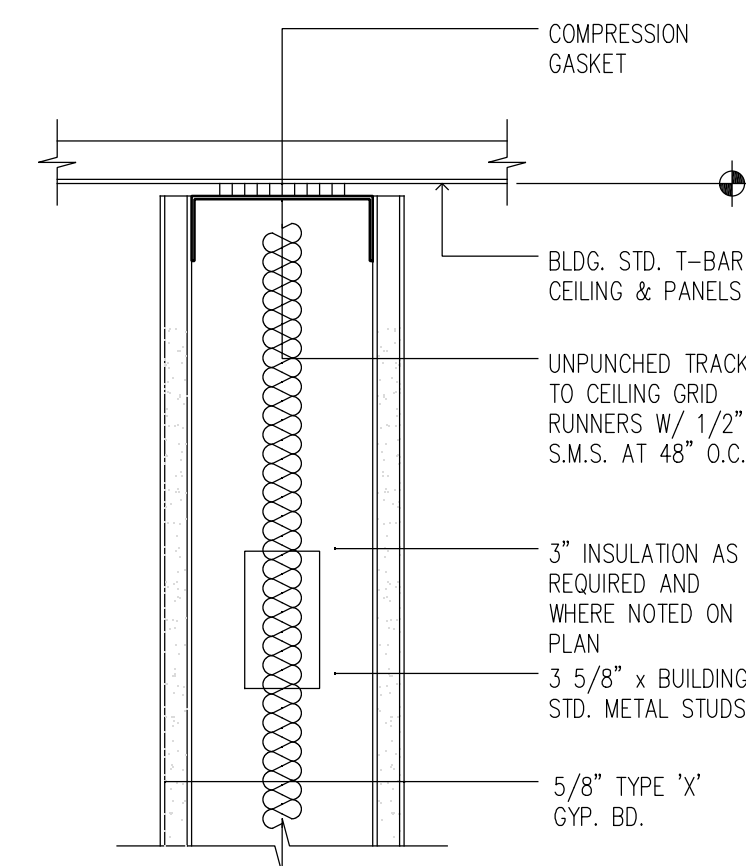
△

DATE: 4-22-2022
JOB NO:
SCALE: 1/4" = 1'-0"

DOOR AND WINDOW SCHEDULE

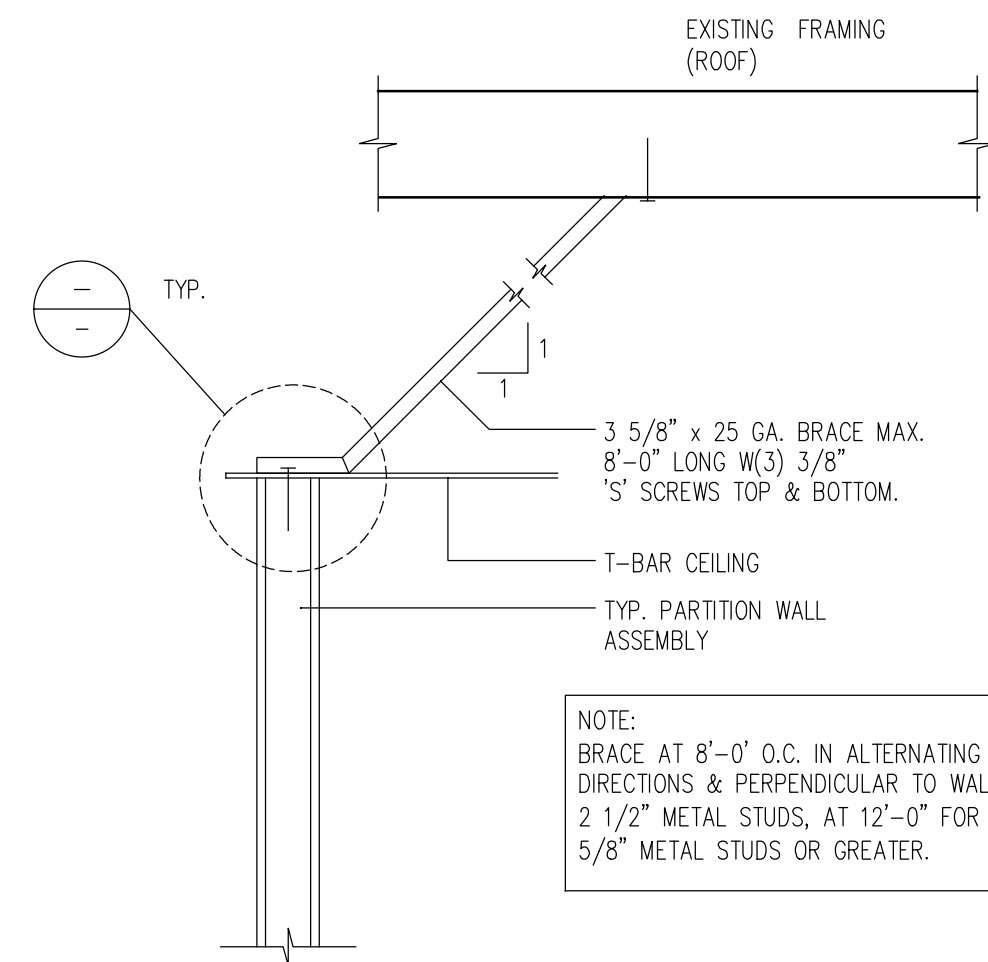
A3

NOTE: SEE  FOR BRACING DETAILS



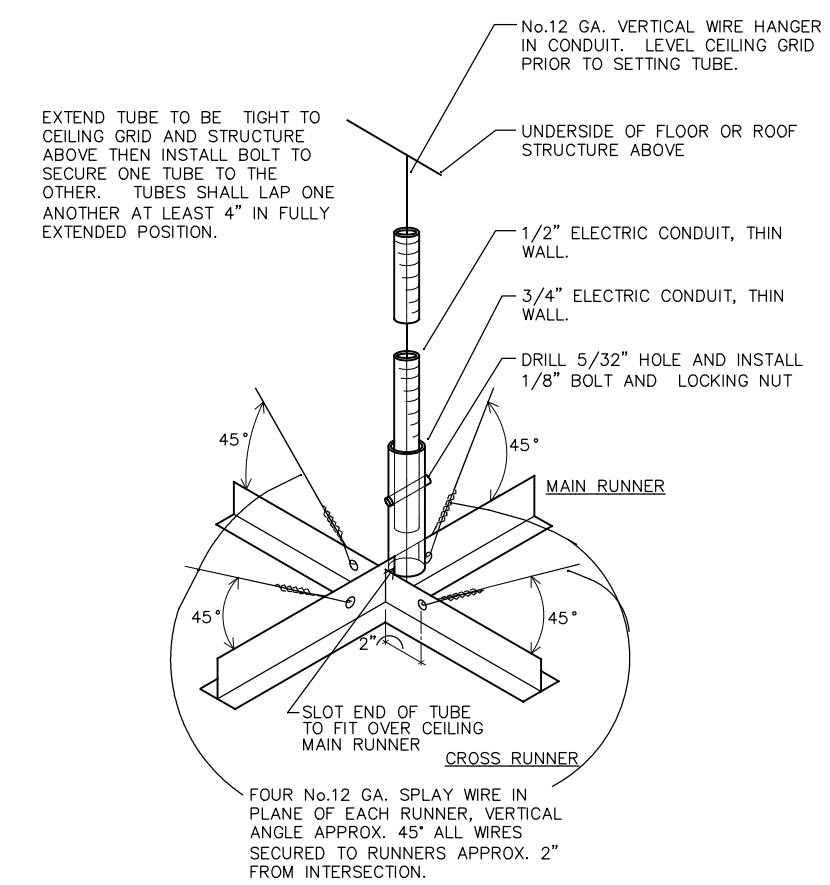
 PARTITION WALL HEAD

SCALE: 3" = 1'-0"

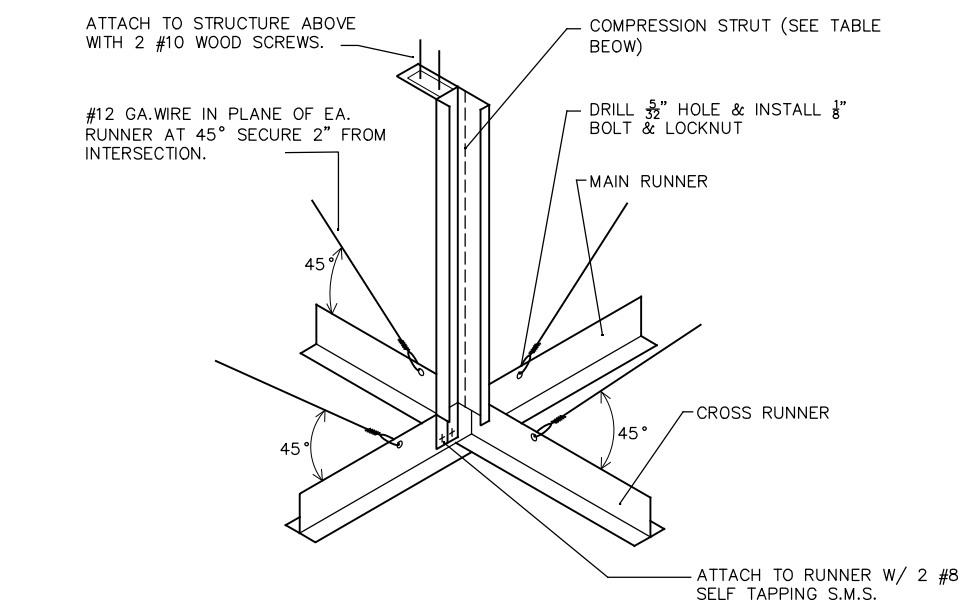


 TYP. WALL BRACING

SCALE: 1/2" = 1'-0"



 VERTICAL STRUT BRACING DETAIL



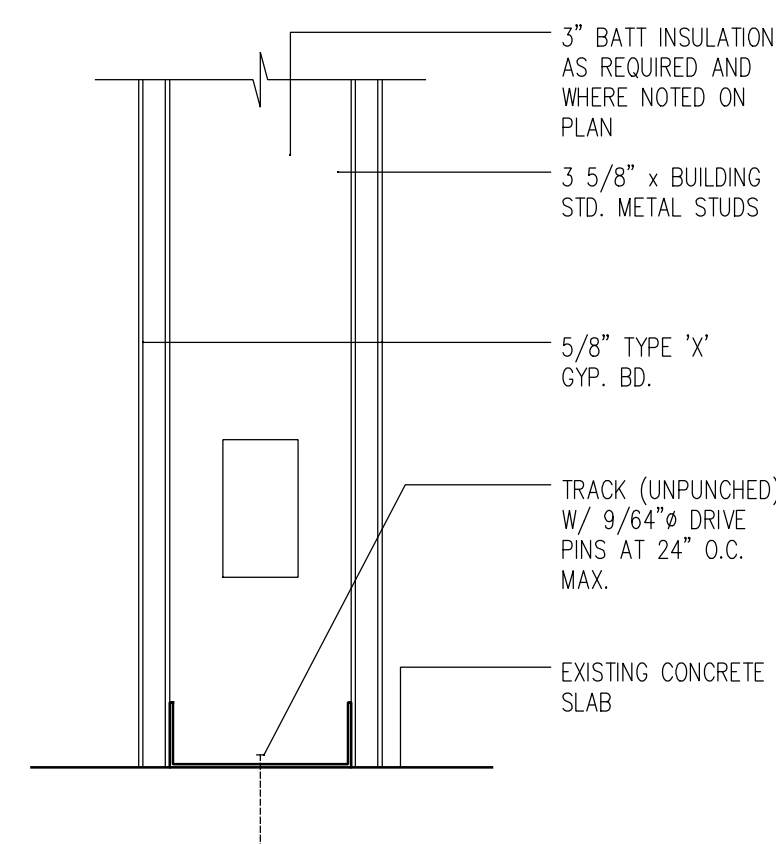
SINGLE STUD SIZE	MAX. LENGTH	SPACING	SPACING
2-1/2" x 25 GA.	7'-0"	12"-0" EA. WAY	12"-0" EA. WAY
3-1/2" x 25 GA.	6'-0"	12"-0" EA. WAY	12"-0" EA. WAY
1-5/8" x 20 GA.	10'-11"	12"-0" EA. WAY	12"-0" EA. WAY
2-1/2" x 20 GA.	10'-11"	12"-0" EA. WAY	12"-0" EA. WAY
3-1/2" x 20 GA.	9'-11"	12"-0" EA. WAY	12"-0" EA. WAY

DOUBLE STUD SIZE	MAX. LENGTH	SPACING
3-1/2" x 25 GA.	22'-0"	12"-0" EA. WAY

(SCREWED TOGETHER @ 12" O.C.)

 COMPRESSION STRUT

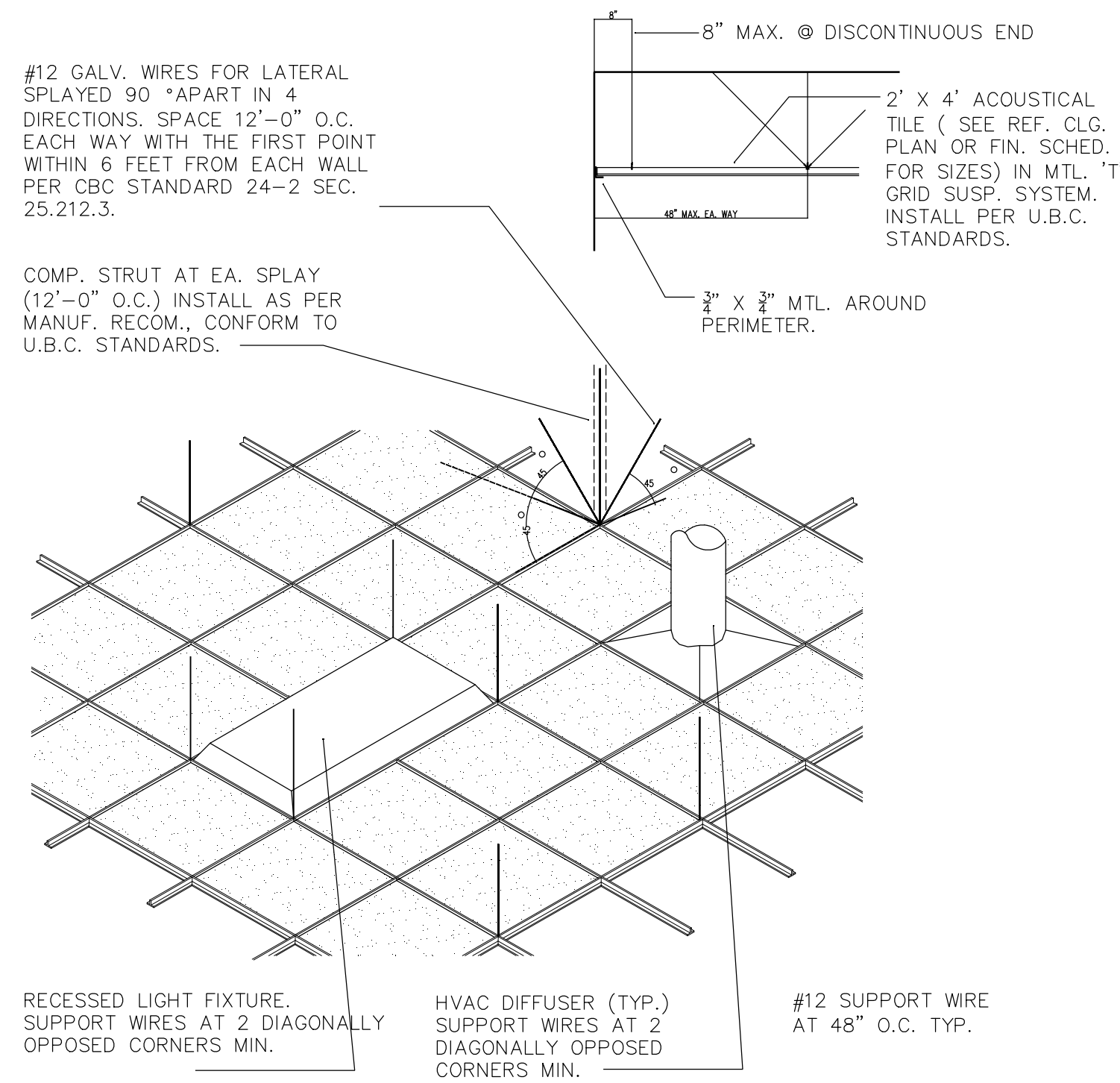
SCALE: 1/2" = 1'-0"



* NOTE: SEE STUD SCHEDULE THIS SHT. FOR GAUGE AND SPACING

 PARTITION WALL BASE

SCALE: 3" = 1'-0"



 CEILING DETAIL

SCALE: N/A

ALLOWABLE WALL HEIGHTS - 2 1/2" STUDS*

STUD SIZE	GA.	SPACING	SPAN
2 1/2" x 1 1/4"	25	24" O.C.	<9'-6"
2 1/2" x 1 1/4"	25	16" O.C.	9'-6"-11'-6"
2 1/2" x 1 1/4"	25	12" O.C.	11'-6"-12'-8"
2 1/2" x 1 3/8"	20	24" O.C.	<13'-8"
2 1/2" x 1 3/8"	20	16" O.C.	13'-8"-15'-8"
2 1/2" x 1 3/8"	20	12" O.C.	15'-8"-17'-3"

* METAL STUD MANUFACTURER'S ASSOC. JUNE 1992 ICBO ER NO. 4943

ALLOWABLE WALL HEIGHTS - 3 5/8" STUDS*

STUD SIZE	GA.	SPACING	SPAN
3 5/8" x 1 1/4"	25	24" O.C.	<11'-7"
3 5/8" x 1 1/4"	25	16" O.C.	11'-7"-14'-3"
3 5/8" x 1 1/4"	25	12" O.C.	14'-3"-16'-5"
3 5/8" x 1 3/8"	20	24" O.C.	<18'-3"
3 5/8" x 1 3/8"	20	16" O.C.	18'-3"-20'-11"
3 5/8" x 1 3/8"	20	12" O.C.	20'-11"-25'-0"

* METAL STUD MANUFACTURER'S ASSOC. JUNE 1992 ICBO ER NO. 4943

ALLOWABLE WALL HEIGHTS - 6" STUDS*

STUD SIZE	GA.	SPACING	SPAN
6" x 1 3/8"	20	24" O.C.	<27'-3"
6" x 1 3/8"	20	16" O.C.	21'-3"-31'-2"
6" x 1 3/8"	20	12" O.C.	31'-2"-34'-4"

* METAL STUD MANUFACTURER'S ASSOC. JUNE 1992 ICBO ER NO. 4943

 STUD SIZE, SPAN & SPACING SCHEDULE

SCALE: N/A

NEVADA COUNTY STORAGE FACILITY
12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek
studio

ARCHITECTURE + INTERIORS

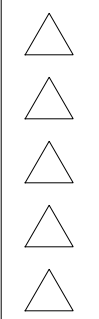
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409



130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFFCNC.COM

REVISIONS

△ ISSUED FOR PRICING
4-20-2022



DATE: 4-20-2022

JOB NO:

SCALE: AS NOTED

DETAILS

A4

BOBRICK Technical Data

RECESSED TOILET-SEAT-COVER DISPENSER B-3013

MATERIALS:
Cabinet — 18-gauge, heavy-gauge stainless steel. All-welded construction.
Door — 18-gauge, 30-gauge (1.2mm) stainless steel with satin finish, 9/16\"/>

OPERATION:
 Dispenser single or half-fold paper toilet seat covers. To fill dispenser, door unlocks with key provided. Capacity: 500 toilet seat covers.
INSTALLATION:
 Provide framed rough wall opening 15 1/2\"/>

ROUGH WALL OPENING:
 15 1/2\"/>

BOBRICK Technical Data

ClassicSeries® CONVERTIBLE AUTOMATIC UNIVERSAL ROLL PAPER TOWEL MODULE 3974-250

MATERIALS:
Automatic Roll Towel Mechanism — Durable, high-torque metal materials. Accepts universal standard rolls, non-perforated 4\"/>

OPERATION:
 Electronic sensor automatically dispenses towel when hands are placed under the towel opening. Solenoid LED light directs patron to dispenser area.
INSTALLATION:
 Dispenser is powered by 12\"/>

BOBRICK Technical Data

TrimLineSeries™ RECESSED SANITARY NAPKIN DISPOSAL B-3513

MATERIALS:
Cabinet — 18-gauge, Type-304, heavy-gauge stainless steel. All-welded construction. Exposed surfaces have satin finish.
Door — 18-gauge, 30-gauge (0.8mm) stainless steel with satin finish. Secured to cabinet with two rivets and equipped with a magnet catch.
Waste Receptacle — 18-gauge, heavy-gauge stainless steel. All-welded construction. Removable for servicing. Capacity: 6.5 gal. (2.3 L).

