

In-person participation by the public will be permitted.

Submit a written public comment prior to the meeting: Public comments submitted to krashad@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commission and made part of the official minutes but will not be read out loud during the meeting.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

CITY OF ATWATER PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

December 20, 2023

CALL TO ORDER:

6:00 PM



INVOCATION:

Invocation by Police Chaplain Miller

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Borgwardt____, Kadach____, Sanchez-Garcia _____, Sanders____, Daugherty_____

SUBSEQUENT NEED ITEMS: (The Planning Secretary shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

Staff's Recommendation: Motion to approve agenda as posted or as amended.

APPROVAL OF MINUTES:

a) November 15, 2023 – Regular Meeting

Staff’s Recommendation: Approval of minutes as listed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

- 1. Public hearing to consider adopting a resolution approving Conditional Use Permit No. 23-21-0100 and Site Plan 23-21-0200 for a 83-room hotel facility located at the southeast corner of Bell Drive and Bell Lane (APN: 001-260-001).**

(Applicant: Chamkaur Dhaliwal)

Staff’s Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 “Infill Development Projects;” and adopt Resolution No. 0240-23 Approving Conditional Use Permit No. 23-21-0100 and Site Plan No. 23-21-0200.

REPORTS AND PRESENTATION FROM STAFF:

- 2. Deputy City Manager / Community Development Director Verbal Updates**

COMMENTS FROM THE PUBLIC:

<p style="text-align: center;"><u>NOTICE TO THE PUBLIC</u></p> <p>At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.</p>

COMMISSIONER MATTERS:

ADJOURNMENT:

CERTIFICATION:

I, Kayla Rashad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.

Kayla Rashad

Kayla Rashad,
Planning Commission Recording Secretary

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the General Services Department at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of five (5) business days in advance of the meeting at (209) 812-1031. You may also send the request by email to



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

November 15, 2023

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Regular Session this date at 6:01 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chairperson Daugherty presiding.

INVOCATION:

None

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chairperson Daugherty

ROLL CALL:

Present: *Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Chairperson Daugherty*
Absent: *Planning Commission Member Sanders*
Staff Present: *Deputy City Manager / Community Development Director Thompson, Lt. Novetske, Recording Secretary Rashad .*

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: *Planning Commission Member Sanchez-Garcia moved to approve the minutes. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.*

APPROVAL OF MINUTES:

a) October 18, 2023 – Regular Meeting

MOTION: *Planning Commission Member Borgwardt moved to approve the minutes. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.*

PETITIONS AND COMMUNICATIONS:

1. **Request from Old Town Atwater for the Annual Atwater Christmas Parade on December 1, 2023, from 5:30pm-10:00pm with road closures.**

Staff's Recommendation: Approval of request from Old Town Atwater for the Annual Christmas Parade on December 1, 2023, from 5:30pm-10:00pm with road closures. Please see the attached map.

MOTION: *Planning Commission Member Kadach moved to approve the request from Old Town Atwater for the Annual Atwater Christmas Parade on December 1, 2023, from 5:30pm-10:00pm with road closures. The motion was seconded by Planning Commission Member Borgwardt and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.*

PUBLIC HEARINGS:

Public hearing to consider adopting a Resolution approving Conditional Use Permit No. 23-17-0100 for a Mobile Food Trailer located at 1615 Bell Drive (APN: 001-260-009).

(Applicant: Lisandra Guerrero)

Deputy City Manager / Community Development Director Thompson provided background on this project.

Applicant Lisandra Guerrero spoke on the project.

Chairperson Daugherty opened the public hearing.

Planning Commission Member Sanchez-Garcia expressed traffic concerns.

Planning Commission Member Kadach expressed concerns with the location.

No one else came forward to speak.

Chairperson Daugherty closed the public hearing.

MOTION: Planning Commission Member Borgwardt moved to Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15311 (c), "Accessory Structures," and Adopt Resolution No. 0236-23 Approving Conditional Use Permit No. 23-17-0100. The motion was seconded by Planning Commission Member Sanchez-Garcia and the vote was: Ayes: Planning Commission Members Borgwardt, Kadach, Sanchez-Garcia, Daugherty; Noes: None; Absent: Planning Commission Member Sanders. The motion passed.

Public hearing to consider adopting a Resolution approving Conditional Use Permit No. 23-16-0100 to allow for an ABC type 20 license which will allow for the sale of beer and wine for consumption off premises where sold. Located at 1870 Bellevue Road (APN: 002-270-023)

(Applicant: 99 Cents Only Stores, LLC)

Deputy City Manager / Community Development Director Thompson provided background on this project.

The applicant withdrew their application due to them already obtaining a Conditional Use Permit.

REPORTS AND PRESENTATIONS FROM STAFF:

Deputy City Manager / Community Development Director Updates.

Provided information on the General Plan Technical Advisory Committee along with the General Plan Update.

COMMENTS FROM THE PUBLIC:

Chairperson Daugherty opened the Public Comment.

Notice to the public was read.

Chairperson Daugherty closed the public comment.

COMMISSIONER MATTERS:

All Planning Commission Members are looking forward to the Annual Atwater Christmas Parade and they wish a Merry Christmas to everyone.

Chairperson Daugherty inquired about an offsite ADA stall on Sixth Street being removed.

ADJOURNMENT:

Chairperson Daugherty adjourned the meeting at 6:33 PM.

Ron Daugherty, Chairperson

By: Kayla Rashad
Recording Secretary



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Ron Daugherty, Chair
Donald Borgwardt Mayra Sanchez-Garcia
Harold Kadach Ileisha Sanders

MEETING DATE: December 20, 2023

TO: Chair and Commissioners

FROM: Greg Thompson, Deputy City Manager

SUBJECT: Public hearing to consider adopting a Resolution approving Conditional Use Permit No. 23-21-0100 and Site Plan 23-21-0200 for an 83-room hotel facility located at the southeast corner of Bell Drive and Bell Lane (APN: 001-260-001).

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public;
2. Close the public hearing;
3. Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 "Infill Development Projects;" and adopt Resolution No. 0240-23 Approving Conditional Use Permit No. 23-21-0100 and Site Plan No. 23-21-0200.

I. BACKGROUND:

The Planning Department of the City of Atwater received a conditional use permit and site plan review application for a new hotel facility located at southeast corner of Bell Drive and Bell Lane (APN) 001-260-001 (refer to figure 1). This project is for a four-story 83-room hotel facility for Holiday Inn and Suites. The proposed project will include a total of 111 customer parking stalls, 94 standard spaces, four (4) RV spaces, three (3) ADA compliant stalls, two (2) van accessible spaces and eight (8) E.V. charging spaces. The overall height of the building is 51'-3" including four stories.