BOBRICK Technical Data

Model 5425 — Surface-Mounted Bradex® Jumbo Roll Toilet Tissue Dispenser

Product Materials:
CABINET & MOUNTING PLATE: 18 gauge satin finish stainless steel.
DOOR: 18 gauge satin finish stainless steel. Draw one piece construction. Finished with luster lock and anti-vandal viewing slot.
DISPENSING MECHANISM: chemical- and flame-retardant ABS.
Operation:
 Cabinet holds two 9\"/>

INSTALLATION:
 Verify all rough-in dimensions prior to installation. Secure unit to wall or toilet partition with two screws (included) through mounting holes.
Guide Specification:
 Jumbo roll toilet tissue dispenser shall be 18-gauge satin finish stainless steel. Dispensing mechanism shall be flame and chemical resistant ABS plastic. Unit shall dispense two 9\"/>

Nevada County Bathroom Accessories

Toilet Seat Cover Dispenser: Bobrick Model # B-3013
 Toilet Paper Dispenser: Bradley Model # 5425-000000
 Sanitary Napkin Disposal: Bobrick Model # B-3513
 Mirror: Bobrick Model # B-293-2436
 Soap Dispenser: GOJO Model # 5150-06
 Automatic Paper Towel Dispenser: Bobrick Model # 3974-250
 AC Adaptor Kit for Paper Towel Dispenser: Bobrick Model # 3974-57
 Hand Sanitizer: Purell Model # 2120-06
 Waste Bin: Bobrick Model # B-277
 Mop Sink Shelf Rack: Bobrick Model # B-224X36
 Hi-Lo Drinking Fountain: Elkay Model # LZSTLWSLX
 Drinking Fountain Grab Bar: Bobrick Model # B19298

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
 GRASS VALLEY, CA

BOBRICK Technical Data

ConturaSeries® SURFACE-MOUNTED WASTE RECEPTACLE with LinerMate® B-277

MATERIALS:
Receptacle — 18-gauge, Type-304, 30-gauge (1.0mm) stainless steel. All-welded construction. Exposed surfaces have satin finish.
LinerMate Trash Liner Holder — Unit equipped with LinerMate to facilitate installation and removal of disposable trash liners and retains liner inside waste receptacle. LinerMate shall have a molded plastic sleeve with a 2-gauge (1.0mm) stainless steel. Unslotted support strap hinged for safety, riveted construction. LinerMate shall rest inside of waste receptacle area.
OPERATION:
 Top edge of waste receptacle is beveled and bottom has a recessed finger for safe handling. The space between bottom of waste receptacle and the floor when unit is properly mounted facilitates floor cleaning. Unit is equipped with LinerMate to accommodate disposable trash liners. LinerMate eliminates messy trash liner overhang and facilitates installation and removal of disposable trash liners.
INSTALLATION:
 Mount unit on wall with four sheet-metal screws (not furnished) at points indicated by an S. For plaster or dry wall construction, provide concealed backing to comply with local building codes and secure with sheet-metal screws. For other wall surfaces, provide fire plugs or expansion shields for use with sheet-metal screws, or provide 1/8\"/>

BOBRICK Technical Data

UTILITY SHELF WITH MOP/BROOM HOLDERS AND RAG HOODS B-224

MATERIALS:
Shelf — 18-gauge, Type-304, 18-gauge (1.2mm) stainless steel with satin finish. Shelf has 1 1/2\"/>

OPERATION:
 Surface-mounted utility shelf with holders is designed to keep mops and brooms away from wall. Spring-loaded rubber cam holders accommodate mop or broom handles from 7/8\"/>

BOBRICK Technical Data

TLT MIRROR WITH STAINLESS STEEL FRAME B-293 SERIES

MATERIALS:
Mirror Frame — 18-gauge, Type-304, heavy-gauge stainless steel, 3/4\"/>

OPERATION:
 Mirror — No. 1 quality, 1/4\"/>

ELKAY Specifications

Elkay ezH2O Bottle Filling Station & Versatile Bi-Level ADA Compliant Filtered Refrigerated Light Gray Model LZSTLWSLX

PRODUCT SPECIFICATIONS:
 Elkay ezH2O Bottle Filling Station & Versatile Bi-Level ADA Compliant Filtered Refrigerated Light Gray Model LZSTLWSLX. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Features include Antimicrobial, Filtered, Green Ticker™, Hands Free, Laminar Flow, Real Drain, Visual Filter Monitor. Furnished with Peak-Guard® Safety Bubble™, Electronic Bottle Filter Sensor with Electronic Front and Side Bubble Pushbar activation. Product shall be Wall Mount (On Wall) for indoor applications, serving 2 stations. Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120. Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State lead-based requirements.
Special Features: Antimicrobial, Filtered, Green Ticker™, Hands Free, Laminar Flow, Real Drain, Visual Filter Monitor, Light Gray Granite.
Power: 115V/60Hz.
Booster Style: Peak-Guard® Safety Bubble™, Electronic Front and Side Bubble Pushbar.
Activation by: Electronic Bottle Filter Sensor with Electronic Front and Side Bubble Pushbar.
Mounting Type: Wall Mount (On Wall).
Chilling Capacity: 8.0 GPH.
Full Load Amps: 0.70.
Rated Voltage: 115V AC.
Dimensions (L x W x H): 38-3/4\"/>

BOBRICK Technical Data

GOJO FMX-12 DISPENSER DIMENSIONS

These dimensions apply to GOJO®, PURELL®, PROMOM® and MICRELL® brand FMX-12 dispensers.

Use the dimensions provided to ensure adequate wall spacing and clearance for the unit.

BOBRICK Technical Data

1 1/2\"/>

MATERIALS:
Grab Bar — 18-gauge, Type-304, 18-gauge (1.2mm) stainless steel tubing with satin finish, 1 1/2\"/>

CONCEALED MOUNTING FLANGES — 18-gauge, Type-304, 1/8\"/>

SNAP FLANGE COVERS — 18-gauge, Type-304, 22-gauge (0.8mm) drawn stainless steel with satin finish, 3 1/4\"/>

STRENGTH:
 Grab bar can support loads in excess of 250 pounds (113kg) if properly installed, complying with barrier-free accessibility guidelines (including AIAAG in the U.S.A.) for structural strength.
Warning: Grab bars are no stronger than the anchors or walls to which they are attached and therefore, must be firmly secured in order to support the loads for which they are intended.

BOBRICK Technical Data

1 1/2\"/>

MATERIALS:
Grab Bar — 18-gauge, Type-304, 18-gauge (1.2mm) stainless steel tubing with satin finish, 1 1/2\"/>

CONCEALED MOUNTING FLANGES — 18-gauge, Type-304, 1/8\"/>

SNAP FLANGE COVERS — 18-gauge, Type-304, 22-gauge (0.8mm) drawn stainless steel with satin finish, 3 1/4\"/>

STRENGTH:
 Grab bar can support loads in excess of 250 pounds (113kg) if properly installed, complying with barrier-free accessibility guidelines (including AIAAG in the U.S.A.) for structural strength.
Warning: Grab bars are no stronger than the anchors or walls to which they are attached and therefore, must be firmly secured in order to support the loads for which they are intended.

BOBRICK Technical Data

1 1/2\"/>

MATERIALS:
Grab Bar — 18-gauge, Type-304, 18-gauge (1.2mm) stainless steel tubing with satin finish, 1 1/2\"/>

CONCEALED MOUNTING FLANGES — 18-gauge, Type-304, 1/8\"/>

SNAP FLANGE COVERS — 18-gauge, Type-304, 22-gauge (0.8mm) drawn stainless steel with satin finish, 3 1/4\"/>

STRENGTH:
 Grab bar can support loads in excess of 250 pounds (113kg) if properly installed, complying with barrier-free accessibility guidelines (including AIAAG in the U.S.A.) for structural strength.
Warning: Grab bars are no stronger than the anchors or walls to which they are attached and therefore, must be firmly secured in order to support the loads for which they are intended.

Deer Creek studio

ARCHITECTURE + INTERIORS

521 NEVADA STREET
 NEVADA CITY, CA 95959
 (530) 470-3409

SIERRA FOOTHILLS Construction Company

130 EAST MAIN STREET
 GRASS VALLEY, CA 95945
 (530) 477-5300
 SFCNCC.COM

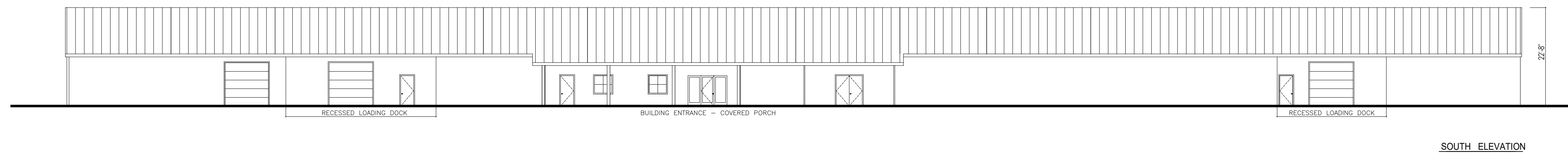
REVIEWS

ISSUED FOR PRICING 4-20-2022

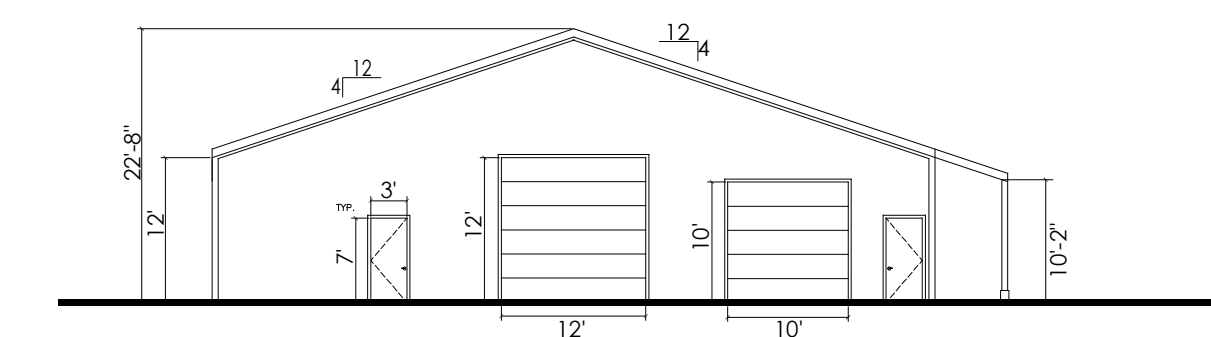
DATE: 4-20-2022
 JOB NO:
 SCALE: AS NOTED

COUNTY SPECIFICATIONS

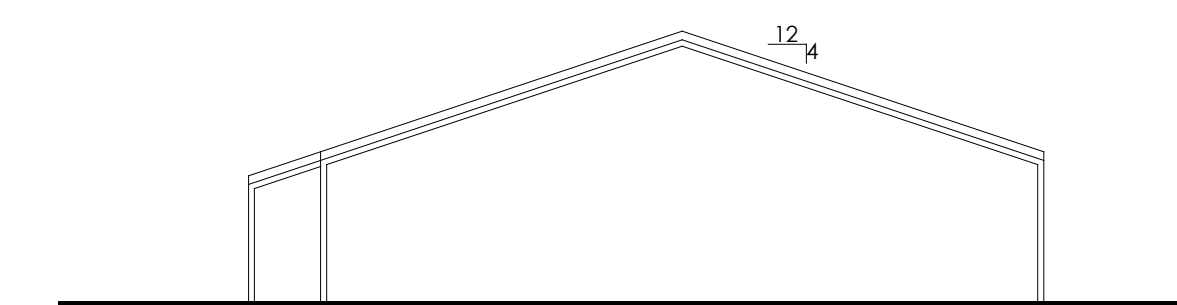
A5



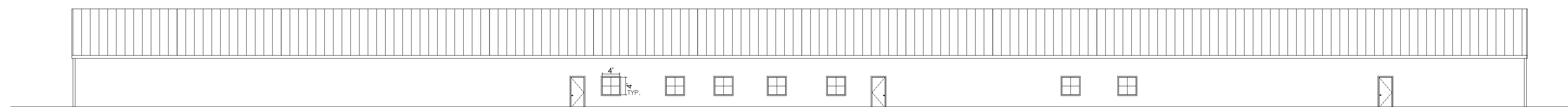
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



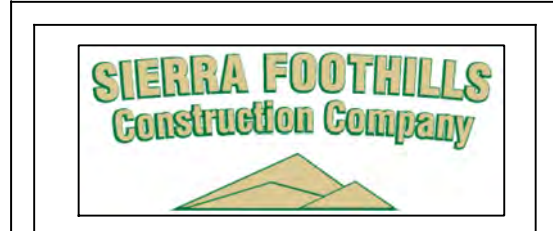
NORTH ELEVATION

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek

studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409



REVISIONS

△	ISSUE FOR PRICING
△	4-25-2022
△	
△	
△	
△	

DATE: 4-25-2022
JOB NO:
SCALE: 1/16" = 1'-0"

EXTERIOR
ELEVATIONS

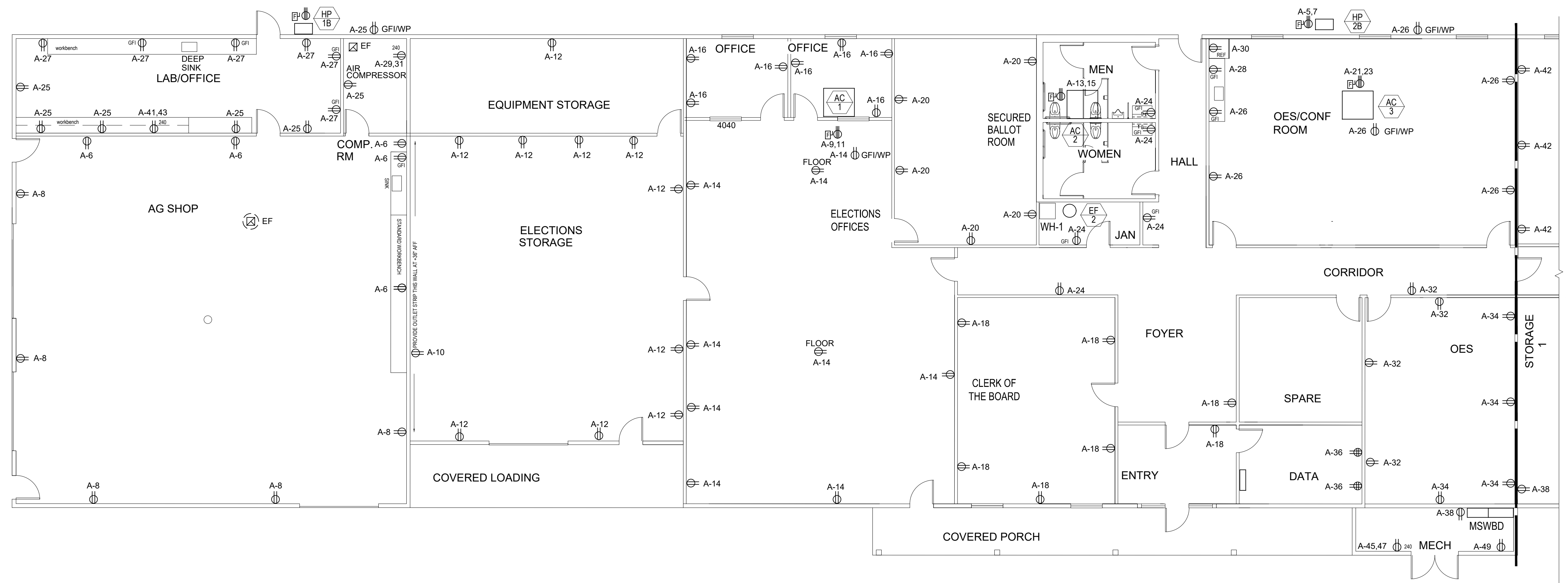
A6



- PLANS NOTES
- ① PROVIDE AND INSTALL UFER GROUND FOR NEW SERVICES PER ART.250. BOND ALL METALLIC CONDUIT SYSTEMS, BUILDING STEEL AND RACEWAYS. SIZE GROUNDS PER CEC TABLE 250.66
 - ② PROVIDE WEATHER RATED GFCI DEVICES AND IN-USE COVERS FOR ALL 120V OUTDOOR RECEPTACLES
 - ③ PROVIDE AND INSTALL PHOTOSENSORS FOR DAYLIGHT HARVESTING WHERE REQUIRED; AREAS WITH LESS THAN 120 WATTS OF GENERAL LIGHTING POWER IN THE PRIMARY DAYLIT ZONE ARE EXEMPT. (CEC T24 SECTION 12.1 (d) 2, EXCEPTION 1)
 - ④ PROVIDE FUSED DISCONNECTS COMPLIANT WITH THE REQUIREMENTS OF NEC 430.102(B)(1) AND (B) (2) FOR ALL MECHANICAL EQUIPMENT. DISCONNECTS ARE TO BE LOCATED NO MORE THAN 50' AWAY AND WITHIN LINE OF SIGHT OF THE CONNECTED EQUIPMENT.
 - ⑤ PROVIDE FIRE EXIT LIGHTING TO COMPLY WITH NFPA 101 STANDARDS REQUIRING A MINIMUM OF 90 MINUTES BACK-UP TIME, ILLUMINATING AN EXIT PATH AS DEFINED BY AN ARCHITECT OR ENGINEER AS HAVING NO LESS THAN A 1fc AVERAGE AND .1fc MINIMUM ALONG THE PATH.
 - ⑥ PROVIDE DEDICATED 20A CIRCUIT FOR FIRE ALARM CONTROL PANEL; USE LOCK-OUT HANDLE COVER & RED CIRCUIT BREAKER HANDLE
 - ⑦ PROVIDE CONTROLLED RECEPTACLES IN ENTRY, BREAK ROOM & OFFICE SPACES PER CEC T-24 PART 6 SEC 130.5(d)
 - ⑧ PROVIDE MANDATORY LIGHTING CONTROLS IN ALL SPACES PER CEC T-24 PART 6 SEC 130.1
 - ⑨ PROVIDE AS-BUILT DRAWINGS TO THE OWNER UPON JOB COMPLETION
 - ⑩ ALL RECEPTACLES SHALL BE LOCATED +15" AFF MIN. TO THE BOTTOM OF THE COVER PLATE; ALL SWITCHES TO BE NO HIGHER THAN 48" AFF TO THE TOP.
 - ⑪ ACCEPTANCE TESTING IS NOT REQUIRED IF LESS THAN 20 FIXTURES ARE CONTROLLED WITH THE NEW LIGHTING CONTROL SYSTEM (EXCEPTION 141.0(b) OF THE 2016 CALIFORNIA ENERGY CODE) IF MORE THAN 20 FIXTURES ARE INSTALLED, A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN IS REQUIRED TO PERFORM THE TESTS SET FORTH IN THE NRCA SERIES ACCEPTANCE FORMS
 - ⑫ ALL ELECTRICAL BOXES AND ENCLOSURES PENETRATING ANY CEILING OR FIRE-RATED STRUCTURE TO HAVE A MINIMUM ONE HOUR FIRE RATING
 - ⑬ FEEDER TAP SUPPLYING PANEL "B" TO BE CONSTRUCTED USING THE PROVISIONS OF CEC ART. 240.21(2), FEEDER TAPS NOT OVER 25' LONG, PROTECTED FROM PHYSICAL DAMAGE IN CONDUIT, NOT < 1/3 OF THE AMPACITY OF THE FEEDER PROTECTIVE DEVICE AND TERMINATING IN A SINGLE OVERCURRENT PROTECTIVE DEVICE
 - ⑭ ALL BRANCH CIRCUIT AND FEEDER HOME RUNS SHALL BE CLEARLY IDENTIFIED AS TO SPECIFIC PURPOSE AND USE. THIS IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. THIS IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY LOCATED ON THE FACE OR INTERIOR OF THE PANEL DOOR AND LOCATED ON EACH SWITCH AT A SWITCHBOARD (2019 CEC ART. 408.4)
 - ⑮ ALL CIRCUIT CONDUCTORS SMALLER THAN #2 THHN TO BE COPPER, U.O.N. ALL BRANCH CIRCUITS TO BE CONSTRUCTED WITH #12 THHN CU U.O.N.
 - ⑯ MAIN SWITCHBOARD SHALL BE MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED CEC 110.24(A)
 - ⑰ MAIN SERVICE DISCONNECT SHALL BE MARKED PERMANENTLY CEC 230.70(B)
 - ⑱ ARC FLASH WARNING LABEL ON SWBD SHALL BE PROVIDED IN ACCORD. WITH CEC 110.16
 - ⑲ INSTALL SYSTEM USING FULLY RATED PANELS AND EQUIPMENT

ELECTRIC SCOPE OF WORK

1. The Electrical Contractor shall provide all labor and materials necessary for a complete and working electrical system; the system shall include but is not limited to:
 - Generators, Transformers, Feeders and Panels: -install generators, transformers, service feeders and panels with appropriate circuit protective devices.
 - Lighting system, Title 24 compliant, including automated control devices, fixtures and lamps. The lighting system shall provide minimum lighting levels for areas served (e.g. warehouse, manufacturing, offices, reception area, etc.)
 - Refrigeration / Freezer circuits, including fused disconnects, fixtures and line voltage control wiring. Not to include equipment, low voltage or case assembly.
 - HVAC circuits, including fused disconnects, per HVAC contractor's requirements. Not to include equipment, machine interconnection or thermostat cabling.
 - General use circuits to include branch circuits for computer terminals and non-specific outlets. Circuits shall be dedicated when used to serve phone switches, computer servers, copiers and specified equipment.
 - Lighting Controls System to include fully functional, Title 24 - part 6 compliant lighting control. Include all necessary components for dimming, vacancy control and daylight harvesting. Include all necessary acceptance testing inspections & NRCC installation forms.
2. The electrical system shall include:
 - Full conduit system. EMT conduit, flex or bx cabling shall be used throughout. All exposed conduits shall be run plumb, true and at right angles to the building lines.
 - Conductors to be copper, 12awg minimum, excepting feeder conductors larger than #4 AWG.
 - Specification grade devices.
3. All materials shall be new and free of defects.
4. Upon completion, provide a detailed "as-built" plans to the owner.
5. Upon completion, provide product manuals and instruction as to the correct use, function and maintenance of each system and device.
6. All work to be minimally invasive to other tenancies. Collect refuse daily and store materials so as to not interfere with other areas of construction.
7. Coordinate work with other trades; advise plans or field conflicts to the General Contractor or Architect as they become known and before proceeding with construction.
8. Work not to include: Floor cutting and patching, coring, repair to existing interior wall finishes.
9. Work not to include: Low voltage cabling including, but not limited to: Phone, Computer Networking or CATV.
10. The General Contractor is to maintain jobsite sanitary facilities and a garbage container suitable for construction debris. The Electrical Contractor shall keep his portion of the jobsite neat and orderly. All refuse is to be placed in the container at the end of each business day.
11. Excluded from this scope: Nevada County Building Dept. permits, fees and inspections



General Notes

LEGEND

LOC	LIGHTING CONTROL CABT
⊕	LIGHT FIXTURE
⊕	EXIT LIGHT W/ EMERG HEAD
⊕	EMERGENCY FIXTURE
⊕	RECESS LIGHT FIXTURE
⊕	TRACK FIXTURE
□	TROFFER
⊕	SWITCH
⊕	SWITCH, VACANCY
⊕	SWITCH DIGITAL DIMMER
⊕	SWITCH DIMMER
⊕	POWER PACK
⊕	RELAY
⊕	LIGHTING CONTROLLER
⊕	OCCUPANCY SENSOR
⊕	PHOTO SENSOR
⊕	DUPLEX RECEPTACLE, NEMA 5-20
⊕	DUPLEX RECEPTACLE CONTROLLED
⊕	DUPLEX RECEPTACLE, GFI
⊕	DUPLEX RECEPTACLE, FLOOR
⊕	DUPLEX RECEPTACLE SPLIT CONTROLLED
⊕	RECEPTACLE, ANSI SPECIAL
⊕	RECEPTACLE, SINGLEPLEX
⊕	RECEPTACLE, LOW VOLTAGE
⊕	DISCONNECT, FUSED

NOTES:

No.	Revision/Issue	Date

Grass Valley Electric

G. Brady Pryor
 Phone: (530) 273-7543
 Cell: (530) 913-3384
 Fax: (530) 273-3450
 bradypryor@shcglobal.net

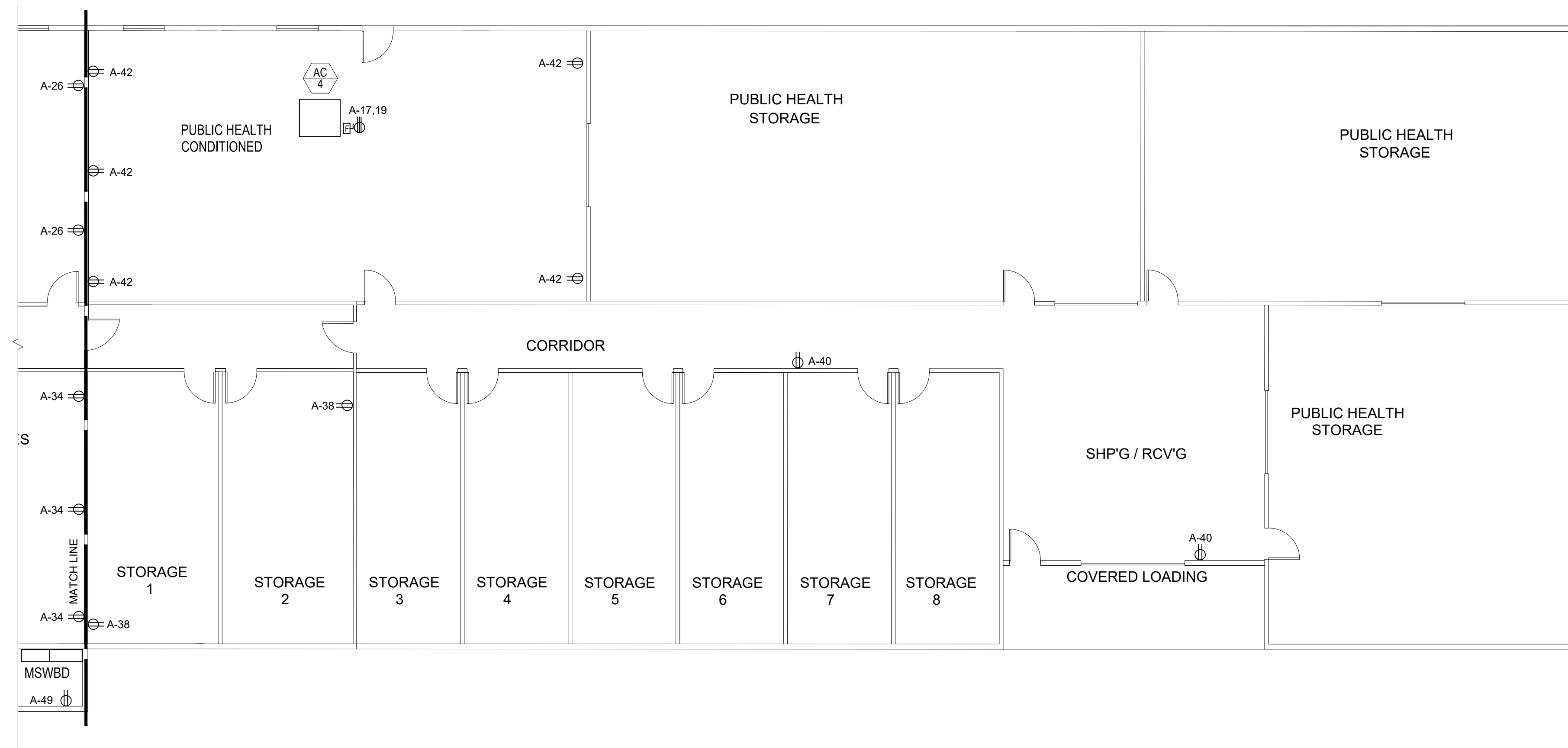
Lic. #392506
 10973 Rough & Ready Hwy.
 Grass Valley, California 95945

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA 95945

Project No.	Sheet
Date	ELECTRIC POWER PLANS
4-22-2022	E1.0
Scale	1/8" = 1'-0"

WEST - ELECTRIC POWER PLAN

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



EAST - ELECTRIC POWER PLAN

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

General Notes

LEGEND

- LCC LIGHTING CONTROL CABT
- ⊕ LIGHT FIXTURE
- ⊕ EXIT LIGHT W/ EMERG HEAD
- ⊕ EMERGENCY FIXTURE
- ⊕ RECESS LIGHT FIXTURE
- ⊕ TRACK FIXTURE
- TROFFER
- ⊕ SWITCH
- ⊕ SWITCH, VACANCY
- ⊕ SWITCH DIGITAL DIMMER
- ⊕ SWITCH DIMMER
- ⊕ POWER PACK
- ⊕ RELAY
- ⊕ LIGHTING CONTROLLER
- ⊕ OCCUPANCY SENSOR
- ⊕ PHOTO SENSOR
- ⊕ DUPLEX RECEPTACLE, NEMA 5-20
- ⊕ DUPLEX RECEPTACLE CONTROLLED
- ⊕ DUPLEX RECEPTACLE, GFI
- ⊕ DUPLEX RECEPTACLE, FLOOR
- ⊕ DUPLEX RECEPTACLE SPLIT CONTROLLED
- ⊕ RECEPTACLE, ANSI SPECIAL
- ⊕ RECEPTACLE, SINGLEPLEX
- ⊕ RECEPTACLE, LOW VOLTAGE
- ⊕ DISCONNECT, FUSED

NOTES:

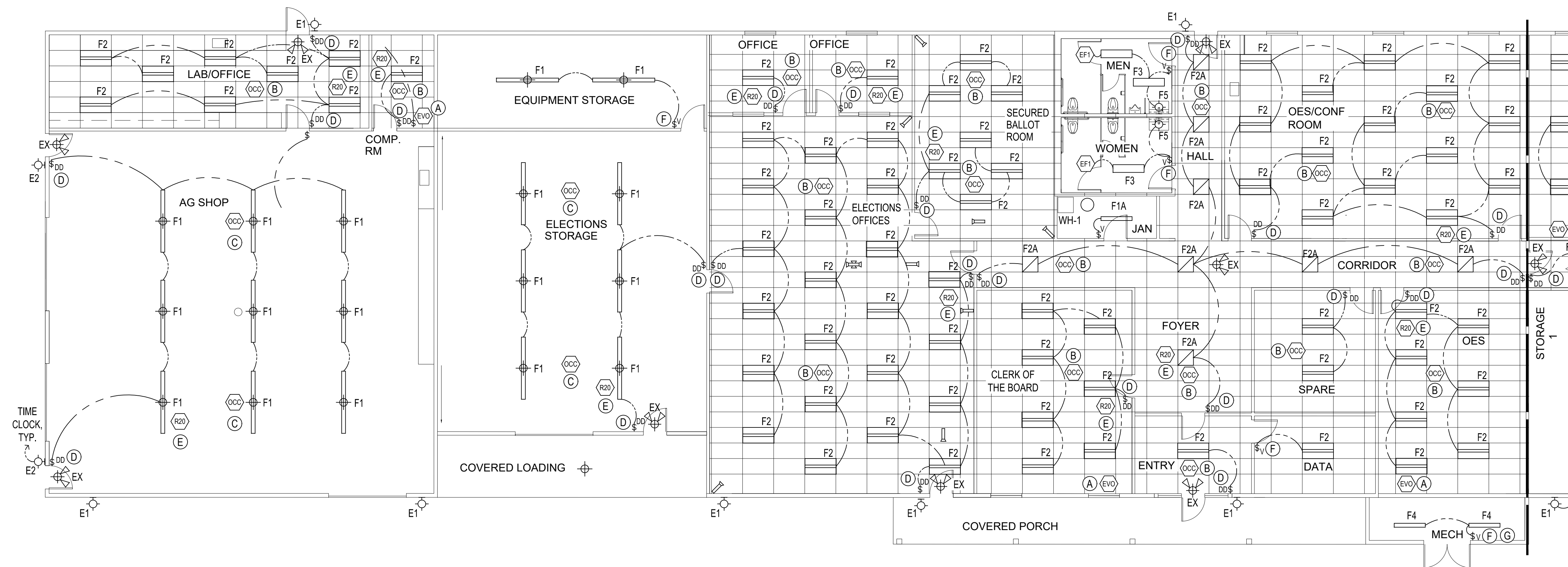


No.	Revision/Issue	Date

Grass Valley Electric
 G. Brady Pryor
 Phone: (530) 273-7543
 Cell: (530) 913-3384
 Fax: (530) 273-3459
 bradypryor@sbcglobal.net
 Lic. #392506
 10973 Rough & Ready Hwy.
 Grass Valley, California 95945

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA 95945

Project No.	Sheet
Date	ELECTRIC POWER PLANS
4-22-2022	E2.0
Scale	
1/8" = 1'-0"	

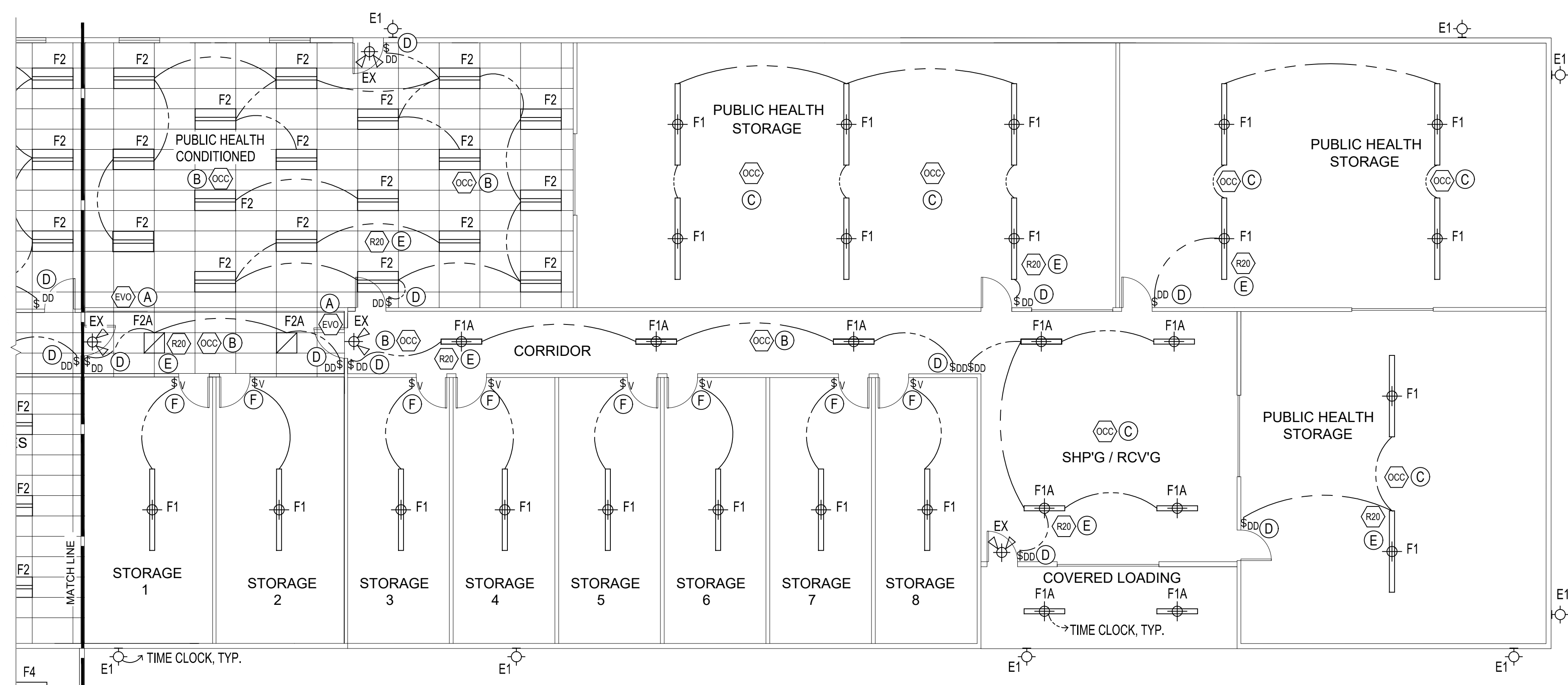


WEST - ELECTRIC LIGHTING PLAN

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

FIXTURE SCHEDULE					
Type	Manufacturer	Catalog	Wattage	Mount/Weight	Dim
F1	Columbia	MPS8-40-LW-FW-EDU	55w	Pendant	Y
F1A	Columbia	MPS4-40-LW-C-W-EDU	27.4w	Pendant	Y
F2	Columbia	LCA24-35-LW-G-EDU	32w	Grid	Y
F2A	Columbia	LCA22-35-LW-G-EDU	21w	Grid	Y
F3	Columbia	LAW4-40-LW-EDU	37w	Surface	Y
F4	Columbia	CWM2-40-MW-SM-FR-FP-EDU	32w	Surface	Y
EX	Compass	CCG	3w	Ceiling / Wall	N
EM	Compass	CU-2	3w	Ceiling / Wall	N
EMA	Compass	CUSO	3w	Ceiling / Wall	N
E1	Hubbell	RWL1-48L-20-4K7-4W-U	20w	Surface	N
E2	Hubbell	RWL2-160L-80-4K7-4W-U	80w	Surface	N

LIGHTING CONTROLS SCHEDULE				
Unit	Manufacture	Catalog	Remarks	
(A)	Lighting Controller	ILC	LL-EVO	Surface Mount
(B)	Occupancy Sensor	ILC	ILC-SWX-221-1	Surface Mount
(C)	Occupancy Sensor	ILC	ILC-SWX-222-1	Surface Mount
(D)	Digital Dimming Switch	ILC	LS-G3-WH-XX-1M2D	Wallbox Mount
(E)	Digital Dimming Relay	ILC	R20D	Fixture Mount
(F)	Vacancy Switch	ILC	SWX-123-WH	Wallbox Mount
(G)	Timeclock	Intermatic	ET8215C	Surface Mount



EAST - ELECTRIC LIGHTING PLAN

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

General Notes

- LEGEND**
- LOC LIGHTING CONTROL CABT
 - ⊕ LIGHT FIXTURE
 - ⊕ EXIT LIGHT W/ EMERG HEAD
 - ⊕ EMERGENCY FIXTURE
 - ⊕ RECESS LIGHT FIXTURE
 - ⊕ TRACK FIXTURE
 - ⊕ TROFFER
 - ⊕ SWITCH
 - ⊕ SWITCH, VACANCY
 - ⊕ SWITCH DIGITAL DIMMER
 - ⊕ SWITCH DIMMER
 - ⊕ POWER PACK
 - ⊕ RELAY
 - ⊕ LIGHTING CONTROLLER
 - ⊕ OCCUPANCY SENSOR
 - ⊕ PHOTO SENSOR
 - ⊕ DUPLEX RECEPTACLE, NEMA 5-20
 - ⊕ DUPLEX RECEPTACLE CONTROLLED
 - ⊕ DUPLEX RECEPTACLE, GFI
 - ⊕ DUPLEX RECEPTACLE, FLOOR
 - ⊕ DUPLEX RECEPTACLE SPLIT CONTROLLED
 - ⊕ RECEPTACLE, ANSI SPECIAL
 - ⊕ RECEPTACLE, SINGLEPLEX
 - ⊕ RECEPTACLE, LOW VOLTAGE
 - ⊕ DISCONNECT, FUSED