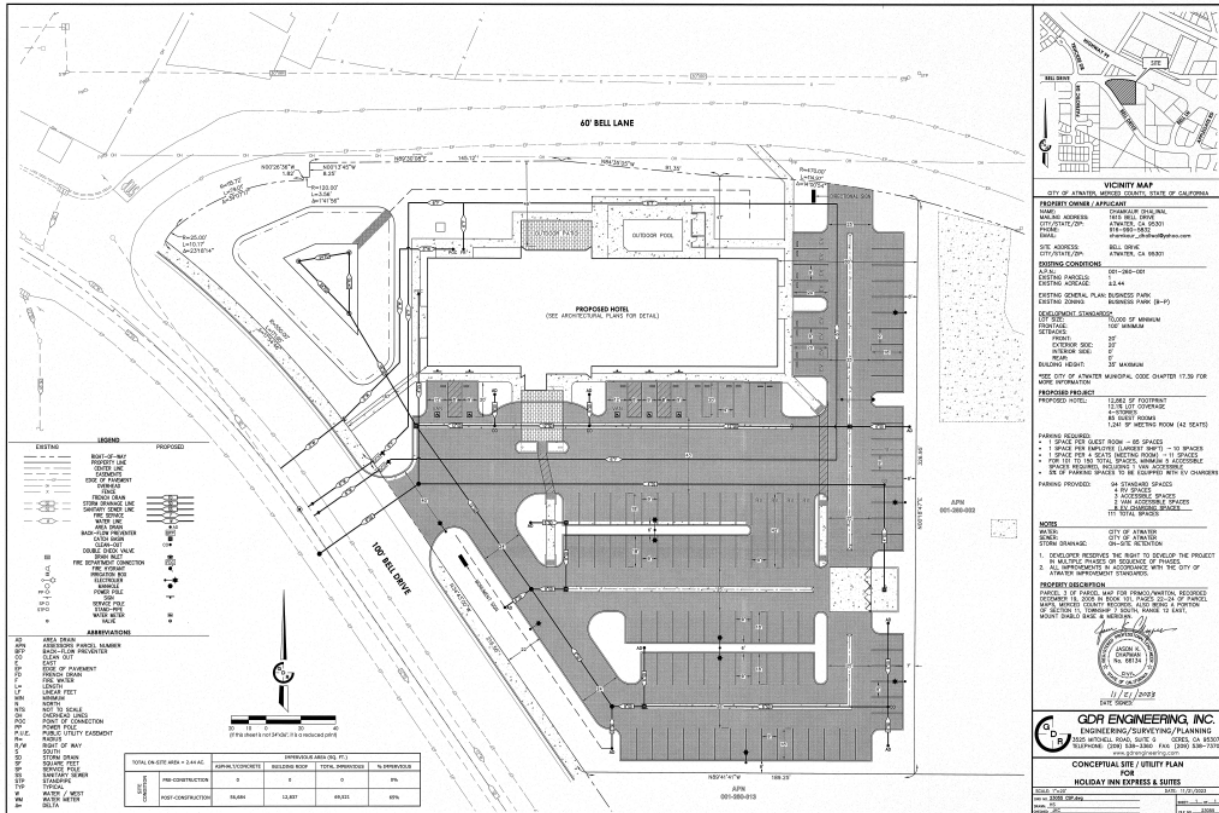


Figure 1 Site Plan

II. ANALYSIS:

The applicant, requests approval of Conditional Use Permit No. 23-21-0100 and Site Plan Review No. 23-21-0200 pursuant to the authority of Atwater Municipal Code (AMC) section 17.39.010, 17.39.030 and 17.71. The approval of these entitlements would facilitate the construction of a four-story hotel facility consisting of 83 rooms with a mix of room types ranging from studios to suites, including accessibility-compliant rooms with both mobility and hearing-impaired features. The top three floors will be guest rooms and the first floor will include a mix of staff services, building support services, public spaces/guest amenities, meeting rooms, and a few guest rooms. The footprint of the building will be just under 13,000 sq. ft, as shown in Figure 1. The exterior of the hotel will provide a mix of materials in a pleasing color palette and blended composition of synthetic stucco, stone, and architectural metals.

The project is located on the southeast side of Bell Drive and Bell Lane. The subject property is zoned B-P (Business Park District Overlay- Mixed Use District) and has a Land Use Designation of Business Park. Per the Atwater Municipal Code (AMC) 17.39.050.E no building constructed in this zone shall exceed a height of 35 feet unless the following has occurred:

1. The Fire Marshal and Chief Building Official, or designees, have both approved the site plans, improvement plans, and/or other required submittals for the project; and

17. The Planning Commission makes all of the following findings:

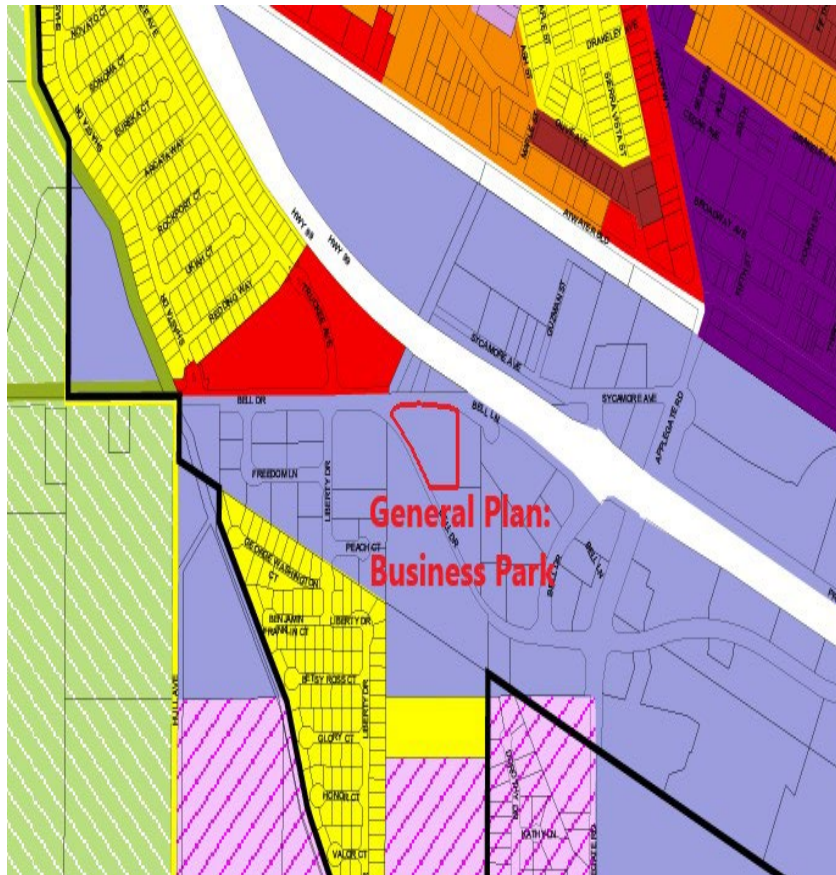
- A. The applicant has adequately demonstrated a need for the project to exceed 35 feet in building height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities;

17. The project will be exemplary in its design;

17. The project design will complement and be compatible with the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City or other historic landmarks;

- D. The project's proximity to railroads, airports, major freeways or highways, or other transportation hubs, stations, or centers will not interfere, impede, or otherwise disturb such transit services;
- E. The project is consistent and compatible with the City's General Plan, Zoning Code, and other adopted specific plans and/or master plans;
- F. Intended use of the project will enhance or promote the standard of living for City residents, and/or the local economy;
- G. The project's proposed height would not adversely affect visual blockage of light, air, or cause intrusion of privacy to adjacent and surrounding properties;
- H. The project is not detrimental to the health, safety, peace, comfort, and general welfare of persons or property in the neighborhood and surrounding environs, including without limitation, it will not affect emergency response times or services, nor seismic and/or structural integrity; and
- I. The project's proposed building height does not impede pedestrian or vehicular accessibility along any public or private pathways, sidewalks, driveways or roadways, visually impede any safe use of the same, or otherwise present a hazard to pedestrian or vehicular use of the same.