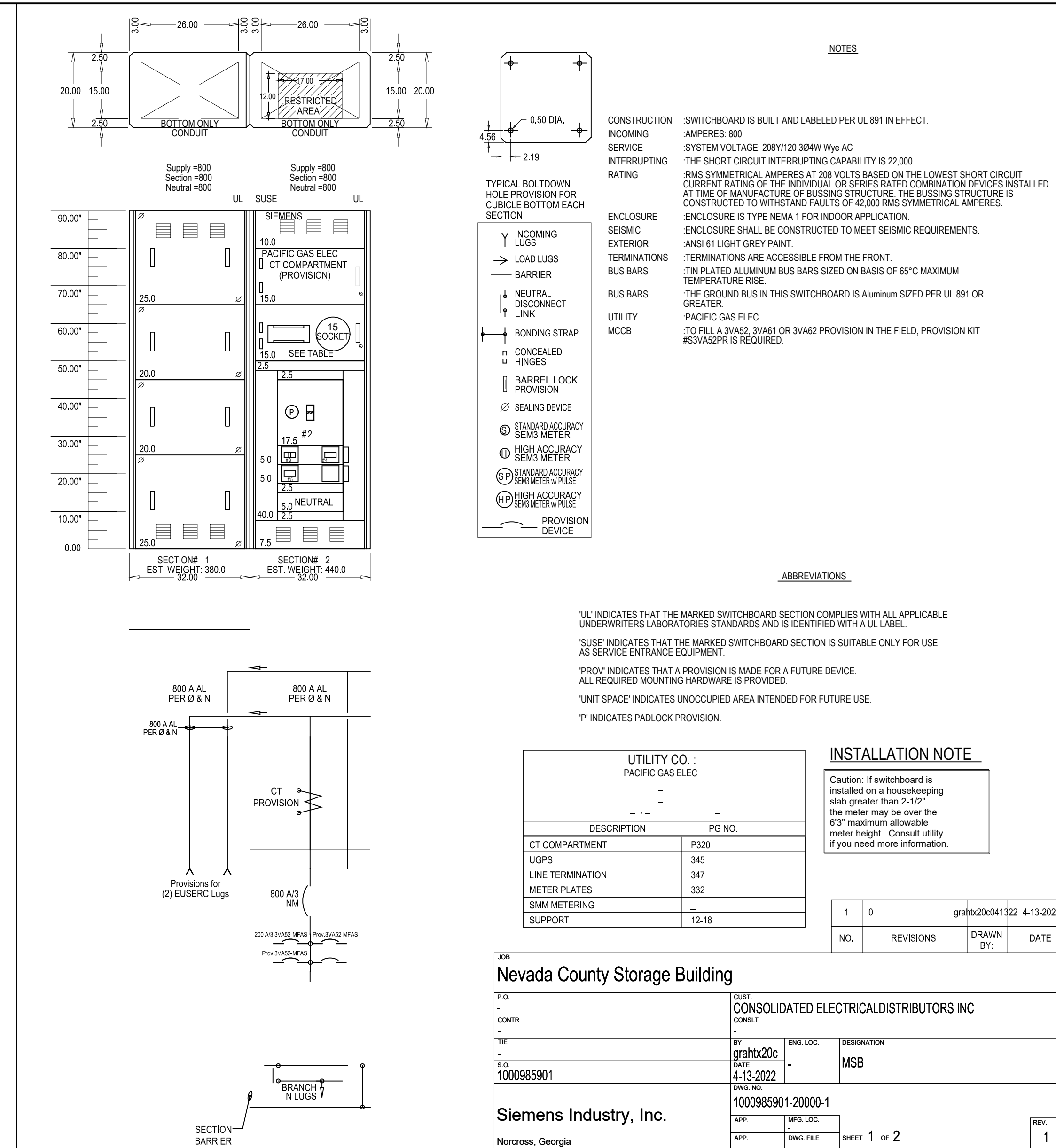
NOTES:

No.	Revision/Issue	Date

Grass Valley Electric
 G. Brady Pryor
 Phone: (530) 273-7543
 Cell: (530) 913-3384
 Fax: (530) 273-3459
 bradypryor@shcglobal.net
 Lic. #392506
 10973 Rough & Ready Hwy,
 Grass Valley, California 95945

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA 95945

Project No.	Sheet
Date	ELECTRIC LIGHTING PLANS
4-22-2022	E3.0
Scale	1/8"=1'-0"



General Notes

LEGEND

- LCC LIGHTING CONTROL CABT
- ⊕ LIGHT FIXTURE
- ⊕ EXIT LIGHT W/ EMERG HEAD
- ⊕ EMERGENCY FIXTURE
- ⊕ RECESS LIGHT FIXTURE
- ⊕ TRACK FIXTURE
- ⊕ TROFFER
- ⊕ SWITCH
- ⊕ SWITCH, VACANCY
- ⊕ SWITCH DIGITAL DIMMER
- ⊕ SWITCH DIMMER
- ⊕ POWER PACK
- ⊕ RELAY
- ⊕ LIGHTING CONTROLLER
- ⊕ OCCUPANCY SENSOR
- ⊕ PHOTO SENSOR
- ⊕ DUPLEX RECEPTACLE, NEMA 5-20
- ⊕ DUPLEX RECEPTACLE CONTROLLED
- ⊕ DUPLEX RECEPTACLE, GFI
- ⊕ DUPLEX RECEPTACLE, FLOOR
- ⊕ DUPLEX RECEPTACLE SPLIT CONTROLLED
- ⊕ RECEPTACLE, ANSI SPECIAL
- ⊕ RECEPTACLE, SINGLEPLEX
- ⊕ RECEPTACLE, LOW VOLTAGE
- ⊕ DISCONNECT, FUSED

NOTES:

Caution: If switchboard is installed on a housekeeping slab greater than 2'-1/2" the meter may be over the CT maximum allowable meter height. Consult utility if you need more information.

NO.	REVISIONS	DRAWN BY:	DATE
1	0	grahbk20c	4-13-2022

JOB	CONTR	BY	ENG. LOC.	DESIGNATION
Nevada County Storage Building	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	grahbk20c		MSB
DATE		4-13-2022		
DWG. NO.		1000985901		
DWG. NO.		1000985901-20000-1		
APP.				
APP.				
				REV 1

LOAD CALCULATIONS FOR 'PANEL A'
BASED ON THE 2017 NEC

	L1	L2	L3	NEC 220.61(A) NEUTRAL
CALCULATED LOAD (NEC 215.5)	23,092 VA	23,506 VA	24,508 VA	24,508 VA
CALCULATED LOAD WITH DEMAND FACTORS (NEC 215.5)				
GENERAL LOAD	180 VA	0 VA	180 VA	180 VA
RECEPTACLE LOAD (NEC TABLE 220.44)				
1ST 10,000V	3,363 VA	3,628 VA	3,009 VA	3,009 VA
REMAINDER @ 50%	1,739 VA	1,876 VA	1,556 VA	1,556 VA
CONTINUOUS LOAD (NEC 215.2)	2,274 VA	2,266 VA	440 VA	440 VA
PLUS 25% (L1, L2, L3)	569 VA	567 VA	110 VA	0 VA
% (NEUTRAL) NEC 215.2(A) EX NO. 2				0 VA
MOTOR LOAD (NEC 430.24)	13,788 VA	13,860 VA	17,768 VA	17,768 VA
PLUS 25% OF LARGEST MOTOR	925 VA	835 VA	925 VA	925 VA
KITCHEN LOADS (NEC 220.56)				
L1 (0 X 1) =	0 VA	0 VA	0 VA	0 VA
L2 (0 X 1) =	0 VA	0 VA	0 VA	0 VA
L3 (0 X 1) =	0 VA	0 VA	0 VA	0 VA
TOTAL BALANCED LOAD (3-PHASE)	22,848 VA	22,848 VA	22,848 VA	22,848 VA
TOTAL BALANCED LOAD (1-PHASE)	0 VA	184 VA	184 VA	184 VA
TOTAL UNBALANCED LOAD (1-PHASE)	0 VA	0 VA	956 VA	956 VA
NEUTRAL LOAD				23,878 VA
LINE AMPS BALANCED (3-PHASE)				
LINE AMPS BALANCED (1-PHASE)	0.0 A	1.5 A	1.5 A	1.5 A
LINE AMPS UNBALANCED (1-PHASE)	0.0 A	0.0 A	174.4 A	199.0 A
TOTALS	164.9 A	166.4 A	174.4 A	199.0 A
ADJUSTMENT FACTOR	0.0 A	0.0 A	0.0 A	0.0 A
TOTAL DESIGN LOAD	164.9 A	166.4 A	174.4 A	199.0 A
VOLTAGE DROP CALCULATIONS				
Three Phase	(2 X 10 ⁻⁴ X 0.0847 R X 174.4 A + 1,000 X 0.866) = 0.3 VD			
Voltage Drop %	(0.3 VD ÷ 240 V X 100) = 0.1 % VD			
HARMONIC CURRENT CALCULATION (NEC 310.15 (B) (4) & NEC TABLE 310.15 (B) (2) (A))				
(Harmonic Load 0 VA ÷ Connected Load 71,106 VA) X 100 = 0 %				
Harmonic Load Does Not Exceed 50%				
FAULT CURRENT CALCULATIONS				
Available Fault Current at Starting Point ((18,231 AFC X 1.00 UA) + 108 MC) = 18,339 AFC				
Conductor Factor CF - Formula (1.732 X 10 L X 18,339 AFC) ÷ (12,122 C X 1 N X 240 V) = 0.109 CF				
Conductor Multiplier CM - Formula (1 + (1 + 0.109 CF) ÷ 0.902 CM) = 1.092 CM				
Conductor Let-Through Current CLC - Formula (18,339 AFC X 0.902 CM) = 16,542 CLC				

A - Amps
AFC - Available Fault Current
C - Conductor Constant
CF - Conductor Factor
CLC - Conductor Let-Through Current
CM - Conductor Multiplier
L - Length of Conductor
MC - Major Contributor
N - Number of Conductors Per Phase
R - Resistance
UA - Utility Adjustment 1.1
V - Voltage
VA - Volt Amps
VD - Voltage Drop

Prepared With 1-Line 2017 Software - Copyright Durand & Associates - www.durandassociates.com

PANEL	A	FEEDER
FED FROM	MAIN SWITCHBOARD	NUMBER OF CONDUITS
# CIRCUITS	84	FEEDER CONDUIT
W VOLTAGE	240	WIRE SIZE L1
LOW VOLTAGE	120	WIRE SIZE L2
PHASE	3Y	WIRE SIZE L3
DESIGN LOAD AMPS	200	WIRE SIZE NEUTRAL
NEUTRAL BUS	YES	WIRE SIZE GROUND
GROUND BUS	YES	
AVAILABLE FAULT CURRENT AT THIS PANEL	16,542	
MAIN LUG ONLY		

#	BKR	CIRCUIT DESCRIPTION	H	I	VA	L1	VA	L1	H	I	CIRCUIT DESCRIPTION	BKR	#
1	15A-2P	HP-1	M	1,080	L2	1,159	C				AG LIGHTING	20A-1P	2
3	15A-2P	HP-1	M	1,080	L2	1,166	C				CENTER LIGHTING	20A-1P	4
5	15A-2P	HP-2	M	1,080	L3	1,080	D				AG RECEPTACLES	20A-1P	6
7	15A-2P	HP-2	M	1,080	L1	900	D				AG RECEPTACLES	20A-1P	8
9	40A-2P	AC-1	M	3,340	L2	1,800	D				ELECT STORAGE RECEIPT	20A-1P	10
11	40A-2P	AC-1	M	3,340	L3	1,820	D				ELECT STORAGE RECEIPT	20A-1P	12
13	40A-2P	AC-2	M	3,340	L1	1,440	D				ELECT OFFICES RECEIPT	20A-1P	14
15	40A-2P	AC-2	M	3,340	L2	1,080	D				ELECT OFFICES RECEIPT	20A-1P	16
17	20A-2P	AC-4	M	1,848	L3	1,260	D				BOARD CLERK RECEIPT	20A-1P	18
19	20A-2P	AC-4	M	1,848	L1	1,080	D				SECURED BALLOT RECEIPT	20A-1P	20
21	40A-2P	AC-3	M	3,340	L2	1,080	D				ELECT OFFICES RECEIPT	20A-1P	22
23	40A-2P	AC-3	M	3,340	L3	900	D				REST ROOM/AUTOMATOR	20A-1P	24
25	20A-1P	LAB RECEPTACLES	D	1,280	L1	1,080	D				DES/CONF RM RECEIPT	20A-1P	26
27	20A-1P	LAB RECEPTACLES	D	800	L2	1,260	D				DES/CONF RM RECEIPT	20A-1P	28
29	40A-2P	AIR COMPRESSOR	M	3,700	L3	750	M				DES/CONF REFRIGERATOR	20A-1P	30
31	40A-2P	AIR COMPRESSOR	M	3,700	L1	540	D				DES RECEPTACLES	20A-1P	32
33	20A-1P	WATER HEATER 2	M	1,800	L2	540	D				DES RECEPTACLES	20A-1P	34
35	30A-2P	WATER HEATER 1	M	2,750	L3	360	D				DATA RECEPTACLES	20A-1P	36
37	30A-2P	WATER HEATER 1	M	2,750	L1	540	D				MECH / STORAGE RECEIPT	20A-1P	38
39	20A-1P	ROOF RECEPTACLES	G	360	L2	360	D				SHIPPING RECEPTACLE	20A-1P	40
41	20A-2P	LAB RECEPTACLE	G	180	L3	900	D				PUBLIC HEALTH RECEIPT	20A-1P	42
43	20A-2P	LAB RECEPTACLE	G	180	L1	1,100	C				STORAGE LIGHTING	20A-1P	44
45	20A-1P	SEWER LIFT STATION	M	960	L2	1,100	C				CONF / HEALTH LIGHTING	20A-1P	46
47	20A-1P	SEWER LIFT STATION	M	960	L3	440	C				EXTERIOR LIGHTING	20A-1P	48
49	20A-1P	FIRE ALARM PANEL	C	15	L1		G						50
51			L2				G						52
53			L3				G						54



Grass Valley Electric
G. Brady Pryor
Phone: (530) 273-7543
Cell: (530) 913-3384
Fax: (530) 273-3450
bradypryor@shgglobal.net Lic. #332506
18973 Rough & Ready Hwy.
Grass Valley, California 95945

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
12470 LOMA RICA DRIVE
GRASS VALLEY, CA 95945

Project No.	Sheet
	MAIN SWITCHBOARD
	ELECTRIC POWER PANELS
Date	4-22-2022
Scale	E4.0
N/A	

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 1 of 7
 Date Prepared: 04/12/2022

A. GENERAL INFORMATION

01 Project Location (city)	Grass Valley	04 Total Conditioned Floor Area (ft ²)	8,352
02 Climate Zone	11	05 Total Unconditioned Floor Area (ft ²)	11,874
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1
<input type="checkbox"/> Office	<input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Warehouse	<input type="checkbox"/> Hotel/Motel
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Relocatable	<input type="checkbox"/> Healthcare
			<input type="checkbox"/> School
			<input type="checkbox"/> Support Areas
			<input type="checkbox"/> Other (write in): Ag Shop

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces	Unconditioned Spaces
01	02	03
My Project Consists of (check all that apply):	Calculation Method	Area (ft ²)
<input checked="" type="checkbox"/> New Lighting System	Complete Building	8,352
	Complete Building	11,874
<input type="checkbox"/> Altered Lighting System		
Total Area of Work (ft²)	8,352	11,874

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES WITH EXCEPTIONAL CONDITIONS" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.	Allowed Lighting Power per §140.6(b) (Watts)				Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05	06	07	08	
Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	= Total Allowed (Watts)	≥ Total Designed (Watts)	PAF Credits §140.6(a)2 (1)	= Total Adjusted (Watts)	05 Must be ≥ 08 §140.6	
(See Table I)	(See Table I)	(See Table J)	(See Table K)		(See Table F)	(See Table P)			
Conditioned: 5,428.8				= 5,428.8	≥ 2,364		= 2,364	COMPLIES	
Unconditioned: 7,718.1				= 7,718.1	≥ 2,117.2		= 2,117.2	COMPLIES	

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 2 of 7
 Date Prepared: 04/12/2022

Controls Compliance (See Table H for Details) **COMPLIES**
Rated Power Reduction Compliance (See Table Q for Details) **Not Applicable**

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
 No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ^a	Watts per luminaire ^a	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector
F2	LED Troffer	<input type="checkbox"/>	<input type="checkbox"/>	32	Mfr. Spec ^a	63	<input type="checkbox"/>	2,016	<input type="checkbox"/>
F2A	LED Troffer	<input type="checkbox"/>	<input type="checkbox"/>	21	Mfr. Spec ^a	10	<input type="checkbox"/>	210	<input type="checkbox"/>
F3	LED Acrylic Wrap	<input type="checkbox"/>	<input type="checkbox"/>	37	Mfr. Spec ^a	2	<input type="checkbox"/>	74	<input type="checkbox"/>
F4	LED Sconce	<input type="checkbox"/>	<input type="checkbox"/>	32	Mfr. Spec ^a	2	<input type="checkbox"/>	64	<input type="checkbox"/>
Total Designed Watts CONDITIONED SPACES:						2,364			

Designed Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ^a	Watts per luminaire ^a	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector
F1	LED Strip	<input type="checkbox"/>	<input type="checkbox"/>	55	Mfr. Spec ^a	37	<input type="checkbox"/>	2,035	<input type="checkbox"/>
F1A	LED Strip	<input type="checkbox"/>	<input type="checkbox"/>	27.4	Mfr. Spec ^a	3	<input type="checkbox"/>	82.2	<input type="checkbox"/>
Total Designed Watts UNCONDITIONED SPACES:						2,117.2			

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 3 of 7
 Date Prepared: 04/12/2022

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ^a	Watts per luminaire ^a	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector
G. MODULAR LIGHTING SYSTEMS									
This Section Does Not Apply									
H. INDOOR LIGHTING CONTROLS (Not Including PAFs)									
Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.									
Building Level Controls									
Mandatory Demand Response §110.11(c)			Shut-Off Controls §130.1(c)				Field Inspector		
Required > 10,000 SF			See Area/Space Level Controls				Pass Fail		
Area Level Controls									
04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylight Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
All Suites	Office Building	Manual ON/OFF	Dimmer	Occ. Sensor	Included	Included	<input type="checkbox"/>	<input type="checkbox"/>	
NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.									
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2									
13 Plan Sheet Showing Daylit Zones:									

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

General Notes

LEGEND

NOTES:

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 4 of 7
 Date Prepared: 04/12/2022

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment
Offices, Meeting Rms	Office Building	0.65	8,352	5,428.8	PAF
TOTAL:		0.65	8,352	5,428.8	See Tables J or P for detail

Unconditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment
Storage Rooms	Office Building	0.65	11,874	7,718.1	PAF
TOTAL:		0.65	11,874	7,718.1	See Tables J or P for detail

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This Section Does Not Apply

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 5 of 7
 Date Prepared: 04/12/2022

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/

YES	NO	Form/Title	Field Inspector
<input type="checkbox"/>	<input type="checkbox"/>		Pass Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCL-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCL-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCL-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCL-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 6 of 7
 Date Prepared: 04/12/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Brady Pryor
 Company: Grass Valley Electric
 Address: 10973 Rough & Ready Highway
 City/State/Zip: Grass Valley, CA 95945

Documentation Author Signature:
 Signature Date: 04/12/2022
 CEA/HERS Certification Identification (if applicable):
 Phone: 530-273-7543

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brady Pryor
 Company: Grass Valley Electric
 Address: 10973 Rough & Ready Highway
 City/State/Zip: Grass Valley, CA 95945

Responsible Designer Signature:
 Date Signed: 04/12/2022
 License: SCL# 392506
 Phone: 530-273-7543

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

No. Revision/Issue Date

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 7 of 7
 Date Prepared: 04/12/2022

NRCL-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector
<input type="checkbox"/>	<input type="checkbox"/>		Pass Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 04/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Facility
 Project Address: 12470 Loma Rica Drive
 Report Page: Page 7 of 7
 Date Prepared: 04/12/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Brady Pryor
 Company: Grass Valley Electric
 Address: 10973 Rough & Ready Highway
 City/State/Zip: Grass Valley, CA 95945

Documentation Author Signature:
 Signature Date: 04/12/2022
 CEA/HERS Certification Identification (if applicable):
 Phone: 530-273-7543

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brady Pryor
 Company: Grass Valley Electric
 Address: 10973 Rough & Ready Highway
 City/State/Zip: Grass Valley, CA 95945

Responsible Designer Signature:
 Date Signed: 04/12/2022
 License: SCL# 392506
 Phone: 530-273-7543

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

No. Revision/Issue Date

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA 95945

Project No. Sheet
 T24 ENERGY REPORTS

Date
 4-22-2022

Scale
 N/A

T-24 - 1

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021

Grass Valley Electric
 G. Brady Pryor
 Phone: (530) 273-7543
 Cell: (530) 913-3584
 Fax: (530) 273-3450
 bradypryor@shgjobnl.net
 Lic. #392506
 10973 Rough & Ready Hwy.
 Grass Valley, California 95945

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)(2) for outdoor lighting scopes using the prescriptive path.
 Project Name: Nevada County Storage Building Report Page: Page 1 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

A. GENERAL INFORMATION

01 Project Location (city) Grass Valley 04 Total Illuminated Hardscape Area (ft²) 34,300
 02 Climate Zone 11
 03 Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):
 LZ-0: Very Low - Undeveloped Parkland LZ-2: Moderate - Rural Areas LZ-4: High - Must be reviewed by CA Energy Commission for Approval
 LZ-1: Low - Developed Parkland LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.
 My project consists of:
 01 New Lighting System Must Comply with Allowances from §140.7.
 Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? Yes No
 *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)						Compliance Results		
01	02	03	04	05	06	07	08	09
General Hardscape Allowance §140.7(a)1	Per Application §140.7(d)2	Sales Frontage §140.7(d)2	Ornamental §140.7(d)2	Per Specific Area §140.7(d)2	Existing Power §141.0(b)(2)	Total Allowed (Watts)	Total Actual (Watts)	07 Must be ≥ 08
(See Table I)	(See Table J)	(See Table K)	(See Table L)	(See Table M)	(See Table N)			
1,227.26	+	75	+		OR	=	1,302.26	≥
Cutoff Compliance (See Table G for Details)						COMPLIES		
Controls Compliance (See Table H for Details)						COMPLIES		

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 2 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
 No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2) (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How Wattage is determined	Total number luminaires ³	Luminaire Status ³	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b) ⁴	Field Inspector
E1	LED Wallpack Linear	20	Mfr. Spec ¹	14	New		280	Yes	
E2	LED Wallpack Linear	80	Mfr. Spec ¹	2	New		160	Yes	
Total Designed Watts:							440		

*NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
 EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).
¹ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
² For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
³ Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁴ Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 3 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

G. CUTOFF REQUIREMENTS (BUG)

Table Instructions: Complete this table for fixtures of ≥ 6,200 initial luminaire lumens indicated on Table F as needing to comply with Cutoff Requirements. Maximum lumens can be found in Table 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating ²			Uplight Rating ²			Glare Rating ²			Field Inspector	
		Mounting Height from Property Line ¹	Max Allowable Backlight Rating ³	Backlight Rating Per Design	Lighting Type	Max Allowable Uplight Rating ²	Uplight Rating Per Design	Mounting Height from Property Line ¹	Max Allowable Glare Rating ⁴	Glare Rating Per Design		Pass
E1	LED Wallpack	> 2 MH from property line	No Limit	B1	Area Lighting	U0	U0	> 2 MH from property line	G2	G1	<input type="checkbox"/>	<input type="checkbox"/>
E2	LED Wallpack	> 2 MH from property line	No Limit	B2	Area Lighting	U0	U0	> 2 MH from property line	G2	G2	<input type="checkbox"/>	<input type="checkbox"/>

*FOOTNOTES: Mounting Height is labeled MH in this table
¹ Authority having jurisdiction may ask for luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b).
² BUG ratings with a lower number than the "Max Allowable" are compliant. Ex. If Max Allowable is Bug Rating is B4, then B0, B1, B2, B3 and B4 are all compliant.

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
 When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.

01	02	03	04	05
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector
				Pass
				Fail

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

General Notes

LEGEND

NOTES:

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 4 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

01	02	03	04	05
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector
Parking Lot	Astronomical Timer	Yes	Yes	<input type="checkbox"/>

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
 Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA) Illuminated Area (ft ²)	Allowed Density (W/ft ²)	Area Allowance (Watts)	Perimeter Length (ft)	Linear Wattage Allowance (LWA) Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Parking Lot	Asphalt	34,300	0.023	788.9	1,108	0.17	188.36	977.26
Initial Wattage Allowance for Entire Site (Watts):								250
Total General Hardscape Allowance (Watts):								1,227.26

J. LIGHTING ALLOWANCE: PER APPLICATION

Table Instructions: Please complete this table for areas using the wattage allowance per application from Table 140.7-B.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B ¹	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS			Additional Allowance (Watts)	
		# of Locations	Allowance per Location ² (Watts)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire ³	# of Luminaires ⁴		Design Watts

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 5 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 6 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Brady Pryor Documentation Author Signature:

Company: Grass Valley Electric Signature Date: 04/14/2022
 Address: 10973 Rough & Ready Highway CEA/HERS Certification Identification (if applicable):
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brady Pryor Responsible Designer Signature:

Company: Grass Valley Electric Date Signed: 04/14/2022
 Address: 10973 Rough & Ready Highway License: SCL# 392506
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 7 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NR/C/

YES	NO	Form/Title	Field Inspector
<input checked="" type="radio"/>	<input type="radio"/>	NRCC-LTO-01-E - Must be submitted for all buildings.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCC-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 7 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

DECLARATION OF COMPLIANCE

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Brady Pryor Documentation Author Signature:

Company: Grass Valley Electric Signature Date: 04/14/2022
 Address: 10973 Rough & Ready Highway CEA/HERS Certification Identification (if applicable):
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brady Pryor Responsible Designer Signature:

Company: Grass Valley Electric Date Signed: 04/14/2022
 Address: 10973 Rough & Ready Highway License: SCL# 392506
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA
Outdoor Lighting
 NRCC-LTO-E (Created 01/21)
 CERTIFICATE OF COMPLIANCE
 Project Name: Nevada County Storage Building Report Page: Page 7 of 7
 Project Address: 12470 Loma Rica Drive Date Prepared: 04/14/2022

DECLARATION OF COMPLIANCE

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Brady Pryor Documentation Author Signature:

Company: Grass Valley Electric Signature Date: 04/14/2022
 Address: 10973 Rough & Ready Highway CEA/HERS Certification Identification (if applicable):
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brady Pryor Responsible Designer Signature:

Company: Grass Valley Electric Date Signed: 04/14/2022
 Address: 10973 Rough & Ready Highway License: SCL# 392506
 City/State/Zip: Grass Valley, CA 95945 Phone: 530-273-7543

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

Grass Valley Electric
 G. Brady Pryor
 Phone: (530) 273-7543
 Cell: (530) 913-3584
 Fax: (530) 273-3450
 bradypryor@sgcglobal.net
 Lic. #392506
 10973 Rough & Ready Hwy.
 Grass Valley, California 95945

No.	Revision/Issue	Date

Project Name and Address:
NEVADA COUNTY STORAGE FACILITY
 12470 LOMA RICA DRIVE
 GRASS VALLEY, CA 95945

Project No.	Sheet
	T24 ENERGY REPORTS

Date: 4-22-2022
 Scale: N/A
T-24 - 2

PLUMBING SYMBOLS / ABBREVIATIONS

- AC ABOVE CEILING
- BG BELOW GRADE
- BS BELOW SLAB
- IW IN WALL
- CWD/R COLD WATER DROP/RISER
- WCO WALL CLEANOUT
- FCO FLOOR CLEANOUT
- GCO GRADE CLEANOUT
- G PROPANE GAS
- HWD/R HOT WATER DROP/RISER
- SOV SHUT OFF VALVE
- VR VENT RISER
- VTR VENT THROUGH ROOF
- WH WATER HEATER
- WD/R WASTE DROP/RISER
- TP TRAP PRIMER

- CW
- HW
- W
- V
- G

PIPE MATERIAL SCHEDULE

DRAINAGE PIPING

MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN 2019 CPC TABLE 701.2.

ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS REFERENCED IN TABLE 701.2 AND THE FIRE STOP PROTECTION REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.

CAST-IRON SOIL PIPE AND FITTINGS AND THE STAINLESS STEEL COUPLINGS USED TO JOIN THESE PRODUCTS SHALL BE LISTED AND TESTED IN ACCORDANCE WITH STANDARDS REFERENCED IN TABLE 701.2.

WATER PIPE, TUBE, AND FITTINGS

PIPE, TUBE, FITTINGS, SOLVENT CEMENT, THREAD SEALANTS, SOLDERS, AND FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL COMPLY WITH NSF 61. WHERE FITTINGS AND VALVES ARE MADE FROM COPPER ALLOYS CONTAINING MORE THAN 15 PERCENT ZINC BY WEIGHT AND ARE USED IN PLASTIC PIPING SYSTEMS, THEY SHALL BE RESISTANT TO DEZINCIFICATION AND STRESS CORROSION CRACKING IN COMPLIANCE WITH NSF 14.

MATERIALS USED IN THE WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES, SHALL BE OF A LIKE MATERIAL, EXCEPT WHERE OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

MATERIALS FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARDS REFERENCED IN TABLE 604.1.

COPPER OR COPPER ALLOY TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN TYPE L.

PEX TUBING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F876-2015A OR AN EQUIVALENT OR MORE STRINGENT STANDARD WHEN USED IN CONTINUOUSLY RECIRCULATING HOT WATER SYSTEMS AND THE PEX TUBING IS EXPOSED TO THE HOT WATER 100% OF THE TIME.

APPROVED PLASTIC MATERIALS SHALL BE PERMITTED TO BE USED IN BUILDING SUPPLY PIPING, PROVIDED THAT WHERE METAL BUILDING SUPPLY PIPING IS USED FOR ELECTRICAL GROUNDING PURPOSES, REPLACEMENT PIPING, THEREFORE, SHALL BE OF LIKE MATERIALS.

PLUMBING NOTES

1. ALL WATER AND WASTE PLUMBING INSTALLATION WORK AND ALL PLUMBING MATERIALS SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE.
2. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO ASSURE ALL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
3. ALL WORK IS TO CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE GENERAL CONTRACTOR IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
4. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES.
5. PLUMBING FIXTURES NOT SPECIFIED ON PLANS SHALL BE SELECTED BY INSTALLING SUBCONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL. FIXTURES SHALL MEET CURRENT CPC AND CAL-GREEN CODES. MAXIMUM FLOW RATES SHALL BE AS FOLLOWS:

SINKS	1.5 GPM
LAVATORIES	0.25 GPM
WATER CLOSETS	1.28 GPF
6. FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF PLUMBING WORK INDICATED ON THE DRAWINGS. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
7. PROVIDE ALL NECESSARY PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OR SECTION OR BY OWNERS. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION. AT GAS CONNECTIONS, PROVIDE GAS COCK, DIRT LEG, UNION AND FLEX CONN. PROVIDE DRAIN PAN AND TEMPERATURE / PRESSURE RELIEF VALVES AT WATER HEATERS.
8. PIPING IS TO BE FIELD LOCATED IN SUCH A WAY AS TO AVOID OBSTACLES, MEET CALIFORNIA PLUMBING CODE (CPC) REQUIREMENTS AND ALLOW SERVICE CLEARANCE TO AREAS AND EQUIPMENT THAT MAY REQUIRE SERVICING.
9. ALL HORIZONTAL WASTE / VENT PIPES SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.
10. HORIZONTAL VENT PIPE SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAIN PIPE IT SERVES PER 2019 CPC.
11. INSULATE ALL POTABLE HOT WATER SUPPLY PIPING WITH 1/2" WALL THICKNESS INSUL-TUBE® OR EQUAL. CONDUCTIVITY=0.29 (BTU-IN/HR-°F) AT 75°F IN NON CONDITIONED SPACE, IN ACCORDANCE WITH ASTM C177 OR C518.
12. FOR EXACT LOCATION OF PLUMBING FIXTURES AND MOUNTING HEIGHTS, SEE ARCHITECTURAL ELEVATIONS.
13. PRESSURE RELIEF VALVE SHALL DRAIN IN ACCORDANCE WITH 2019 CPC.
14. WHERE WATER AND SEWER ARE RUN IN A COMMON TRENCH, TRENCHING SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2019 CALIFORNIA PLUMBING CODE.
15. VERIFY EASY SHUT-OFF CAPABILITY FOR WATER HEATERS.
16. PROVIDE WATER HEATER SUPPORT AND SEISMIC BRACING PER 2019 CPC. PROVIDE VANDAL PROOF WATER HEATER CONNECTION TO BUILDING AS SPECIFIED.
17. PIPING SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH CHAPTER 3 OF THE 2019 CPC WITH SUPERSTRUT HANGERS, OR EQUAL. PROVIDE ISOLATORS AT ALL HANGERS WHERE PIPING IS NOT INSULATED.
18. PROVIDE BACKFLOW PREVENTION FOR WATER SUPPLY TO BUILDING AS REQUIRED BY ADMINISTRATIVE AUTHORITY.
19. TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS.
20. FOR IN TRENCH DETAILS, SEE CIVIL DRAWINGS.
21. CLEANOUTS IN FIRE RATED WALLS SHALL HAVE BOTH METAL BODY AND COVER CONSISTENT WITH PIPE MATERIAL SCHEDULE.
22. FOR PIPING MATERIALS OUTSIDE OF BUILDING, REFER TO CIVIL ENGINEERING SPECIFICATIONS.
23. SLOPE ALL CONDENSATE AT 1/4" PER FT. CONDENSATE PIPING SHALL BE SCH. 40 PVC. INSULATE CONDENSATE PIPING WITH 1/2" WALL THICKNESS PIPE INSULATION WHERE PIPING RUNS ABOVE CONDITIONED SPACE.
24. SLEEVES: INSTALL AMI SLEEVES OF SUFFICIENT SIZE TO ALLOW FOR FREE MOTION OF PIPE, 24 GAGE GALVANIZED STEEL. THE SPACE BETWEEN PIPE AND SLEEVES SHALL BE CAULKED AND MADE WATERTIGHT. PIPES PENETRATING WALLS BELOW GRADE SHALL BE ANCHORED AT THE WALL. PIPES THROUGH SLABS ON GRADE SHALL BE WRAPPED WITH 1" THICK FIBERGLASS INSULATION TO COMPLETELY ISOLATE THE PIPE FROM THE CONCRETE. PIPES PENETRATING FIRE RATED WALLS SHALL BE CAULKED AS SHOWN ON DETAILS. PROVIDE 1" WIDE CHROME OR NICKEL PLATED ESCUTCHEONS ON ALL PIPES EXPOSED TO VIEW WHERE PASSING THROUGH WALLS, FLOORS, PARTITIONS, CEILINGS, AND SIMILAR LOCATIONS. SIZE THE ESCUTCHEONS TO FIT PIPE AND COVERING.
25. FLOOR, WALL, AND CEILING PLATES: FIT ALL PIPES WITH OR WITHOUT INSULATION PASSING THROUGH WALLS, FLOORS, OR CEILINGS, AND ALL HANGER RODS PENETRATING FINISHED CEILINGS WITH CHROME-PLATED OR STAINLESS STEEL PLATES. OPENINGS THROUGH AIR PLENUMS SHALL BE SEALED AIRTIGHT.
26. PROVIDE HILTI FS-ONE FIRESTOP SEALANT AROUND PIPE PENETRATIONS THROUGH 1 OR 2 HOUR RATED WALL OR FLOOR ASSEMBLIES. APPLY ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
27. PLUMBING VENTS SHALL BE AT LEAST 10' FROM OR 3' ABOVE ANY DOOR, OPENABLE WINDOW, MECHANICAL AIR INTAKE, OR OTHER INLETS INTO THE BUILDING PER 2019 CPC.

28. DISINFECTION OF WATER SYSTEM
 - (A) PRIOR TO FINAL INSPECTION, CLEAN AND DISINFECT DOMESTIC HOT AND COLD WATER SYSTEMS. PERFORM ALL WORK PER AWWA STANDARD PROCEDURES FOR DISINFECTING WATER MAINS AND AS REQUIRED BY LOCAL BUILDING AND HEALTH DEPARTMENT CODES.
 - (B) WITH ALL FIXTURES CONNECTED AND OPERABLE AND READY FOR USE AND WHEN, BY TEST, SYSTEM IS PROVED TO BE FREE FROM LEAKS, THOROUGHLY FLUSH BY FULLY OPENING EVERY OUTLET AND OPERATING EVERY FIXTURE UNTIL CLEAR WATER FLOWS FROM ALL OUTLETS AND FIXTURES.
 - (C) FILL SYSTEM COMPLETELY FULL OF WATER AND INJECT DISINFECTANT SLOWLY AND CONTINUOUSLY AT AN EVEN RATE (NOT IN SLUGS) UNTIL AN ORTHOTOLIDIN TEST AT EACH OUTLET SHOWS A CHLORINE RESIDUAL CONCENTRATION OF AT LEAST 50 PARTS PER MILLION (PPM).
 - (D) MAINTAIN CONDITION FOR 24 HOURS WITH CHLORINE RESIDUAL OF 50 PPM RETAINED IN SYSTEM FOR THIS 24 HOUR PERIOD. IF, AFTER 24 HOURS, ORTHOTOLIDIN TESTS INDICATE THAT CHLORINE RESIDUAL CONCENTRATION HAS DECREASED BELOW 50 PPM, THEN DISINFECTION PROCEDURE MUST BE REPEATED UNTIL AN APPROVED RESULT IS OBTAINED.
 - (E) WHEN THE ABOVE PROCEDURE HAS BEEN COMPLETED, FLUSH OUT ENTIRE SYSTEM WITH FRESH WATER UNTIL AN ORTHOTOLIDIN TEST AT ANY OUTLET SHOWS A RESIDUAL OF NOT MORE THAN 0.02 PPM.
 - (F) POST WARNING SIGNS AT ALL OUTLETS AND IN CONSPICUOUS AREAS WHILE DISINFECTING THE SYSTEM.
 29. TESTING OF PIPING
 - (A) ALL PIPING SHALL TESTED AT COMPLETION OF ROUGH-IN, OR AT OTHER TIMES AS DIRECTED BY ARCHITECT. TEST IN ACCORDANCE WITH THE FOLLOWING SCHEDULE TO SHOW NO LOSS IN PRESSURE OR VISIBLE LEAKS AFTER A MINIMUM DURATION OF FOUR (4) HOURS AT THE TEST PRESSURE INDICATED.
 - (B) ISOLATE FROM THE SYSTEM ALL EQUIPMENT WHICH MAY BE DAMAGED BY TEST PRESSURE. TEST SCHEDULE AS FOLLOWS:

SYSTEM TESTED	TEST PRESSURE PSIG	TEST WITHIN
ALL SOIL, WASTE, DRAIN AND VENT PIPING WITHIN BUILDINGS.	FILL WITH WATER TO TOP OF HIGHEST JOINT IN SYSTEM; ALLOW TO STAND 2 HOURS OR LONGER AS DIRECTED BY INSPECTOR.	WATER
- ALL HOT TEMPERED AND COLD PIPING. 150 PSIG WATER

PLUMBING FIXTURE SCHEDULE			
TAG	DESCRIPTION	MANUFACTURER/MODEL #	REMARKS
WC-1	ADA COMPLIANT WATER CLOSET	KOHLER K-3713	WHITE VITREOUS CHINA, ELONGATED BOWL 17" HIGH, ADA COMPLIANT, 1.28 GPF TOILET
WC-2	WATER CLOSET	KOHLER K-3575	WHITE VITREOUS CHINA, ELONGATED BOWL 14 1/2" HIGH, 1.28 GPF TOILET
L-1	ADA COMPLIANT WALL HUNG LAVATORY	KOHLER K-2028-1	WHITE, VITREOUS CHINA, 6-1/4" DEPTH, ADA COMPLIANT LAVATORY K-15583-4RA CENTERSET FAUCET
DF-1	HI-LO DRINKING FOUNTAIN	ELKAY LZSTL8WSLK	HI-LO DRINKING FOUNTAIN
S-1	ADA COMPLIANT KITCHEN SINK	DAYTON K233224DF	STAINLESS STEEL DOUBLE BOWL SINK AND FAUCET KNIT, COUNTER MOUNT
S-2	STAINLESS STEEL DEEP SINK	ELKAY DCR252212	STAINLESS STEEL SINGLE BOWL COUNTER MOUNT
MS	MOP SINK	FLORESTONE MSR 2424	TERAZZO MOP SINK WITH ACCESSORIE PACKAGE
EMS	EMERGENCY EYEWASH/ SHOWER	HAWS 8300-8309	COMBINATION SHOWER AND EYE/FACE WASH
WH-1	ELECTRIC 30 GAL WATER HEATER	GENERAL ELECTRIC GE30S10BMM01	30 GAL ELECTRIC WATER HEATER, UEF=0.92 240V/1PH, 5500 W, 30A, 49-7/8" H x , 121 LB
WH-2	INSTANTANEOUS ELECT WATER HEATER	EeMax LavAdvantage SPEX1812	Min Flow 0.2 GPM 120V, 1.8 KW, 15A