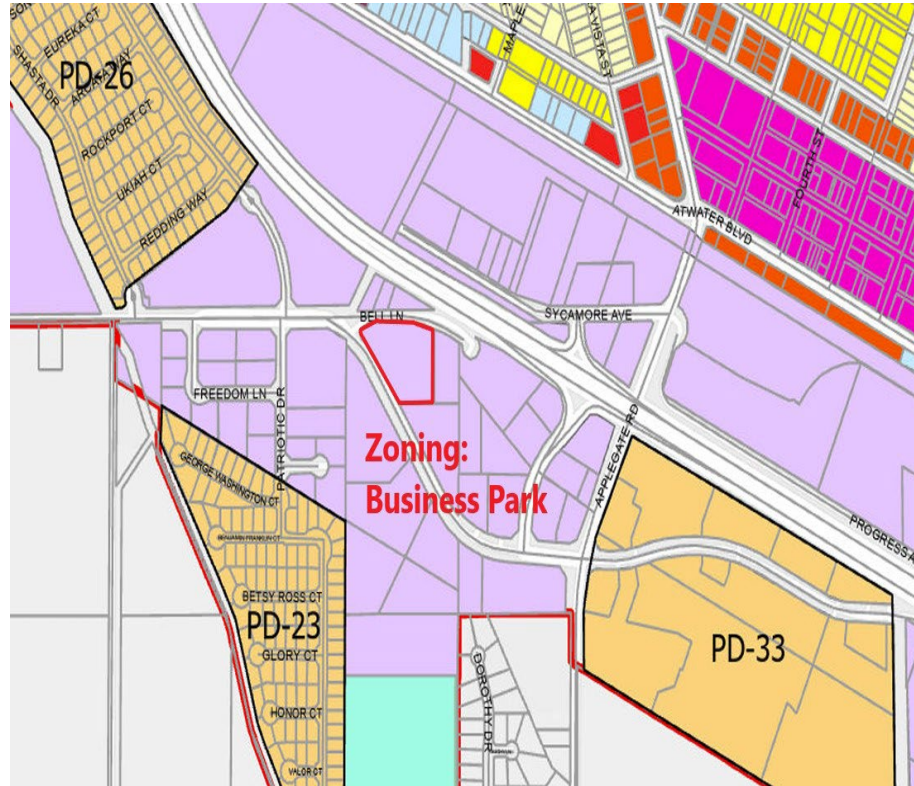
Land Use Designation: Business Park



Land Use Designation:

The project site has a land use designation of B-P, Business Park District Overlay (Mixed Use District) this designation is intended to accommodate a wide range of business uses and may include manufacturing operations within completely enclosed buildings, associated offices, trade schools, and supporting childcare and retail activities. The project intends to construct a four-story 83 room Holiday Inn Express and Suites that is consistent with the designated use of the Atwater General Plan land use designation.

ZONE: BUSINESS PARK DISTRICT OVERLAY (MIXED USE DISTRICT)



Zoning:

As previously stated, the project is located at Southeast Corner of Bell Lane and Bell Drive Assessor’s Parcel Number (APN) 001-260-001, which is in the B-P Business Park District. The purpose of the B-P zone is to provide a location for Mixed Uses necessary within the City, but not suited to other commercial districts. Development of a hotel facility under this zoning designation must be approved by the Planning Commission under a Conditional Use Permit Application.

The Business Park Overlay was established to be consistent with the General Plan Land Use Element. The zone’s objectives are to provide a location for mixed use commercial activities and offers a variety of uses consistent with multiple zone designations within the zoning ordinance. Under the Business Park District, hotels such as the one proposed require the approval of a conditional use permit by consideration of the Planning Commission for the City of Atwater.

Surrounding Uses:

The surrounding areas to the north, south, east and west are also zoned as Business Park District Overlay (Mixed Use District) and are currently developed with retail uses such as Tractor Supply, Starbucks Coffee, McDonalds, Panda Express and ARCO Gas Station. The property to the north currently includes residential uses and the property to the west is currently undeveloped. The proposed use of the site as a hotel within the Business Park Overlay District would be consistent with the surrounding uses.

III. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. The project is subject to Transient Occupancy Taxes (TOT). These taxes will be paid to the City of Atwater on an annual basis at the current adopted rate. This item has been reviewed by the Finance Department.

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

V. EXISTING POLICY:

Section 17.38.020 of the Atwater Municipal Code outlines the following actions that require a use permit.

Section 17.71 of the Atwater Municipal Code outlines the procedures for the processing of Conditional Use Permits.

GOAL ED-1. Attract new employment generating businesses to the Atwater Planning Area and continue to diversify the community's economic base.

VI. INTERDEPARTMENTAL COORDINATION:

An interdepartmental routing sheet was sent to all required departments and affected agencies for review, and their comments and conditions have been incorporated.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt under guideline section 15332, Class 32 "Infill Development Projects;"

Class 32 applies here because the action consists of a project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

IX. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. PC 0240-23 Conditional Use Permit No. 23-21-0100 and Site Plan No. 23-21-0200, and a five-day appeal period, the signed resolutions will be given to the applicant.

Prepared by: Scott Ruffalo, Planning Technician

Submitted by: _____
Greg Thompson, Deputy City Manager

Attachments:

1. Resolution No PC 0240-23
2. Uniform Development Application
3. Operational Statement
4. Site Plan
5. Floor Plan
6. Elevation



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. PC 0240-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER TO CONSIDER APPROVING A CONDITIONAL USE PERMIT, FOR A FOUR-STORY 83 ROOM HOTEL FACILITY; LOCATED AT THE SOUTHEAST CORNER OF BELL LANE AND BELL DRIVE ATWATER APN: 001-210-001

WHEREAS, at a duly noticed public hearing on December 20, 2023, the Planning Commission of the City of Atwater reviewed a request for construction of a four-story 83-Room Hotel facility located at the Southeast corner of Bell Lane and Bell Drive; and,

WHEREAS, this project is statutorily exempt under California Environmental Quality Act (CEQA) guideline 15332, Class 32 "Infill Development Projects;" and,

WHEREAS, ___ person(s) spoke in favor of the Conditional Use Permit and Site Plan, ___ person(s) spoke in opposition of the Conditional Use Permit and Site Plan, and ___ written comment(s) have been submitted either in opposition or in favor of the Conditional Use Permit and Site Plan; and,

WHEREAS, the proposed Conditional Use Permit No. 23-21-0100, and Site Plan No. 23-21-0200, will not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the Planning Commission has determined that the following findings can be made for Conditional Use Permit No. 23-21-0100, and Site Plan No. 23-21-0200 in support of the Project:

1. That the application proposes constructing a four-story hotel facility consisting of 83 rooms with room types ranging from studios to suites, including accessibility-compliant rooms with both mobility and hearing-impaired features. The top three floors will be guest rooms and the first floor will include a mix of staff services, building support services, public spaces/guest amenities, meeting rooms, and a few guest rooms. The footprint of the building will be just under 13,000 sq. ft.
2. The project site is consistent with the City's General Plan and Zoning Ordinance.