NOTE: WATER HEATERS MUST MEET CALIFORNIA ENERGY COMMISSION TITLE 20

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek studio

ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS Construction Company

130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCOINC.COM

REVISIONS

- △
- △
- △
- △
- △
- △

DATE: DATE: APRIL 12, 2022

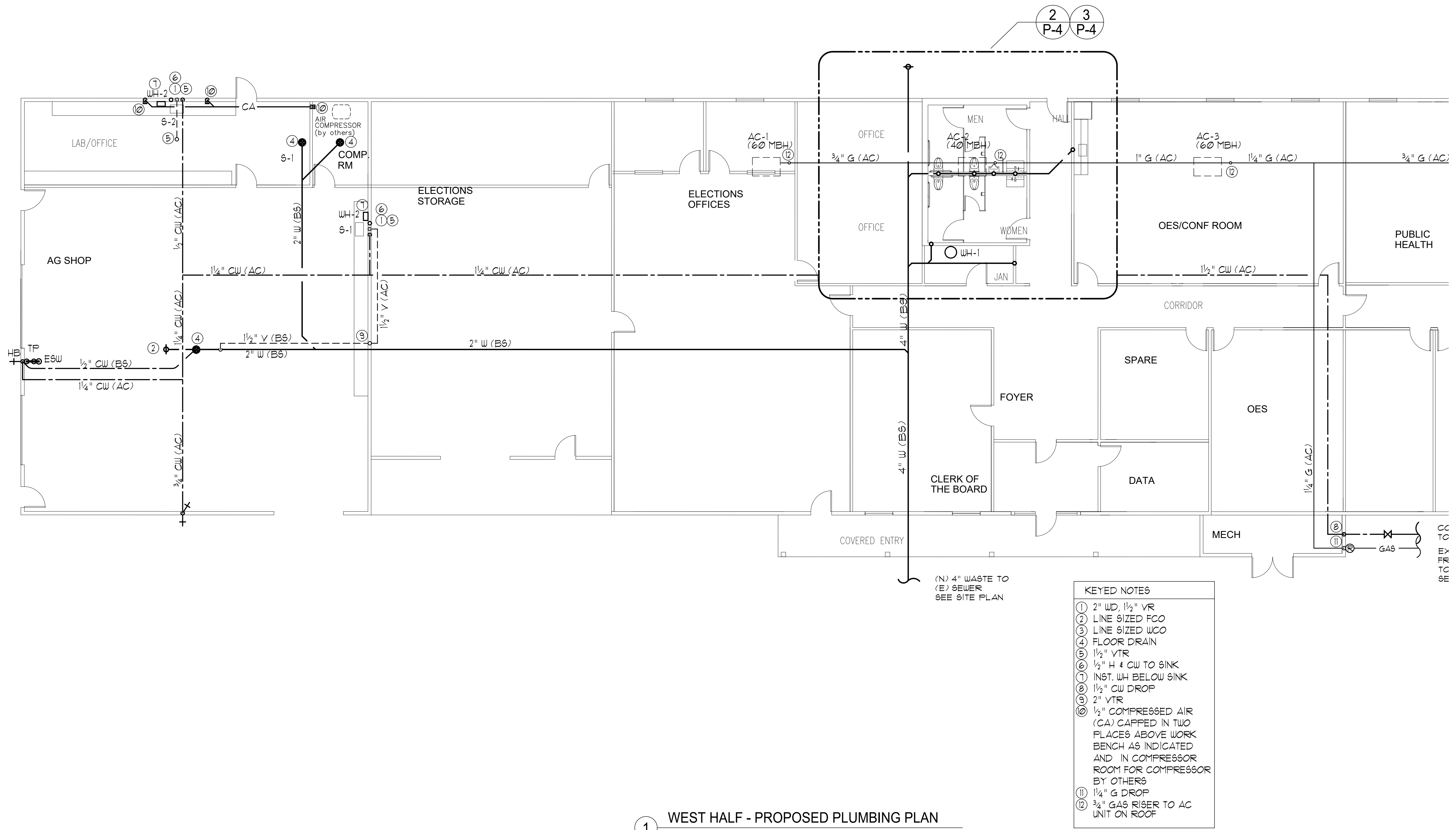
JOB NO:

SCALE: AS NOTED

PLUMBING NOTES, SCHEDULES
LEGEND

P1.0





1 WEST HALF - PROPOSED PLUMBING PLAN
SCALE: 1/8"=1'-0"

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek
studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

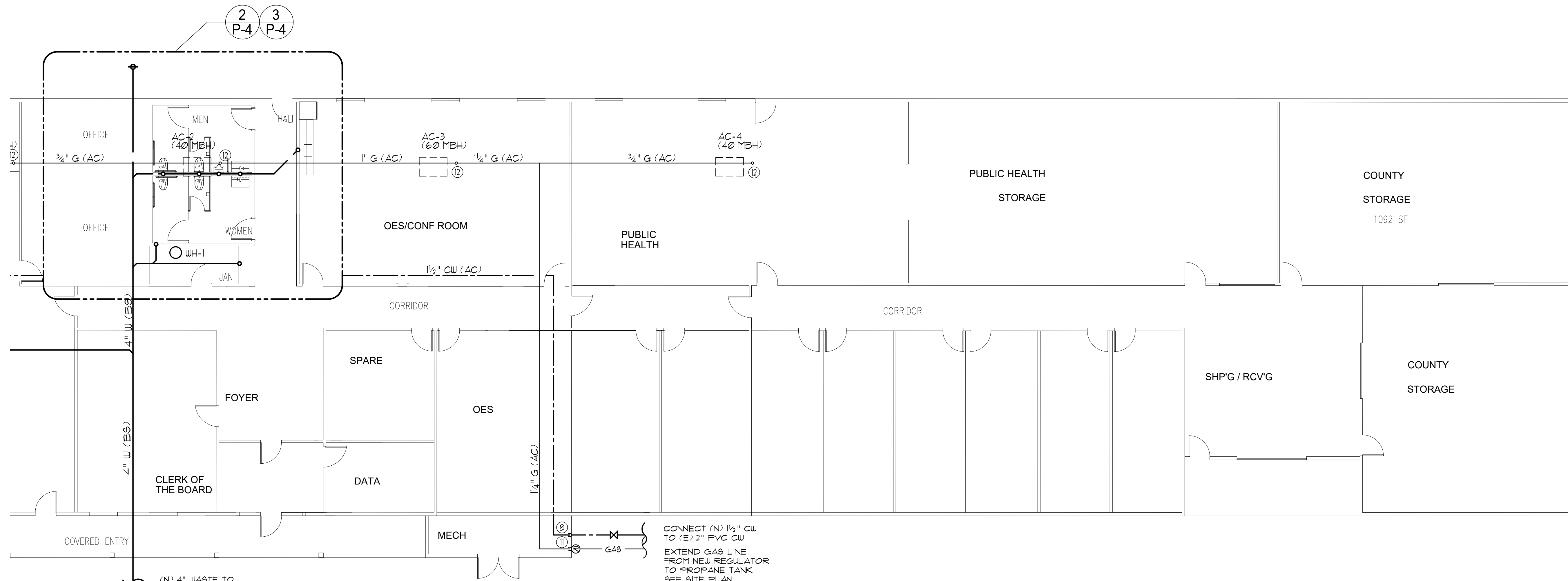
SIERRA FOOTHILLS
Construction Company
130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCOINC.COM

REVISIONS

△	
△	
△	
△	
△	
△	

DATE: DATE: APRIL 12, 2022
JOB NO:
SCALE: AS NOTED
PROPOSED
PLUMBING PLAN

P2.0



(N) 4" WASTE TO
(E) SEWER
SEE SITE PLAN

- KEYED NOTES**
- ① 2" WD, 1/2" VTR
 - ② LINE SIZED FCO
 - ③ LINE SIZED WCO
 - ④ FLOOR DRAIN
 - ⑤ 1/2" VTR
 - ⑥ 1/2" H 4 CW TO SINK
 - ⑦ INST. WH BELOW SINK
 - ⑧ 1/2" CW DROP
 - ⑨ 2" VTR
 - ⑩ 1/2" COMPRESSED AIR (CA) CAPPED IN TWO PLACES ABOVE WORK BENCH AS INDICATED AND IN COMPRESSOR ROOM FOR COMPRESSOR BY OTHERS
 - ⑪ 1/4" G DROP
 - ⑫ 3/4" GAS RISER TO AC UNIT ON ROOF

CONNECT (N) 1/2" CW TO (E) 2" PVC CW
EXTEND GAS LINE FROM NEW REGULATOR TO PROPANE TANK
SEE SITE PLAN

1 EAST HALF - PROPOSED PLUMBING PLAN
SCALE: 1/8"=1'-0"

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek

studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3469



130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCINC.COM

REVISIONS

- △
- △
- △
- △
- △
- △

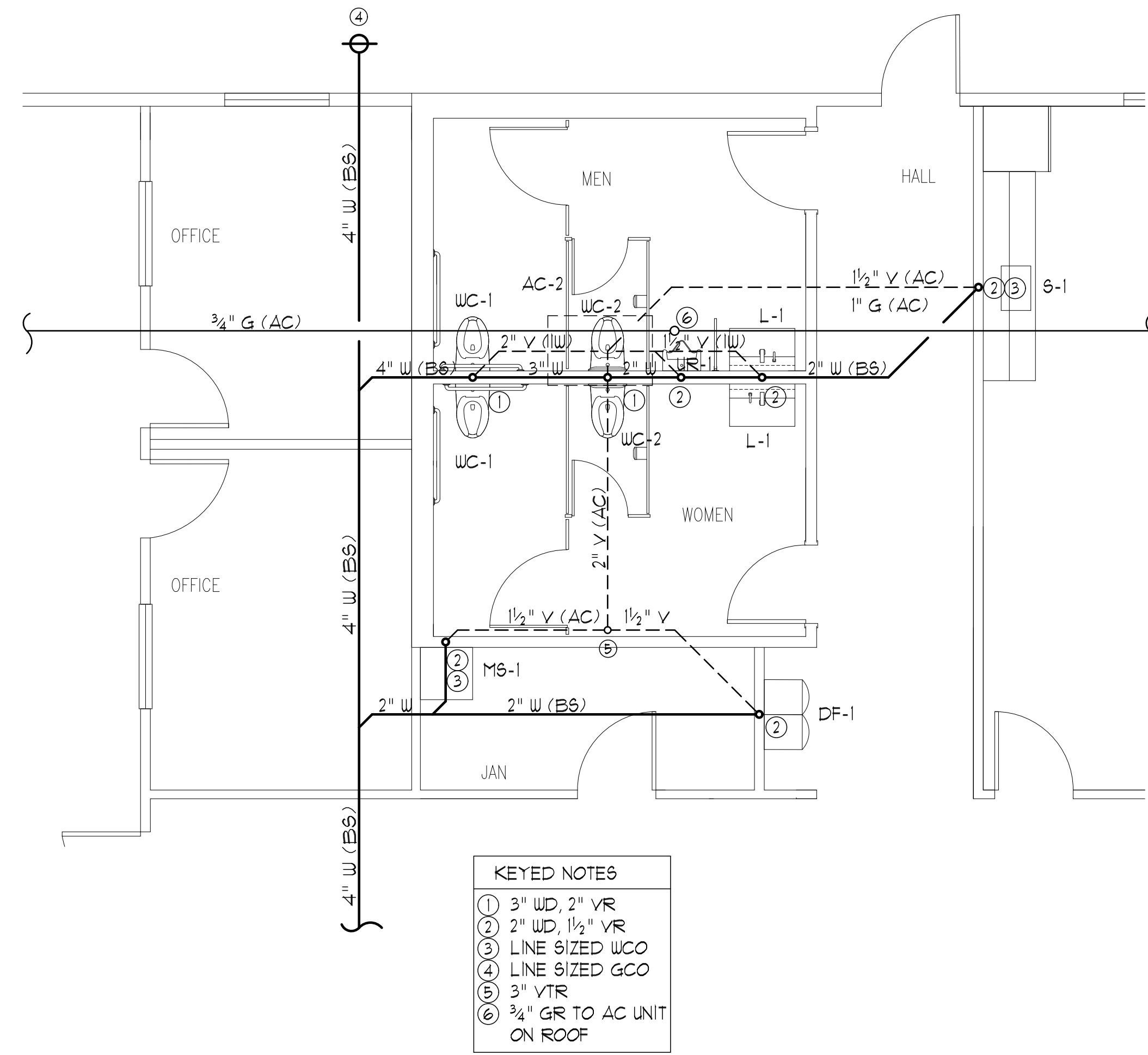
DATE: DATE: APRIL 12, 2022

JOB NO:

SCALE: AS NOTED

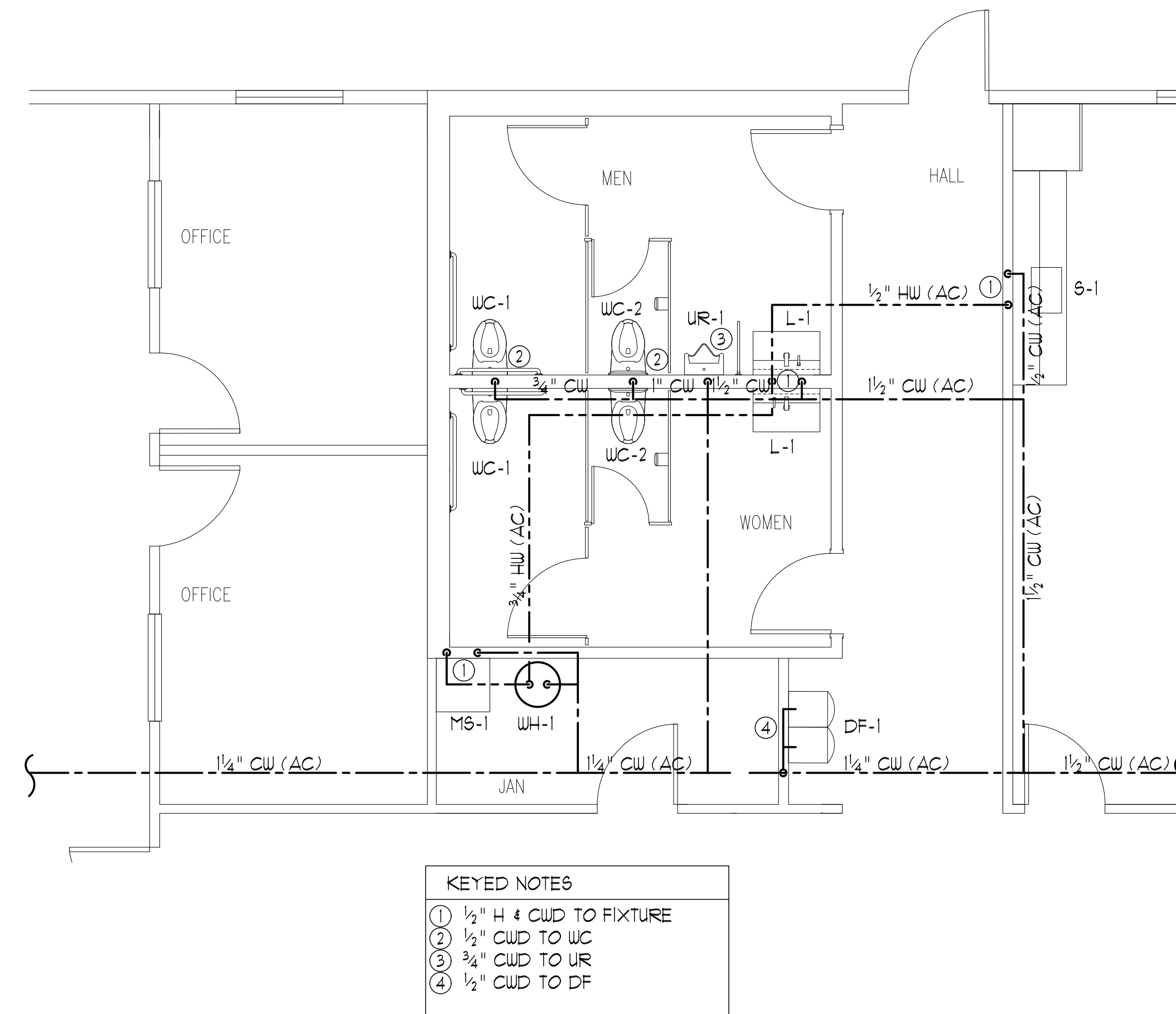
PROPOSED
PLUMBING PLAN

P3.0



- KEYED NOTES**
- ① 3" WD, 2" VR
 - ② 2" WD, 1 1/2" VR
 - ③ LINE SIZED WCO
 - ④ LINE SIZED GCO
 - ⑤ 3" VTR
 - ⑥ 3/4" GR TO AC UNIT ON ROOF

2 PROPOSED WASTE & VENT PLAN
SCALE: 1/4"=1'-0"



- KEYED NOTES**
- ① 1/2" H & CWD TO FIXTURE
 - ② 1/2" CWD TO WC
 - ③ 3/4" CWD TO UR
 - ④ 1/2" CWD TO DF

3 PROPOSED WATER PLAN
SCALE: 1/4"=1'-0"

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek studio

ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS Construction Company

130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCNC.COM

REVISIONS

DATE: DATE: APRIL 12, 2022
JOB NO:
SCALE: AS NOTED

PROPOSED
PLUMBING PLAN

P4.0

HVAC ROOFTOP EQUIPMENT SCHEDULE											
SYMBOL	COOLING			HEATING	FAN			ELECT.	MFR. & MODEL NO.	O.A. CFM	REMARKS
	CAPACITY (BTUH)				CFM	S.P. (W/C)					
	TOTAL	SENSIBLE	COIL EDB/EWB/F	CAPACITY (BTUH) INPUT/OUTPUT	DB (F)	CFM	S.P. (W/C)				
AC 1	33,600	25,630	80/166	60,000 / 49,000	19	1250	80	208/230V 1ø, 60HZ 40 A	CARRIER 48VLC036060	-	ROOF MOUNTED PACKAGE GAS / ELECTRIC UNIT 14 SEER, 11.5 EER AFUE + 81%, MCA=21.8, RLA=16.7, LRA=7.9 DIM: 41" W x 43" D x 59 1/4" H, WEIGHT: 349*
AC 2	21,460	21,710	11/65	40,000 / 33,000	19	1000	80	208/230V 1ø, 60HZ 30 A	CARRIER 48VLC030040	-	ROOF MOUNTED PACKAGE GAS / ELECTRIC UNIT 14 SEER, 11.5 EER AFUE + 81%, MCA=21.8, RLA=16.7, LRA=7.9 DIM: 41" W x 43" D x 45 1/4" H, WEIGHT: 349*
AC 3	33,600	25,630	80/166	60,000 / 49,000	19	1250	80	208/230V 1ø, 60HZ 40 A	CARRIER 48VLC036060	-	ROOF MOUNTED PACKAGE GAS / ELECTRIC UNIT 14 SEER, 11.5 EER AFUE + 81%, MCA=21.8, RLA=16.7, LRA=7.9 DIM: 41" W x 43" D x 59 1/4" H, WEIGHT: 349*
AC 4	19,800	15,010	79/66	40,000 / 33,000	19	700	80	208/230V 1ø, 60HZ 20 A	CARRIER 48VLC024040	-	ROOF MOUNTED PACKAGE GAS / ELECTRIC UNIT 14 SEER, 11.5 EER AFUE + 81%, MCA=15.4, RLA=8.7, LRA=4.6 DIM: 41" W x 43" D x 43 3/4" H, WEIGHT: 304*

DUCTLESS SPLIT EQUIPMENT SCHEDULE											
SYMBOL	COOLING			HEATING	FAN			ELECT.	MFR. & MODEL NO.	O.A. CFM	REMARKS
	CAPACITY (BTUH)				CFM	S.P. (W/C)					
	TOTAL	SENSIBLE	COIL EDB/EWB/F	CAPACITY	DB (F)	CFM	S.P. (W/C)				
HP 1A	-	-	-	-	19	176-382	-	208/230V 1ø, 60HZ	CARRIER 40MAHEQ12XA3	-	INDOOR DUCTLESS SPLIT HIGH WALL UNIT 20 SEER, 12.4 EER, 24.6 W, MCA = 0.31, FAN FLA=0.25 DIM: 31.3" W x 11.6" H x 8.86" D, WEIGHT: 22.1*
HP 1B	12,000	12,000	80/162	12,000	-	-	-	208/230V 1ø, 60HZ 15A	CARRIER 38MAR12R-3	-	OUTDOOR DUCTLESS SPLIT UNIT, 102 HSPF 54 W, 19A, MCA +9, COMP, RLA + 5.65, DIM: 32.09" W, 13.11" D, 21.81" H, WEIGHT: 83*
HP 2A	-	-	-	-	19	176-382	-	208/230V 1ø, 60HZ	CARRIER 40MAHEQ12XA3	-	INDOOR DUCTLESS SPLIT HIGH WALL UNIT 20 SEER, 12.4 EER, 24.6 W, MCA = 0.31, FAN FLA=0.25 DIM: 31.3" W x 11.6" H x 8.86" D, WEIGHT: 22.1*
HP 2B	12,000	12,000	80/162	12,000	-	-	-	208/230V 1ø, 60HZ 15A	CARRIER 38MAR12R-3	-	OUTDOOR DUCTLESS SPLIT UNIT, 102 HSPF 54 W, 19A, MCA +9, COMP, RLA + 5.65, DIM: 32.09" W, 13.11" D, 21.81" H, WEIGHT: 83*

EXHAUST FAN SCHEDULE						
SYMBOL	DESCRIPTION	CFM	S.P.	MFR. & MODEL NO.	ELECT.	REMARKS
EF 1	DIRECT DRIVE CEILING CABINET FAN	170	.18	PANASONIC WHISPER CEILING FV-20VQ3	Ø.35 A, 44 W 784 RPM, 120V, 1ø	INSTALL BACKDRAFT DAMPERS 6" DUCT
EF 2	DIRECT DRIVE CEILING CABINET FAN	80	.10	PANASONIC WHISPER CEILING FV-051VQ1	Ø.11 A, 5.9 W, 1112 RPM, 120V, 1ø	INSTALL BACKDRAFT DAMPERS 4 or 6" DUCT
EF 3	DIRECT DRIVE CEILING CABINET FAN	120	.18	PANASONIC WHISPER CEILING FV-115VQ1	2.0 A, 12.3 W 795 RPM, 120V, 1ø	INSTALL BACKDRAFT DAMPERS 6" DUCT

NOTES

1. INSTALL/MOUNT EXHAUST FAN ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. EXHAUST FANS, EF-1 & EF-2 SHALL BE WIRED TO WALL SWITCH.
3. EXHAUST FAN, EF-3 SHALL BE CONTROLLED BY ROOM THERMOSTAT (T₆).

NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek

studio

ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS
Construction Company

130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFCINC.COM

REVISIONS

- △
- △
- △
- △
- △
- △

DATE: APRIL 12, 2022

JOB NO:

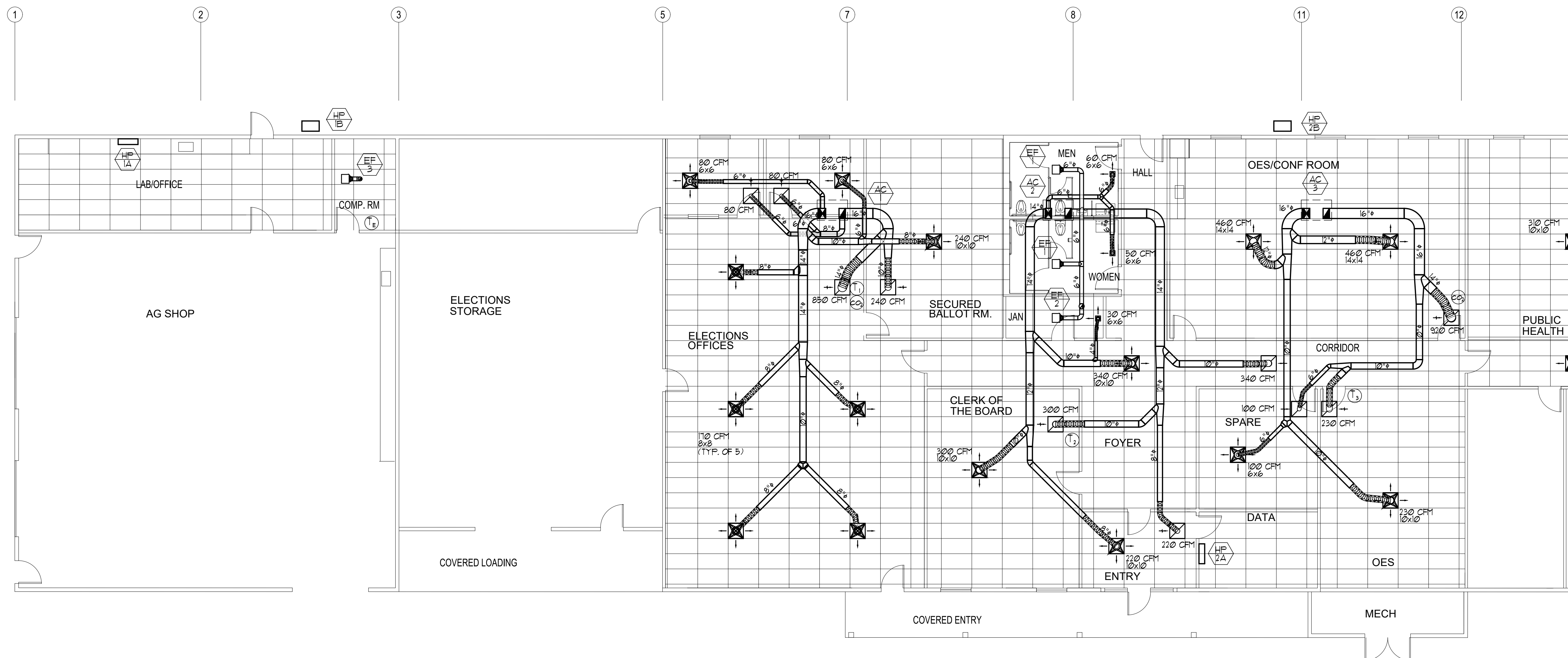
SCALE: AS NOTED

MECHANICAL NOTES, SCHEDULES

LEGEND

M1.0





NEVADA COUNTY STORAGE FACILITY
 12470 LOVA RICA DRIVE
 GRASS VALLEY, CA

Deer Creek
 studio
 ARCHITECTURE + INTERIORS
 521 NEVADA STREET
 NEVADA CITY, CA 95959
 (530) 470-3409

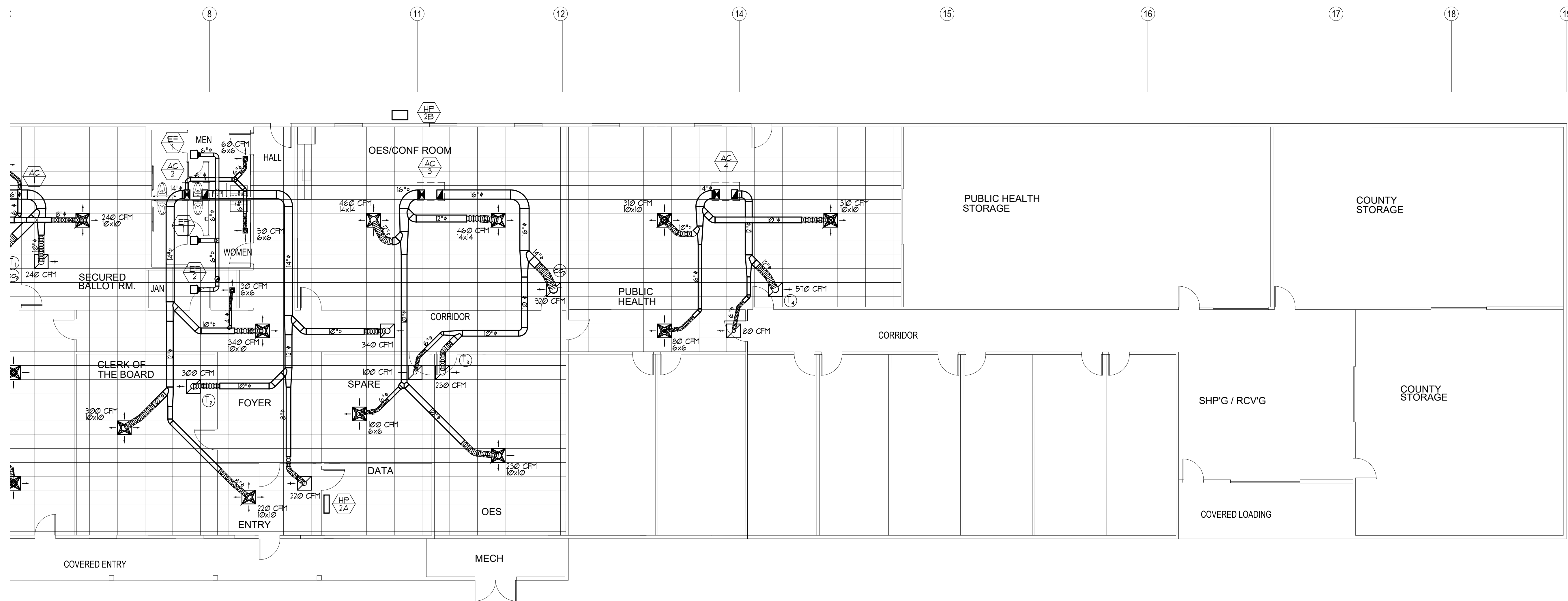
SIERRA FOOTHILLS
 Construction Company
 130 EAST MAIN STREET
 GRASS VALLEY, CA 95945
 (530) 477-5300
 SFCCNC.COM

- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DATE: DATE: APRIL 12, 2022
 JOB NO:
 SCALE: AS NOTED

PROPOSED
MECHANICAL PLAN

M2.0



NEVADA COUNTY STORAGE FACILITY

12470 LOMA RICA DRIVE
GRASS VALLEY, CA

Deer Creek

studio
ARCHITECTURE + INTERIORS
521 NEVADA STREET
NEVADA CITY, CA 95959
(530) 470-3409

SIERRA FOOTHILLS
Construction Company

130 EAST MAIN STREET
GRASS VALLEY, CA 95945
(530) 477-5300
SFOCNC.COM

REVISIONS

- △
- △
- △
- △
- △
- △

DATE: DATE: APRIL 12, 2022

JOB NO:

SCALE: AS NOTED

PROPOSED
MECHANICAL PLAN

M3.0

JOHN BARLEYCORN INVESTORS, LLC

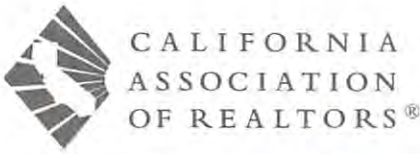
Building Specifications

Nevada County Office/Storage Facility
12740 Loma Rica Dr., Grass Valley, CA
August 8, 2022

- Foundation to be 3,000 psi concrete. Pier and perimeter footings to be engineered design by building manufacturer. Slab to be 4” concrete with #3 rebar at 18” EW, over 4” base rock over 6 mil vapor barrier.
- Steel building to be:
 - 60' X 335' X 12' "CBC" steel building with gable roof at 4:12 pitch. Building designed with (15) bays clear span
 - bays, standard cable or rod bracing on both side walls, 95 - C wind load, 6 lb. collateral roof load, 60 lb. ground
 - and 37.8 lb. roof snow loads. Front wall of building has (2) 8’ deep recessed loading dock areas with soffit and
 - (1) 6’ X 81’ projection canopy with soffit. Included in the canopy is a 6’ X 21’ mechanical roof that will be fully
 - enclosed. 26 gauge colored “Kynar” R-panel roofing, wall sheeting and trim. 26 gauge colored snow rated
 - gutters and downspouts included.
 - 6” MBI roof and 4” MBI wall insulation
 - (8) 3' X 7' steel man doors with narrow lite glass, heavy duty panic hardware and closer
 - (1) 6’ X 7’ steel man door with panic hardware and closer
 - (4) 10' X 10' insulated roll up doors with chain drive operators
 - (1) 12’ X 12’ insulated roll up door with chain driver operator
 - (1) 9’ X 7’ framed openings for store front door (store front door by others)
 - (9) 4' X 4' framed openings for windows (windows by others)
 - - Engineered steel building drawings, tax, freight labor and equipment included.

JOHN BARLEYCORN INVESTORS, LLC

- Windows and storefront to be bronze aluminum frame fixed windows.
- Plumbing to be ABS waste lines, PEX water lines. Fixtures to be white and chrome, Kohler or equal. Gas line to be steel piping.
- Electrical system to be 800 amp service to the building with distribution per plans as requested. Lighting to be standard recess office lighting. Storage lighting to be suspended system.
- HVAC system to be roof mounted Carrier package units for conditioned office spaces only.
- Fire sprinkler system to be standard wet system. Storage areas to have no accommodations for flammables or high stack storage.
- Insulation to be 6” fiberglass batts at roof, 4” batts at walls. Additional R-19 batts at furred out exterior walls. Sound insulation at bathrooms.
- Interior paint to be two coats Benjamin Moore on all walls.
- Ceiling system to be suspended with acoustic 2’x4’ panels at offices. No ceiling at storage areas.
- Floor coverings to be:
 - Commercial vinyl plank at entry.
 - Sheet vinyl at bathrooms, breakroom and janitor closet.
 - Commercial carpet with rubber topset base at offices.
 - Total floor coverings to be 7, 668 SF
 - No floor coverings on storage shop or miscellaneous spaces.



COMMERCIAL LEASE AGREEMENT
(C.A.R. Form CL, Revised 12/15)

Date (For reference only): July 20, 2022

John Barleycorn Investments, LLC or Assignee ("Landlord") and County of Nevada ("Tenant") agree as follows:

1. PROPERTY: Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: 12740 Loma Rica Dr., Grass Valley, CA 95945 a 20,220 SF Building Per Attached Specifications ("Premises"), which comprise approximately 100.000 % of the total square footage of rentable space in the entire property. See exhibit for a further description of the Premises.

2. TERM: The term begins on (date) Issuance of Certificate of Occupancy, approximately 9/1/2023 ("Commencement Date"), (Check A or B):

- X A. Lease: and shall terminate on (date) August 31, 2046 at 5:00 PM. Any holding over after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in paragraph 2B. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
B. Month-to-month: and continues as a month-to-month tenancy. Either party may terminate the tenancy by giving written notice to the other at least 30 days prior to the intended termination date, subject to any applicable laws. Such notice may be given on any date.
C. RENEWAL OR EXTENSION TERMS: See attached addendum

3. BASE RENT:

- A. Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY):
(1) \$ per month, for the term of the agreement.
(2) \$ per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be adjusted according to any increase in the U.S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor for All Urban Consumers ("CPI") for (the city nearest the location of the Premises), based on the following formula: Base Rent will be multiplied by the most current CPI preceding the first calendar month during which the adjustment is to take effect, and divided by the most recent CPI preceding the Commencement Date. In no event shall any adjusted Base Rent be less than the Base Rent for the month immediately preceding the adjustment. If the CPI is no longer published, then the adjustment to Base Rent shall be based on an alternate index that most closely reflects the CPI.
(3) \$ per month for the period commencing and ending and \$ per month for the period commencing and ending and \$ per month for the period commencing and ending.
(4) In accordance with the attached rent schedule.
X (5) Other: See item #40 of this agreement.
B. Base Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day.
C. If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.

4. RENT:

- A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
B. Payment: Rent shall be paid to (Name) John Barleycorn Investments, LLC or Assignee at (address) 130 E Main St., Grass Valley, CA 95945, or at any other location specified by Landlord in writing to Tenant.
C. Timing: Base Rent shall be paid as specified in paragraph 3. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.

5. EARLY POSSESSION: Tenant is entitled to possession of the Premises on Issuance of Certificate of Occupancy. If Tenant is in possession prior to the Commencement Date, during this time (i) Tenant is not obligated to pay Base Rent, and (ii) Tenant X is is not obligated to pay Rent other than Base Rent. Whether or not Tenant is obligated to pay Rent prior to Commencement Date, Tenant is obligated to comply with all other terms of this agreement.

6. SECURITY DEPOSIT:

- A. Tenant agrees to pay Landlord \$One Month Rent as a security deposit. Tenant agrees not to hold Broker responsible for its return. (IF CHECKED:) If Base Rent increases during the term of this agreement, Tenant agrees to increase security deposit by the same proportion as the increase in Base Rent.
B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) broom clean the Premises, if necessary, upon termination of tenancy; and (iv) cover any other unfulfilled obligation of Tenant. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: (i) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and (ii) return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.
C. No interest will be paid on security deposit, unless required by local ordinance.

Landlord's Initials KA) ()

Tenant's Initials JD) ()



7. PAYMENTS:

	<u>TOTAL DUE</u>	<u>PAYMENT RECEIVED</u>	<u>BALANCE DUE</u>	<u>DUE DATE</u>
A. Rent: From _____ To _____ Date Date	\$ _____	\$ _____	\$ _____	_____
B. Security Deposit	\$ _____	\$ _____	\$ _____	_____
C. Other: _____ Category	\$ _____	\$ _____	\$ _____	_____
D. Other: _____ Category	\$ _____	\$ _____	\$ _____	_____
E. Total:	\$ _____	\$ _____	\$ _____	_____

8. **PARKING:** Tenant is entitled to All unreserved and All reserved vehicle parking spaces. The right to parking is is not included in the Base Rent charged pursuant to paragraph 3. If not included in the Base Rent, the parking rental fee shall be an additional \$ _____ per month. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked in parking spaces or on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises. No overnight parking is permitted.

9. **ADDITIONAL STORAGE:** Storage is permitted as follows: As per tenant needs. The right to additional storage space is is not included in the Base Rent charged pursuant to paragraph 3. If not included in Base Rent, storage space shall be an additional \$ _____ per month. Tenant shall store only personal property that Tenant owns, and shall not store property that is claimed by another, or in which another has any right, title, or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, or other dangerous or hazardous material. Tenant shall pay for, and be responsible for, the clean-up of any contamination caused by Tenant's use of the storage area.

10. **LATE CHARGE; INTEREST; NSF CHECKS:** Tenant acknowledges that either late payment of Rent or issuance of a NSF check may cause Landlord to incur costs and expenses, the exact amount of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within **5 calendar days** after date due, or if a check is returned NSF, Tenant shall pay to Landlord, respectively, \$ _____ as late charge, plus 10% interest per annum on the delinquent amount and \$25.00 as a NSF fee, any of which shall be deemed additional Rent. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment. Any late charge, delinquent interest, or NSF fee due shall be paid with the current installment of Rent. Landlord's acceptance of any late charge or NSF fee shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under paragraph 4, or prevent Landlord from exercising any other rights and remedies under this agreement, and as provided by law.

11. **CONDITION OF PREMISES:** Tenant has examined the Premises and acknowledges that Premise is clean and in operative condition, with the following exceptions: To be inspected and approved upon completion. Items listed as exceptions shall be dealt with in the following manner: _____

12. **ZONING AND LAND USE:** Tenant accepts the Premises subject to all local, state and federal laws, regulations and ordinances ("Laws"). Landlord makes no representation or warranty that Premises are now or in the future will be suitable for Tenant's use. Tenant has made its own investigation regarding all applicable Laws.

13. **TENANT OPERATING EXPENSES:** Tenant agrees to pay for all utilities and services directly billed to Tenant. _____

14. **PROPERTY OPERATING EXPENSES:**
 A. Tenant agrees to pay its proportionate share of Landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance, and real property taxes, based on the ratio of the square footage of the Premises to the total square footage of the rentable space in the entire property. See Item #40 of this Agreement.

OR B. (If checked) Paragraph 14 does not apply.

15. **USE:** The Premises are for the sole use as storage and offices per tenant's needs. No other use is permitted without Landlord's prior written consent. If any use by Tenant causes an increase in the premium on Landlord's existing property insurance, Tenant shall pay for the increased cost. Tenant will comply with all Laws affecting its use of the Premises.

16. **RULES/REGULATIONS:** Tenant agrees to comply with all rules and regulations of Landlord (and, if applicable, Owner's Association) that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant do not, disturb, annoy, endanger, or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing, or transporting illicit drugs or other contraband, or violate any law or ordinance, or committing a waste or nuisance on or about the Premises.