3. That this project is exempt from CEQA review under CEQA guideline section 15332, Class 3 “Infill Development Projects;”, because section 15332 applies to development within city limits on a project site of no more than five acres substantially surrounded by urban uses.
4. The public hearing for this Conditional Use Permit and Site Plan was adequately noticed and advertised.
5. Adoption of the resolution will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Atwater does hereby approve Conditional Use Permit No. 23-21-0100, and Site Plan No. 23-21-0200 is subject to the following conditions:

CODE ENFORCEMENT

6. Code Enforcement has reviewed the materials and recommends perimeter fencing and passive nighttime lighting for the duration of the project. This area is challenged by a large amount of transient foot traffic.
7. Code Enforcement reserves the right for CPTED (Crime Prevention Through Environmental Design) assessment and recommendations after submittal of required plans.

PLANNING

8. All on-site graffiti shall be the responsibility of the property owner. All graffiti shall be abated in accordance with City Graffiti Ordinances.
9. Applicant shall comply with the Atwater Municipal Code, Zoning, Chapter 17.39.50
10. Open space or percentage of landscaped area shall be reviewed on individual bases and shall be approved as part of site and architectural approval as described elsewhere in this title. At the minimum, all setbacks shall be landscaped and equipped with a seven-day automatic irrigation system.
11. The number of parking stalls is to be in compliance with the base zone requirements as prescribed in Chapter 17.63, unless it can be demonstrated that other standards should apply.
12. All uses receiving or shipping the goods shall provide a loading/unloading area in addition to required parking area.
13. Street improvements, including fencing, sidewalk, signs, pathways, and lighting should be designed commensurate with their function, scale, and type of development to help create a sense of identity and overall character for this zone

district. In addition, the sidewalks, pedestrian paths, and bicycle trails should be integrated into the Circulation Plan for each development.

14. Lighting should be used to provide safety and security of on-site areas including parking, loading, pathways, and work areas. The design of light fixtures and their structural supports shall be architecturally compatible with main structures. Use of low-profile lights for on-site lighting is encouraged.
15. Each complex shall submit an overall signage plan and should be compatible with buildings and site design relative to color, materials, placement, function, size, and height. The design, size, and location of all signs shall comply with Chapter 17.69 for each base zone. Submittal of overall sign designs for the entire complex shall be submitted and approved prior to final occupancy of the building.
16. Each development shall provide a separate enclosure for trash and recyclable materials. Said enclosures shall be built with masonry block wall, concrete floors, and shall be accessible to the tenant and service vehicles (refer to Bill No. 1-95, Ord. No. CS 722 relating to collecting and loading recyclable materials). All outdoor storage areas including trash enclosures, recyclable materials enclosures, loading, and equipment areas and roof top equipment shall be screened from public view, and the enclosures shall not be constructed within the front setback.
17. Per the Atwater Municipal Code (AMC) 17.38.050.E no building constructed in this zone shall exceed a height of 35 feet unless the following has occurred:
 - A. The Fire Marshal and Chief Building Official, or designees, have both approved the site plans, improvement plans, and/or other required submittals for the project; and
 - B. The Planning Commission makes all of the following findings:
 1. The applicant has adequately demonstrated a need for the project to exceed 35 feet in building height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities;
 2. The project will be exemplary in its design;
 3. The project design will complement and be compatible with the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City or other historic landmarks;
 4. The project's proximity to railroads, airports, major freeways or highways, or other transportation hubs, stations, or centers will not interfere, impede, or otherwise disturb such transit services;

5. The project is consistent and compatible with the City's General Plan, Zoning Code, and other adopted specific plans and/or master plans;
 6. Intended use of the project will enhance or promote the standard of living for City residents, and/or the local economy;
 7. The project's proposed height would not adversely affect visual blockage of light, air, or cause intrusion of privacy to adjacent and surrounding properties;
 8. The project is not detrimental to the health, safety, peace, comfort, and general welfare of persons or property in the neighborhood and surrounding environs, including without limitation, it will not affect emergency response times or services, nor seismic and/or structural integrity; and
 9. The project's proposed building height does not impede pedestrian or vehicular accessibility along any public or private pathways, sidewalks, driveways or roadways, visually impede any safe use of the same, or otherwise present a hazard to pedestrian or vehicular use of the same.
18. The Planning Commission shall retain the right to reconsider Conditional Use Permit No. 23-21-0100, and Site Plan No. 23-21-0200.
 19. Provide an annual Conditional Use Permit Monitoring Fee in accordance with the Miscellaneous Fee Schedule.
 20. Provide a one-time Conditional Use Permit General Plan Update Fee in accordance with the Miscellaneous Fee Schedule upon the issuance of this permit.
 21. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, and Planning Commission as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
 22. The applicant or applicant's successor in interest shall indemnify and defend and hold harmless the City of Atwater, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Atwater, its agents, officers, and employees to attack, set aside, void, or annul any approval by the City of Atwater and its advisory agency, appeal board, or legislative body concerning this application, which action is brought within applicable statutes of limitations. The City of Atwater shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans or other documents pertaining to this application.

BUILDING

23. All off-site improvements plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the City of Atwater standards and specifications.
24. Prior to issuance of a Building Permit a landscape and irrigation plan shall be designed by a registered landscape designer.
25. If property is located within a FEMA flood zone. Prior to approval of a grading plan, the developer shall apply to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developers engineer shall provide the required supporting data to justify the application.
26. All plan submittals and calculations and all other required documentation shall be submitted to the Building Division. Documents will be routed to proper departments for review and also sent out to third party plan checking services.
27. Apply for a permit application in person or online.
28. Plan Check fee payment (based on valuation of the project) contact Building Division
29. Five (5) sets of plans including three (3) wet stamped by a registered California Design Professional, unless noted accordingly per the "Professional Engineers Act" of 2001.
30. Three (3) sets of Energy, Structural, or Truss Calculations, Soils Report, California Green Code Documents, Special Inspection form (filled out by designer), Waste Management Plan and any other applicable calculations/specifications or documents.
31. Building plans shall reflect the most recent California Building Codes (Title 24) which consist of the Building Code volume 1 & 2, Wind Speed: Risk Category I: 100, Category II: V_{ult} 110, V_{asd} 85, Category III V_{ult} 115, V_{asd} 85
32. Wind Exposure: B Urban and Suburban, C in any quadrant for a distance of more than 600 feet
33. Seismic Design Category: DO
34. Weathering: Negligible, Winter design temp. 25 degrees F
35. Air Freezing Index: 1500, mean annual temp 60 degrees F

36. Green Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code including Appendix C, Appendix D, Appendix I, Appendix J, California Energy Commission requirements, State and Federal Accessibility requirements, Atwater Municipal Codes (AMC), requirements from Atwater Fire Department, Engineering, Planning and Public Works Departments respectively.
37. Once plans are approved by the City of Atwater the Building Division will contact the applicant with fee totals and approximate time when plans will be ready for pick up.
38. Building Permits cards and city approved plans and calculations shall be on site at all times when an inspection is called in.
39. The construction site shall have an address posted that will be easy for inspectors, and emergency services to see.
40. No sitework is to start until fees are paid and Building Permit is issued, failure to adhere to this will result in a STOP WORK ORDER being issued

MID WATER & POWER

40. MID does not have any facilities within or adjacent to the subject property. The subject property is located within the Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1) and Drainage District No. 2 and subject to storm drainage fees when developed.
41. Upon development, if the developer or owner desires to utilize the City of Atwater drainage facilities that ultimately discharge into MID facilities, a storm drainage agreement must be entered into with the Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1), paying all applicable fees. This property is exempt from connection fees because of its inclusion in Drainage District No. 2.

PG&E

42. PG&E operates gas and electric distribution facilities within Bell Lane along the northerly portion of the subject property. When planting near overhead electric distribution lines, select only small trees that will grow no taller than 25-feet at maturity. The Company requests all trees and vegetation be kept a minimum of 5-feet from all underground distribution lines for safety and access purposes, routinely and in the case of an emergency.
43. Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

44. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

PUBLIC WORKS

45. Applicant to construct curb, gutter, and sidewalk around project area.
46. Applicant to have a separate water service for landscaping on the project, equipped with a city approved meter and backflow.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

47. The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.
48. The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.
49. To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.
50. Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.
51. A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.
52. The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is

because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

53. Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.
54. A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.
55. The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:
 - HRA (AERMOD) modeling files
 - HARP2 files
 - Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.
56. Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective.
57. An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.
58. An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.
59. The Project may have the potential to include under-fired charbroilers. Such charbroilers may pose the potential for immediate health risk, particularly when located in densely populated areas or near sensitive receptors.
60. Since the cooking of meat can release carcinogenic PM2.5 species, such as polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be

significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises air quality concerns.

61. Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM_{2.5} standards. Therefore, the District recommends that the City include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers.
62. There are residential units located north and southwest of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).
63. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.
64. Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment.
65. It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.
66. To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public

agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

67. The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.
68. Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).
69. This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.
70. The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial development.
71. The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

72. Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.
73. The Project may be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements.
74. The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.
75. Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities).
76. The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

FIRE

77. All plans, calculations and supporting documentation are routed through the Building Division.
78. Fire Lanes, fire apparatus turning dimensions, hydrant locations, existing hydrant static flow test requests, height of buildings exceeding 35 feet, and other fire related site development questions can be discussed with the city Fire Marshall and Fire Code Official prior to construction plan submittal.
79. Plans, calculations and supporting documentation shall reflect the latest California Building Codes (Title 24) Focusing on the Fire Code including Appendix C (hydrant

location and distribution), Appendix D (Fire apparatus Access Roads), Appendix I (Fire Protection System-Non Compliance Conditions, CCR Title 24, NFPA, ASTM, California Fire Marshal requirements, and the Atwater Municipal Code (AMC).

80. In addition to the requirements of section 507.5.1 of the 2022CFC, fire hydrants shall be provided in accordance with Appendix C Table C102.1.
81. Fire Department Connections (FDC) shall be within 40 feet of a hydrant.
82. The grade of the fire apparatus access road shall be within the limits established by the Fire Marshall based on fire apparatus which shall not exceed 10 percent.
83. Fire Apparatus roads shall be designed and maintained to support the imposed loads of a fire apparatus (75,000lbs) and shall be surfaced so as to provide all-weather driving capabilities.
84. Plans, calculations and supporting documents may be sent to the city's third-party plan checking services. All fire related plans will also be reviewed by the city's Fire Marshall.
85. The Fire Marshall will review plans for sprinklers, fire suppression, fire alarms and applicable local ordinances.
86. Knox Box shall be installed for every individual commercial property or access gate.
87. Address numbers shall be clearly seen from the road serving property. Each separate commercial property shall have numbers made of weatherproof materials and shall stand out from the background. Numbers shall be a minimum of 18" tall, made with 2" wide material and shall be placed at the top right hand of the structure (unless otherwise approved by the Fire Marshall).
88. Each check valve and fire department connection (FDC) shall be painted Fire Red and have a weatherproof address sign affixed clearly indicating the structure it serves.
89. Fire Riser rooms shall be clearly marked by signage with white background and 4" tall red lettering.
90. Interior spaces housing Electrical panels shall have signage with white background and 4" tall red lettering.
91. Roof access points shall be continually clear of any debris, equipment, or vehicles. The pavement shall be striped with safety yellow (OSHA) paint and wording added "KEEP CLEAR AT ALL TIMES".

92. Approved in-building two-way emergency responder communication coverage for emergency responders will be provided. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. (2022 CFC Section 510)

ENGINEERING

93. The developer shall provide and show on the site Plan all necessary easements for access, streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation facilities and other facilities as requested by the City. Utility easements shall be a minimum of a clear fifteen feet (15') for one utility and a clear twenty feet (20') for two or more utilities or as specified by basic engineering design guidelines. Easements shall not be split between property lines unless determined otherwise by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.
94. The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees and other public entity fees in effect at the time of the issuance of the applicable permit.
95. The Developer shall submit a building permit application package which shall include grading plans, a permit application, and plan check and inspection fees and deposits to the Community Development Department. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
96. Bell Lane shall be improved to have 60' right-of-way and Bell Drive shall have 100' of Right-of-way, as stated in the City of Atwater Municipal Code, Title 16.12.030-050.
97. The Developer shall provide joint trenching for telephone, gas, electric, and cable TV service for the Development in a combined utility plan submitted with the Building Permit.
98. All existing overhead utilities on-site shall be undergrounded.
99. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
100. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City of Atwater Improvement Standards and Specifications and the most recent edition of the Caltrans Standard Plans and Specifications, all applicable federal, state, and local ordinances, standards, and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.

101. Developer shall construct complete ultimate frontage improvements along Bell Lane and Bell Drive, including, but not limited to, curbs, gutters, sidewalks, medians, street paving, street lighting, storm drain, water, sewer, and landscaping. The design and construction of all frontage improvements shall be at the developer's sole expense and shall be constructed prior to issuance of any certificate of occupancy.
102. In addition to otherwise applicable development fees, if the subject property is located within an existing or a proposed Benefit District, the developer shall pay the Benefit District fee as set forth in the Engineer's Report for the applicable Benefit District. Fees shall be charged and paid at the time of building permit issuance. The fees may be adjusted over time by according to an index approved by City Council or as allowed by law.
103. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
104. The project shall establish or annex into an existing Community Facilities District for the on-going Public Services operations including Fire and Police services.
105. The project shall establish or annex into an existing Lighting and Drainage District along with a Landscaping Maintenance District for the on-going maintenance of project lighting, open space areas and any proposed common landscape areas such as parks, landscape medians and parkway strips.
106. An encroachment permit shall be required for any construction to be done in the public right of way or in easements. Please note for any public improvement required sufficient warranty may be required by the city. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted Miscellaneous Fee Schedule.
107. Where the finished grade of the property is in excess of twelve inches (12") higher or lower than the abutting property or adjacent lots, a retaining wall or other suitable solution acceptable to the City Engineer shall be required, and any fence or wall shall be measured from the top of grade on the lower side of the retaining wall or slope. Retaining walls shall be shown on grading plans, shall be structurally engineered if over four (4) feet in height (from base of foundation to top of wall), including surcharge, and will require a separate building permit.
108. The developer shall coordinate all grading and improvements with adjacent property owners to the satisfaction of the City if required due to an encroachment. Any grading or drainage onto adjacent properties shall require written approval of those property owners affected, with said approval provided to the City Engineer.
109. All broken, cracked or otherwise damaged public improvements, such as curb, gutter, and sidewalk, shall be saw cut, removed and replaced in accordance with applicable city standards to the satisfaction of the City Engineer.