17. **MAINTENANCE:**
 A. Tenant (if checked, Landlord) shall professionally maintain the Premises including heating, air conditioning, electrical, plumbing and water systems, if any, and keep glass, windows and doors in operable and safe condition. Unless Landlord is checked, if Tenant fails to maintain the Premises, Landlord may contract for or perform such maintenance, and charge Tenant for Landlord's cost.
 B. Landlord (if checked, Tenant) shall maintain the roof, foundation, exterior walls, common areas and _____

Landlord's Initials KA () ()

Tenant's Initials JD () ()



18. **ALTERATIONS:** Tenant shall not make any alterations in or about the Premises, including installation of trade fixtures and signs, without Landlord's prior written consent, which shall not be unreasonably withheld. Any alterations to the Premises shall be done according to Law and with required permits. Tenant shall give Landlord advance notice of the commencement date of any planned alteration, so that Landlord, at its option, may post a Notice of Non-Responsibility to prevent potential liens against Landlord's interest in the Premises. Landlord may also require Tenant to provide Landlord with lien releases from any contractor performing work on the Premises.
19. **GOVERNMENT IMPOSED ALTERATIONS:** Any alterations required by Law as a result of Tenant's use shall be Tenant's responsibility. Landlord shall be responsible for any other alterations required by Law.
20. **ENTRY:** Tenant shall make Premises available to Landlord or Landlord's agent for the purpose of entering to make inspections, necessary or agreed repairs, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors. Landlord and Tenant agree that 24 hours notice (oral or written) shall be reasonable and sufficient notice. In an emergency, Landlord or Landlord's representative may enter Premises at any time without prior notice.
- ~~21. **SIGNS:** Tenant authorizes Landlord to place a FOR SALE sign on the Premises at any time, and a FOR LEASE sign on the Premises within the 90 (or) day period preceding the termination of the agreement.~~
22. **SUBLETTING/ASSIGNMENT:** Tenant shall not sublet or encumber all or any part of Premises, or assign or transfer this agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld. Unless such consent is obtained, any subletting, assignment, transfer, or encumbrance of the Premises, agreement, or tenancy, by voluntary act of Tenant, operation of law, or otherwise, shall be null and void, and, at the option of Landlord, terminate this agreement. Any proposed sublessee, assignee, or transferee shall submit to Landlord an application and credit information for Landlord's approval, and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one sublease, assignment, or transfer, shall not be construed as consent to any subsequent sublease, assignment, or transfer, and does not release Tenant of Tenant's obligation under this agreement.
23. **POSSESSION:** If Landlord is unable to deliver possession of Premises on Commencement Date, such date shall be extended to the date on which possession is made available to Tenant. However, the expiration date shall remain the same as specified in paragraph 2. ~~If Landlord is unable to deliver possession within 60 (or) calendar days after the agreed Commencement Date, Tenant may terminate this agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid.~~
- ~~24. **TENANT'S OBLIGATIONS UPON VACATING PREMISES:** Upon termination of agreement, Tenant shall: (i) give Landlord all copies of all keys or opening devices to Premises, including any common areas; (ii) vacate Premises and surrender it to Landlord empty of all persons and personal property; (iii) vacate all parking and storage spaces; (iv) deliver Premises to Landlord in the same condition as referenced in paragraph 11; (v) clean Premises; (vi) give written notice to Landlord of Tenant's forwarding address, and (vii)~~

All improvements installed by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may nevertheless require Tenant to remove any such improvement that did not exist at the time possession was made available to Tenant.

25. **BREACH OF CONTRACT/EARLY TERMINATION:** In event Tenant, prior to expiration of this agreement, breaches any obligation in this agreement, abandons the premises, or gives notice of tenant's intent to terminate this tenancy prior to its expiration, in addition to any obligations established by paragraph 24, Tenant shall also be responsible for lost rent, rental commissions, advertising expenses, and painting costs necessary to ready Premises for re-rental. Landlord may also recover from Tenant: (i) the worth, at the time of award, of the unpaid Rent that had been earned at the time of termination; (ii) the worth, at the time of award, of the amount by which the unpaid Rent that would have been earned after expiration until the time of award exceeds the amount of such rental loss the Tenant proves could have been reasonably avoided; and (iii) the worth, at the time of award, of the amount by which the unpaid Rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided. Landlord may elect to continue the tenancy in effect for so long as Landlord does not terminate Tenant's right to possession, by either written notice of termination of possession or by reletting the Premises to another who takes possession, and Landlord may enforce all Landlord's rights and remedies under this agreement, including the right to recover the Rent as it becomes due.
26. **DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Landlord shall have the right to restore the Premises by repair or rebuilding. If Landlord elects to repair or rebuild, and is able to complete such restoration within 90 days from the date of damage, subject to the terms of this paragraph, this agreement shall remain in full force and effect. If Landlord is unable to restore the Premises within this time, or if Landlord elects not to restore, then either Landlord or Tenant may terminate this agreement by giving the other written notice. Rent shall be abated as of the date of damage. The abated amount shall be the current monthly Base Rent prorated on a 30-day basis. If this agreement is not terminated, and the damage is not repaired, then Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of the Premises. If total or partial destruction or damage occurs as a result of an act of Tenant or Tenant's guests, (i) only Landlord shall have the right, at Landlord's sole discretion, within 30 days after such total or partial destruction or damage to treat the lease as terminated by Tenant, and (ii) Landlord shall have the right to recover damages from Tenant.
27. **HAZARDOUS MATERIALS:** Tenant shall not use, store, generate, release or dispose of any hazardous material on the Premises or the property of which the Premises are part. However, Tenant is permitted to make use of such materials that are required to be used in the normal course of Tenant's business provided that Tenant complies with all applicable Laws related to the hazardous materials. Tenant is responsible for the cost of removal and remediation, or any clean-up of any contamination caused by Tenant.
28. **CONDEMNATION:** If all or part of the Premises is condemned for public use, either party may terminate this agreement as of the date possession is given to the condemner. All condemnation proceeds, exclusive of those allocated by the condemner to Tenant's relocation costs and trade fixtures, belong to Landlord.
29. **INSURANCE:** Tenant's personal property, fixtures, equipment, inventory and vehicles are not insured by Landlord against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is to carry Tenant's own property insurance to protect Tenant from any such loss. In addition, Tenant shall carry (i) liability insurance in an amount of not less than \$2,000,000.00 and (ii) property insurance in an amount sufficient to cover the replacement cost of the property if Tenant is responsible for maintenance under paragraph 17B. Tenant's insurance shall name Landlord and Landlord's agent as additional insured. Tenant, upon Landlord's request, shall provide Landlord with a certificate of insurance establishing Tenant's compliance. Landlord shall maintain liability insurance insuring Landlord, but not Tenant, in an amount of at least \$ _____, plus property insurance in an amount sufficient to cover the replacement cost of the property unless Tenant is responsible for maintenance pursuant to paragraph 17B. Tenant is advised to carry business interruption insurance in an amount at least sufficient to cover Tenant's complete rental obligation to Landlord. Landlord is advised to obtain a policy of rental loss insurance. Both Landlord and Tenant release each other, and waive their respective rights to subrogation against each other, for loss or damage covered by insurance.

Landlord's Initials KA () ()

Tenant's Initials JD () ()

CL REVISED 12/15 (PAGE 3 OF 6)

COMMERCIAL LEASE AGREEMENT (CL PAGE 3 OF 6)



- 30. **TENANCY STATEMENT (ESTOPPEL CERTIFICATE):** Tenant shall execute and return a tenancy statement (estoppel certificate), delivered to Tenant by Landlord or Landlord's agent, within 3 days after its receipt. The tenancy statement shall acknowledge that this agreement is unmodified and in full force, or in full force as modified, and state the modifications. Failure to comply with this requirement: (i) shall be deemed Tenant's acknowledgment that the tenancy statement is true and correct, and may be relied upon by a prospective lender or purchaser; and (ii) may be treated by Landlord as a material breach of this agreement. Tenant shall also prepare, execute, and deliver to Landlord any financial statement (which will be held in confidence) reasonably requested by a prospective lender or buyer.
- 31. **LANDLORD'S TRANSFER:** Tenant agrees that the transferee of Landlord's interest shall be substituted as Landlord under this agreement. Landlord will be released of any further obligation to Tenant regarding the security deposit, only if the security deposit is returned to Tenant upon such transfer, or if the security deposit is actually transferred to the transferee. For all other obligations under this agreement, Landlord is released of any further liability to Tenant, upon Landlord's transfer.
- 32. **SUBORDINATION:** This agreement shall be subordinate to all existing liens and, at Landlord's option, the lien of any first deed of trust or first mortgage subsequently placed upon the real property of which the Premises are a part, and to any advances made on the security of the Premises, and to all renewals, modifications, consolidations, replacements, and extensions. However, as to the lien of any deed of trust or mortgage entered into after execution of this agreement, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant pays the Rent and observes and performs all of the provisions of this agreement, unless this agreement is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor elects to have this agreement placed in a security position prior to the lien of a mortgage, deed of trust, or ground lease, and gives written notice to Tenant, this agreement shall be deemed prior to that mortgage, deed of trust, or ground lease, or the date of recording.
- 33. **TENANT REPRESENTATIONS; CREDIT:** Tenant warrants that all statements in Tenant's financial documents and rental application are accurate. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of this agreement. Landlord may cancel this agreement: (i) before occupancy begins, upon disapproval of the credit report(s); or (ii) at any time, upon discovering that information in Tenant's application is false. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency, if Tenant fails to pay Rent or comply with any other obligation under this agreement.
- 34. **CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:** Landlord states that the Premises has, or has not been inspected by a Certified Access Specialist. If so, Landlord states that the Premises has, or has not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53.
- 35. **DISPUTE RESOLUTION:**
 - A. **MEDIATION:** Tenant and Landlord agree to mediate any dispute or claim arising between them out of this agreement, or any resulting transaction, before resorting to arbitration or court action, subject to paragraph 35B(2) below. Paragraphs 35B(2) and (3) apply whether or not the arbitration provision is initiated. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.
 - B. **ARBITRATION OF DISPUTES:** (1) Tenant and Landlord agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 35B(2) and (3) below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05.
(2) **EXCLUSIONS FROM MEDIATION AND ARBITRATION:** The following matters are excluded from Mediation and Arbitration hereunder: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; (iv) any matter that is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) an action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a violation of the mediation and arbitration provisions.
(3) **BROKERS:** Tenant and Landlord agree to mediate and arbitrate disputes or claims involving either or both Brokers, provided either or both Brokers shall have agreed to such mediation or arbitration, prior to, or within a reasonable time after the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration shall not result in Brokers being deemed parties to the agreement.
"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."
"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Landlord's Initials ^{KA} <u>KA</u>	/	Tenant's Initials ^{JD} <u>JD</u>
--	---	--

Landlord's Initials KA () ()

Tenant's Initials JD () ()



- 36. **JOINT AND INDIVIDUAL OBLIGATIONS:** If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this agreement, jointly with every other Tenant, and individually, whether or not in possession.
- 37. **NOTICE:** Notices may be served by mail, facsimile, or courier at the following address or location, or at any other location subsequently designated:

Landlord: John Barleycorn Investments, LLC
130 E. Main St.
Grass Valley, CA 95945

Tenant: County of Nevada
950 Maidu Ave.
Nevada City, CA 95956

Notice is deemed effective upon the earliest of the following: (i) personal receipt by either party or their agent; (ii) written acknowledgement of notice; or (iii) 5 days after mailing notice to such location by first class mail, postage pre-paid.

- 38. **WAIVER:** The waiver of any breach shall not be construed as a continuing waiver of the same breach or a waiver of any subsequent breach.
- 39. **INDEMNIFICATION:** Tenant shall indemnify, defend and hold Landlord harmless from all claims, disputes, litigation, judgments and attorney fees arising out of Tenant's use of the Premises.
- 40. **OTHER TERMS AND CONDITIONS/SUPPLEMENTS:** 1) see ADDENDUM TO THE COMMERCIAL LEASE AGREEMENT

The following ATTACHED supplements/exhibits are incorporated in this agreement: Option Agreement (C.A.R. Form OA)

- 41. **ATTORNEY FEES:** In any action or proceeding arising out of this agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs from the non-prevailing Landlord or Tenant, except as provided in paragraph 35A.
- 42. **ENTIRE CONTRACT:** Time is of the essence. All prior agreements between Landlord and Tenant are incorporated in this agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this agreement. Any provision of this agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this agreement. This agreement shall be binding upon, and inure to the benefit of, the heirs, assignees and successors to the parties.
- 43. **BROKERAGE:** Landlord and Tenant shall each pay to Broker(s) the fee agreed to, if any, in a separate written agreement. Neither Tenant nor Landlord has utilized the services of, or for any other reason owes compensation to, a licensed real estate broker (individual or corporate), agent, finder, or other entity, other than as named in this agreement, in connection with any act relating to the Premises, including, but not limited to, inquiries, introductions, consultations, and negotiations leading to this agreement. Tenant and Landlord each agree to indemnify, defend and hold harmless the other, and the Brokers specified herein, and their agents, from and against any costs, expenses, or liability for compensation claimed inconsistent with the warranty and representation in this paragraph 43.
- 44. **AGENCY CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction:
 Listing Agent: _____ (Print Firm Name) is the agent of (check one):
 the Landlord exclusively; or both the Tenant and Landlord.
 Selling Agent: _____ (Print Firm Name) (if not same as Listing Agent) is the agent of (check one):
 the Tenant exclusively; or the Landlord exclusively; or both the Tenant and Landlord.
 Real Estate Brokers are not parties to the agreement between Tenant and Landlord.

Landlord's Initials KA () ()

Tenant's Initials JD () ()



Landlord and Tenant acknowledge and agree that Brokers: (i) do not guarantee the condition of the Premises; (ii) cannot verify representations made by others; (iii) will not verify zoning and land use restrictions; (iv) cannot provide legal or tax advice; (v) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this agreement, Brokers: (vi) do not decide what rental rate a Tenant should pay or Landlord should accept; and (vii) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance, and other desired assistance from appropriate professionals.

Tenant *Justin Drinkwater* Date 01/26/2023
Justin Drinkwater (Jan 26, 2023 13:58 PST)

(Print name)
 Address 950 Maidu Ave. City Nevada City State CA Zip 95959

Tenant _____ Date _____

(Print name)
 Address _____ City _____ State _____ Zip _____

GUARANTEE: In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and (iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____
 Guarantor _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Landlord agrees to rent the Premises on the above terms and conditions.

Landlord *Keoni Allen* Date 03/10/2023
Keoni Allen (Mar 10, 2023 14:59 PST)

(owner or agent with authority to enter into this agreement) *Keoni Allen, Manager*

Address 130 E Main St City Grass Valley State CA Zip 95945

Landlord _____ Date _____
 (owner or agent with authority to enter into this agreement)

Address _____ City _____ State _____ Zip _____

Agency relationships are confirmed as above. Real estate brokers who are not also Landlord in this agreement are not a party to the agreement between Landlord and Tenant.

Real Estate Broker (Leasing Firm) _____ DRE Lic. # _____

By (Agent) _____ DRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Listing Firm) _____ DRE Lic. # _____

By (Agent) _____ DRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

© 2015, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020





**COMMERCIAL LEASE CONSTRUCTION
ACCESSIBILITY ADDENDUM**
(C.A.R. Form CLCA, 11/16)

This is an addendum to the Commercial Lease Agreement (lease) dated 03/10/2023
 in which Keoni Allen, Manager is referred to as "Landlord"
 and County of Nevada is referred to as "Tenant".
 Paragraph 34 of the lease is deleted in its entirety and replaced by the following;

Paragraph 34. CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:

- A. Landlord states that the Premises have, or have not been inspected by a Certified Access Specialist (CASp).
- B. If the Premises have been inspected by a CASp,
 (1) ~~Landlord states that the Premises have, or have not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53. Landlord shall provide Tenant a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) as specified below.~~
 (2) (i) ~~Tenant has received a copy of the report at least 48 hours before executing this lease. Tenant has no right to rescind the lease based upon information contained in the report.~~
 OR (ii) ~~Tenant has received a copy of the report prior to, but no more than, 48 hours before, executing this lease. Based upon information contained in the report, Tenant has 72 hours after execution of this lease to rescind it.~~
 OR (iii) ~~Tenant has not received a copy of the report prepared by the CASp prior to execution of this lease. Landlord shall provide a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) within 7 days after execution of this lease. Tenant shall have up to 3 days thereafter to rescind the lease based upon information in the report. SEE ADDENDUM~~
- C. If the Premises have not been inspected by a CASp or a certificate was not issued by the CASp who conducted the inspection,
 "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."
- D. Notwithstanding anything to the contrary in paragraph 17, 18, 19 or elsewhere in the lease, any repairs or modifications necessary to correct violations of construction related accessibility standards to the Premises are the responsibility of Tenant, Landlord, Other

Tenant (Signature) Justin Drinkwater Date 01/26/2023
Justin Drinkwater (Jan 26, 2023 13:58 PST)

Tenant (Print name) Justin Drinkwater

Tenant (Signature) _____ Date _____

Tenant (Print name) _____

Landlord (Signature) Keoni Allen Date 03/10/2023
Keoni Allen (Mar 10, 2023 14:59 PST)

Landlord (Print name) Keoni Allen, Manager

Landlord (Signature) _____ Date _____

Landlord (Print name) _____

© 2016-2019, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats.
 THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
 REAL ESTATE BUSINESS SERVICES, LLC.
 a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by TK



CLCA REVISED 11/16 (PAGE 1 OF 1)

COMMERCIAL LEASE CONSTRUCTION ACCESSIBILITY ADDENDUM (CLCA PAGE 1 OF 1)

ADDENDUM TO THE COMMERCIAL LEASE AGREEMENT

LESSOR: JOHN BARLEYCORN INVESTMENTS LLC

LESSEE: COUNTY OF NEVADA

DATED AS OF SEPTEMBER 13, 2023

SECTION 40: OTHER TERMS AND CONDITIONS/SUPPLEMENTS:

- a. COMPLETION OF THE WAREHOUSE- COUNTY COMMITMENTS Upon completion of construction for the Warehouse and subject to County's inspection and approval., the Parties agree to enter into a standard Commercial Lease Agreement with a mutual understand of the following terms:

- (a) The County will lease the Warehouse from the Lessee upon, final inspection and approval by the Nevada County Building Department and with written approval of County acceptance of final completion.
- (b) The term of the lease will begin on the date section (a) above is complete and approved in writing by the Director of Facilities or designee and will expire at the end of the Lessee's ground lease. Thereafter, ownership of the Office and Storage Facility and all Improvements transfers to the County.
- (c) The base rental rate is agreed to begin at \$1.25 per square foot or \$25,275 per month. The lease-lease back rate will increase at 3% annually beginning on the anniversary date for lease-lease back for years 1-15.

During year 15 of the lease-lease back agreement the base rent shall be re-evaluated and adjusted (increased or decreased) based upon prevailing market rental rate for mix use office and warehouse space of similar size in Nevada County for the year 16 adjusted base rent. Evaluated rate must be agreed upon in writing by both parties.

Thereafter the new adjusted rate of the lease-lease back will increase at 2% annually for years 16 through August 22, 2046.

- (d) Base Rental Rate payments shall commence upon occupancy which is anticipated to be on or around April 1, 2024
- (e) The County shall pay for any and all taxes applicable to the property, property insurance and common area through Triple Net (NNN.) Any change in the NNN shall be notified no less than 30 days prior to January of each year for the next twelve-

KA
KA

JD
JD

TK
TK

month period.

- (f) The County shall pay all utilities after occupancy and upon execution of the Commercial Lease Agreement.
- (g) The County shall maintain the building and mechanical systems in accordance with standard county maintenance practices and will repair any damage caused to the building or mechanical systems by County staff or equipment.

b. COMPLETION OF THE WAREHOUSE- LESSEE COMMITMENTS Upon completion of construction for the Warehouse and subject to County's inspection and approval., the Parties shall to enter into the Commercial Lease Agreement as attached in Exhibit B with a mutual understand of the following terms:

- (a) Lessee will keep up to date/active Contractor's License, bonds and insurance in accordance with the requirements of California Contractor Association
- (b) Lessee will warranty for one (1) year beginning on the commencement date of the Commercial Lease Agreement. The warranty shall cover construction and construction integrity including but not limited to, interior, exterior, mechanical system installations, doors, windows and foundation of the structure and parking area(s).
- (c) Lessee shall maintain a safe and clean worksite at all times during pre-construction and construction.
- (d) Lessee shall maintain working hours not earlier than 7am or later than 8pm. Unless otherwise agreed and approved by the Facilities Director.
- (e) Lessee shall provide portable restrooms and job trailer during pre-construction and construction and shall remove such items upon project completion
- (f) Lessee shall provide an emergency operations plan to the County prior to construction kick-off.
- (g) Lessee shall provide project updates as requested or at minimum monthly, to the Director of Facilities and County Airport Manager.
- (h) Lessee shall obtain all applicable building permits, inspections and testing required during course of construction.

Upon final approved inspection, Lessee shall provide the County with a copy of all as-built plans, approved permits and all manufactures warranty documents and owner's manuals of all mechanical equipment installed.

- c. ATTACHMENT A: Included in this Addendum is Attachment A-Landlord's Release and Consent: This document is required by the Lessee's Lender and defines the terms and conditions required by the Lessee during the term of the Lease back to the County. These terms and conditions pertain to the borrowing of funds by the Lessee and is incorporated s herby referenced.

SECTION 34 B(2): The Tenant has not received a copy of the report prepared by the CASp prior to the execution of this lease. Landlord shall provide a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) within 7 days after building occupancy clearance from the County Building Department. The Tenant shall have up to 3 days thereafter to rescind the lease based upon information in the report.

Signature: *Clerk of the Board Office*
Clerk of the Board Office (Mar 15, 2023 09:41 PDT)

Email: cob@nevadacountyca.gov

KA
KA

JD
JD

TK
TK