110. For the proposed on-site improvements and off-site improvements, the developer shall cause Improvement Plans to be prepared. The plans shall be prepared by a Licensed Civil Engineer or under his/her direction. The plans shall be prepared on 24" X 36" plan sheets and to a reasonable scale. The plans shall be in a format to be approved by the City Engineer and shall show all of the proposed grading and on-site and off-site improvements for the proposed development. The title of the plan shall be shown at the top of Sheet No. 1. Sheets shall be numbered in consecutive order. An index showing the sheets contained within and as a part of the Site Improvement Plan shall be shown on Sheet 1. Separate On-Site and Off-site Improvement plan sets shall be submitted for City review.
111. Prior to occupancy, the developer shall supply the City with both hardcopy and electronic (Adobe PDF and AutoCAD file formats) showing plans that reflect the project as it was built (As-Builts or Record Drawings) to the satisfaction of the City Engineer. Off-Site Improvement Plans hardcopy shall be on 4-mil minimum thickness translucent mylar film.
112. The developer shall install water services to the proposed development. Individual water services shall be provided for potable, landscape, and fire protection purposes, of adequate size for the proposed development. All services shall be metered.
113. Developer shall install a reduced pressure principle (RPP) backflow device for potable water and an approved backflow device for irrigation water. All services shall be metered, a Sensus "Flex-Net" radio read meter shall be used. Services shall include a backflow prevention device enclosure, mounted on a concrete pad. The RPP device shall include unions on both riser pipes for easier maintenance. RPP devices shall be shown on the Site Improvement Plan including, brand names and types.
114. All utility trenches or excavations shall be excavated, backfilled, and compacted in accordance with applicable City Standards and with any conditions for paving structural sections included within this resolution.
115. Applicant shall abandon and remove from the site any existing irrigation lines and other structures found. Lines shall be plugged at the property line with concrete.
116. Any water wells found during construction shall be destroyed and/or demolished in accordance with approved City Standards, requirements, and/or permits.
117. Site design and construction shall include the detention of storm water runoff. Storm drainage facilities in the project area discharge into facilities of the Merced Irrigation District (MID). If necessary, Owner will enter into "Storm Drainage Agreement with the MIDDID No. 1", paying an annual maintenance fee and any connection fees as established by the MIDDID No. 1 Board of Directors and as collected by MIDDID No. 1 and on the Merced County Tax Rolls. Existing flows and flows from proposed development are to be part of the storm drainage calculations for the development to be submitted to the City Engineer.

118. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
119. Hydrologic and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the City Engineer, or verification shall be provided that such calculations are not needed. Applicant shall be required to detain the full runoff volume of a 100 year 24 hr storm event.
120. Developer shall provide for a drainage system capable of handling and disposing of all surface water originating within the Development and all surface water that may flow onto the Development from adjacent lands. Said drainage system shall include any easements and structures required by the City Engineer to properly handle the drainage, and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.
121. Developer shall comply with Chapter 13.22 of the Atwater Municipal Code "Storm Water Management and Discharge Control" and with the City of Atwater Post Construction Standards Plan.
122. Developer shall process a Post-Construction Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the City Engineer. Applicant shall comply with the provisions of the City of Atwater Post-Construction Standards Plan.
123. Owner shall execute any agreements identified in the Post-Construction Standards Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the City Engineer and the Director of the Community Development Department.
124. Developer shall ensure finished pad elevations are at a minimum one foot above the 100-year (1% chance) base flood elevation as shown on the latest Federal Emergency Management Agency (FEMA) floodplain maps for Merced County, California. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development [Letter of Map Amendment Revision (LOMAR)], and for obtaining a Floodplain Permit from the Community Development Director for all projects on parcels identified in a Zone "A" on the FEMA Flood Insurance Rate Maps for the City of Atwater. Application for LOMAR shall be prepared and submitted by the developer prior to grading permit issuance or final map approval, whichever occurs first.
125. Detailed plans reflecting the design and construction of all public infrastructure improvements for street, sewer, water, and storm drain, both on- and off-site, shall be in conformance with the adopted Infrastructure Master Plans and as directed by the City Engineer. Developer shall have written approval from the City Engineer for any variations from the City's Master Plans prior site plan approval.

126. Ensure that the site allows for the maneuverability of fire trucks, refuse vehicles, and any emergency service vehicles around the entirety of the site. Permanent site furnishings shall be installed to maintain proper clearance for emergency vehicular turnaround where designated on plan.
127. All fire apparatus access lanes on the site plan shall be dimensioned to ensure their locations and clearances meet the 2022 California Fire Code requirements for the proposed building height. Applicant shall provide a swept-path turning analysis based on City of Atwater ladder truck apparatus for review and approval by the Engineering Division and Atwater Fire department prior to preparation and submittal of any site improvement plans.
128. Fire hydrants must be provided in compliance with Fire Department specifications. A 10-foot PUE is typically required and the fire hydrant may be located in that easement if it cannot be located within the right of way. Waivers of street improvements do not waive fire hydrant requirements.
129. Where required, automatic fire sprinkler systems shall be designated and installed in compliance with NFPA (National Fire Protection Association) standards. Fire Department Connections (FDC's) shall be located within 40 feet of a fire hydrant.
130. If required, fire hydrants shall be installed along property frontages and on-site in accordance with City of Atwater specifications. Fire hydrants shall be placed on-site in accordance with the City of Atwater Fire Department requirements; on-site placement of fire hydrants shall be reviewed and approved by the Fire Marshal All fire hydrants shall have a minimum flow of 1,500 gallons per minute. Water lines and services shall be installed in accordance with City of Atwater City Standards and specifications. Fire protection lines shall be separate from domestic service lines and shall utilize double detector check meter installations.
131. The grade of the fire apparatus access road shall be within the limits established by the code official based on fire apparatus. (Shall not exceed 10 percent.)
132. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
133. Where applicable, NO PARKING – FIRE LANE signage and/or marking(s) shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.
134. Developer to provide sewer loading calculations and report for the development.
135. Any septic systems found during construction shall be destroyed in accordance with approved Merced County Environmental Health requirements.
136. Developer shall properly abandon or relocate all utilities as necessary or required.
137. Developer shall comply with the requirements of all public utility companies.

138. All underground utilities shall be installed in conformance with existing City policy including without limitation the City of Atwater Subdivision and Zoning Ordinances.
139. The installation (if required) of all gas, electric, sewer, and water lines and any other below-surface utilities is to take place before the construction of any concrete curbs, gutters, sidewalks, and the surfacing of streets.
140. Developer shall install off-street improvements in improvement plans approved by the City Engineer to provide safe traffic conditions.
141. Applicant shall comply with all requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD).
142. The project shall be in compliance with the most recent Americans with Disabilities Act (ADA) regulations.
143. Sight distance requirements at all street intersections shall conform to City Standards.
144. The applicant shall submit a geotechnical report together with improvement plans to the City Engineer for review and approval. The report shall include the information and be in the form as required by the City Engineer and all applicable codes.
145. Developer shall submit three (3) sets of landscaping and irrigation plans to be reviewed and approved by the City of Atwater Public Works Division. Said plans shall be prepared by a landscape architect licensed in the State of California. All landscaped areas shall be equipped with seven-day automatic irrigation systems with battery back-up. All landscaping shall always be maintained and said maintenance shall be the responsibility of the developer. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Community Development Director prior to Certificate of Occupancy.
146. The developer shall plant shade trees along street frontage in accordance with the 2017 Urban Forest Master Plan.
147. All slope banks in excess of two (2) feet in vertical height shall be landscaped and irrigated for erosion control and to soften their appearance as follows:
one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1- gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of five (5) feet in vertical height also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
148. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound

operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

- 149. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

- 150. The Developer shall construct, to the satisfaction of the Director of the Department of Public Works, a public street lighting system that complies with the following conditions:
 - a. All fixtures shall use an LED light source.
 - b. All light standards, heads, and spacing shall be per City Standards. Proposed lights of an ornamental nature shall not exceed 16 feet in height designed to the satisfaction of the Community Development Director and shall be spaced and located to the satisfaction of the City Engineer.
 - c. Deposit with the City of Atwater, through the Department of Public Works, a cash deposit sufficient to:
 - i. Energize, maintain, and operate the street lighting system until tax revenues begin accruing from the Development for those purposes.
 - ii. Pay the cost to process lighting district administration of this project

- 151. Developer shall pay proportional share of off-site roadway and traffic signal improvements listed below or provide a traffic impact study and pay associated costs determined by the impact study:

A) Sycamore Avenue at State Route 99 Northbound Ramps-	0.8%
(Improvements include signalization and added Westbound turn lane)	
B) Applegate Road at Sycamore Avenue-	1.1%
(Signal modification and added lanes)	
C) Hull Road At Bell Drive-	1.1%
(Modify Intersection Geometrics)	
D) Bell Lane at Commercial Driveway-	0.7%
(Signalization of intersection)	
E) Winton Way at Olive Avenue-	0.9%
(Signalization and pavement Delineation)	
F) Winton Way at Broadway Ave-	1.4%
(Pavement Delineation)	
G) Sierra Vista Street at Atwater Blvd-	0.2%
(Extend Raised Median Island west to a point of 150 feet of the intersection)	
H) Applegate Road at Atwater Blvd-	0.9%
(Signalization modification, added Lanes, railroad crossing improvements)	
I) 5th Street at Atwater Blvd-	0.6%
(Median Island Pavement Delineation)	
J) Patriotic Drive at Truckee Ave/Bell Drive	1.8%
(Pavement Delineation and signage)	
K) Applegate Road at commerce Ave	1.8%
(Modified Lane Geometrics and Signal modification)	

- L) Applegate Road at Sunset Drive- 0.5%**
(Intersection Widening)
- M) 1st Street at Atwater Blvd- 0.3%**
(Signalization of Intersection)

Costs associated with the projects listed will be determined by the City as part of the total development impact fees.

- 152. Developer shall construct roadway improvements on west bound and eastbound bell Drive to accommodate the west Bound U-turn on Bell Drive at the northern intersection of Bell Lane, shown in submitted Improvement plans approved by the City Traffic Engineer.
- 153. Developer shall Design and reconstruct the eastbound left turn lane from Bell Drive onto Bell Lane at currently signalized intersection south of the development. Total reconstructed storage capacity shall be increased to 250 feet. If developer severs/damages any traffic signal loops/equipment existing, developer shall reconstruct damaged traffic signal equipment.
- 154. Applicant shall submit a complete area water pressure availability study for the Project prior to approval of improvement plans. If the study indicates that the present system is inadequate, Applicant must provide water system modelling prepared with a software simulation program that identifies any remedial action necessary to abate the deficiency and shall submit improvement plans for plan check and take all necessary actions at the applicant’s expense.
- 155. Applicant shall submit a study addressing on- and off-site storm water and/or sewer system capabilities. If the study indicates that the present systems are inadequate, Applicant must provide improvement plans and calculations for additional or upgraded storm water and/or sanitary sewer facilities, including off-site improvements, to correct storm water run-off and sanitary sewer demands anticipated for upstream build-out in accordance with the Atwater General Plan, and take all necessary actions at the applicant’s expense.
- 156. 6-inch (6”) high Portland Cement Concrete curbing shall be provided between all paved areas and landscaped areas. In addition, curbing between the length of any parking space and a landscaped area shall include a 12” wide “courtesy curb.” Curb cuts shall be allowed for LID drainage designs.
- 157. All Conditions of Approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These Conditions of Approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the project developer to ensure that the project contractor is aware of, and abides by, all Conditions of Approval. Prior approval from the Community Development Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.

- 158. When planting near overhead electric distribution lines, select only small trees that will grow no taller than 25-feet at maturity. The Company requests all trees and vegetation be kept a minimum of five (5) feet from all underground distribution lines for safety and access purposes, routinely and in the case of an emergency.

- 159. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work.

The foregoing resolution is hereby adopted this 20th day of December, 2023.

AYES:
NOES:
ABSENT:

APPROVED:

RONALD DAUGHERTY,
CHAIRPERSON

ATTEST:

GREG THOMPSON,
DEPUTY CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR



City of Atwater

Uniform Development Application

750 Bellevue road

Phone: (209) 357-6342/357-6349

APPLICATION FORM

Please indicate the types of application requested

- | | | |
|---|--|--|
| <input type="checkbox"/> Amend Planned Development | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Amend Conditional Use Permit | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Application for Appeal | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Lot Merger | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Other |

Describe Proposed Project:

New Construction of a 4-Story, 85 room, Interior-Corridor Limited Service hotel with breakfast room, fitness center, guest laundry, and meeting room for Holiday Inn Express and Suites, an InterContinental Hotels Group brand

APPLICANT: Chamkaur Dhaliwal

PHONE NO: 916.990.5832

ADDRESS OF APPLICANT: 1615 Bell Dr. Atwater, CA 95301

EMAIL: chamkaur_dhaliwal@yahoo.com

PROPERTY OWNER: Lakha Corp.

PHONE NO: 916.990.5832

ADDRESS OF PROPERTY OWNER: 1615 Bell Dr. Atwater, CA 95301

ASSESSOR'S PARCEL NUMBER: 001.260.001

Address/General Location of Property: Corner of Bell Dr and Bell Ln

EXISTING ZONING OF PROPERTY: B-P (Business Park)

GENERAL PLAN DESIGNATION OF PROPERTY: Vacant Lot

Indemnity Statement

To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed: Chamkaur S. Dhaliwal

Applicant

Date: 11/21/2023

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) Chamkaur Dhaliwal depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: Chamkaur S. Dhaliwal

PROPERTY OWNER

DATE:

11/21/2023

PROPERTY OWNER

DATE:

City of Atwater Processing Agreement

This an agreement for payment of costs for the City of Atwater application processing

To be completed by applicant:

This agreement is by and between the City of Atwater, California, hereafter "City," and Chamkaur Dhaliwal hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ _____ at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing, The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30) days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, The City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Applicant: Chamkaur Dhaliwal Date: 11/21/2023

Print Name and Title: CHAMKAUR DHALI WAL OWNER

Owner: Chamkaur Dhaliwal Date: 11/21/2023

Print Name and Title: CHAMKAUR DHALI WAL OWNER

City of Atwater

By: _____ Date: _____

Print Name and Title: _____



City of Atwater

HAZARDOUS WASTE AND SUBSTANCE STATEMENT

Phone: (209) 357-6342/357-6349

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: Lakha Corp.

ADDRESS: 1615 Bell Dr. Atwater, CA 95301

NAME OF APPLICANT: Chamkaur Dhaliwal

ADDRESS: 1615 Bell Dr. Atwater, CA 95301

ADDRESS OF SITE: Corner of Bell Dr and Bell Ln, Atwater, CA

APN: 001.260.001

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: _____

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: _____

APPLICANT SIGNATURE: Chamkaur S. Dhaliwal

Date 11/21/2023



**COMMUNITY DEVELOPMENT
EXISTING SITE CONDITIONS**

750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

Application: Holiday Inn Express

APN: 001.260.001

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.

Chadler S. Shabari

Signed

11/21/2023

Date

CITY OF ATWATER COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
ENVIRONMENTAL INFORMATION FORM

(This form to be completed by Applicant and returned with all Land Use Applications. Please note that additional environmental information may be requested as necessary. Use additional sheets as necessary.)

GENERAL PROJECT INFORMATION (Please type or print legibly in ink)

1. Name, Address, telephone number, and email address of land owner/applicant:
Chamkaur Dhaliwal, Lakha Corp, 1615 Bell Dr. Atwater, CA 95301
(916) 990-5832, chamkaur_dhaliwal@yahoo.com

2. Name, Address, telephone number, and email address of applicant if other than land owner:
Same

3. Address/General location and APN of the project:
001.26.001
Corner of Bell Dr and Bell Ln, Atwater, CA

4. Existing zoning: B-P (Business Park)

5. Land use designation: Vacant Lot

6. Proposed change in land use and operational statement for the proposed project:
(use extra sheet if necessary)

See attached Operational Statement

8. List any other agencies and related permits or approvals that will be required for the project: Building Permit, Health Dept.

9. List all adjacent uses to the project/property location:

North: ROW (B-P across ROW with SFR)

South: B-P (vacant)

East: B-P (vacant)

West: ROW (B-P across ROW with vacant)

PROJECT DESCRIPTION (Attached additional Sheets as Necessary)

10. Project Area: 114,165.30 sq ft Parcel Size: 2.62 acres

11. Proposed Structures: (New and Existing) Vacant land
New construction of a 12,862 sq ft (footprint) hotel with refuse container and outdoor pool
with pool equipment building

12. Percentage of lot coverage (before and after any construction generated from the project): Before: 0% , After: 12.1%

13. Number of required parking spaces (including Accessable):
106

14. School district(s) that serve the project area:
AESD, Merced Union High School District

15. Describe the landscaping improvements for the proposed project (please include all compliance with State mandated water conservation requirements):
Open areas of site to be provided with drought-tolerant landscaping and cover.
Drip irrigation in accordance with MWEL0.

16. If the proposed project is to be a phased development, please described incremental phasing and implementation of improvements. (Use additional sheets if necessary): One phase

17. If the proposed project will represent a change to any resource of cultural significance as defined in Public Resources Code section 21074 (Tribal Cultural Resource) Please provide a copy of your consultation letter and the name and address of the consulting authority:
No such change

18. List any and all hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar products used as a part of the day to day operations of the project and all storage methods. (Please note that the use and storage of certain materials will require filing of a Hazardous Materials Business Plan and Spill Prevention Containment and Countermeasure Plan as may be determined. Applicants are encouraged to consult with the Merced County Environmental Health Division and local Fire Department as Administers of said plans.):
General Cleaning (disinfecting) and Pool chemicals

19. Described the estimated consumption of water, the estimated sewage generation, and the estimated amount of storm water run-off during a 10-year, 24-hour, storm event.
Water: 8,500 Gallons per day; Sewage: 5,100; Gallons per day; Storm water: 10,142 cubic feet
-
20. Provide a description of the proposed water delivery system(s) including any on-site treatment necessary for the proposed project. (Include water use and management in the Operational Statement for the Project.): Municipal water supply
-
21. Provide a description of the proposed sanitary sewer system(s) including any on-site treatment necessary for the proposed project. (Include any capture and waste water treatment needs in the Operational Statement for the Project.): Municipal sewer system
-
22. Provide a "Can-and-will" serve letter for the project for outside agencies or that are anticipated to serve the project including any discharge agreement that may be necessary from the offices of The Merced Irrigation District. (Attach as necessary)
23. Provide any necessary percolation tests as may be necessary as determined by the City Engineer or building division.
24. Please provide the estimated amount of solid waste (garbage, spoils, or animal waste/manure) generated from the project site and methods of disposal:
Estimated 39,000 pounds of solid waste per year. Garbage disposed of via City service.
Recyclables to be diverted via City program. Yard waste disposed via City service.
-
25. Describe any earthwork (grading) that will be necessary for the project including all work associated with access roads or improvements located on adjacent lands or City owned/managed improvements. (please also list dust control methods and any compliance or permits necessary for the local Air Pollution Control District.): Entire site to be graded as part of improvements, frontage improvements to be installed at Bell Drive /Lane. Contractor to provide Dust Control Plan at time of construction. Air District permits TBD pending approval, need for an ISR expected.
-
26. Provide the estimated amount of traffic and nominate the roads impacted, which would be a result from the project. Roads impacted:
See enclosed traffic study
Estimated Average Daily Trips:

PROJECT DESCRIPTION CONT.

Please indicate below the response that most applies to the described project. Should the answer indicated differ from the information provided in the General Project Information shown above or from information already obtained from the offices of the City of Atwater, the applicant(s) will be required to provide evidence or documentation to support the answers shown. (Please attach additional sheets as may be necessary)

	Yes	Maybe	No
27. Change to existing features of any vegetation, lakes, streams, rivers, hills, or substantial alteration of ground contours.	_____	_____	X
28. Any change in quantity, direction of flow of groundwater.	_____	_____	X
29. Change in quality or alteration of drainage patterns to any lake, stream, Natural or man-made water body.	_____	_____	X
30. Change in absorption rates, drainage patterns, or the rate or amount of surface runoff.	X	_____	_____
31. Discharge into any surface water, or any alteration of surface water quality, i.e., temperature, dissolved oxygen, turbidity, etc.	_____	_____	X
32. Change in amount of surface water in any water body.	_____	_____	X
33. Change in scenic views of vistas from existing residential areas, public lands or roads.	_____	_____	X
34. Will the project affect existing housing or create a demand for additional housing.	_____	_____	X
35. Will the project result in a substantial alteration of the present or planned land use of the area.	_____	_____	X
36. Will significant amounts of solid waste (garbage, spoils, manure) or litter be generated as a result of the project.	_____	_____	X
	_____	_____	_____

PROJECT DESCRIPTION CONT.

	Yes	Maybe	No
38. Will substantial air emissions or deterioration of ambient air quality be a result of the project.	_____	_____	<input checked="" type="checkbox"/>
39. Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.	_____	_____	<input checked="" type="checkbox"/>
40. Creation of objectionable odors.	_____	_____	<input checked="" type="checkbox"/>
41. Change in existing noise or vibration levels in the vicinity, or exposure of people to major noise sources.	_____	_____	<input checked="" type="checkbox"/>
42. Will the project produce new light or glare.	<input checked="" type="checkbox"/>	_____	_____
43. Site on filled land or on a slope of 10 percent or more.	_____	_____	<input checked="" type="checkbox"/>
44. Substantial disruptions, displacements, compaction or over covering of soil.	_____	<input checked="" type="checkbox"/>	_____
45. Any uses of disposable or potential hazardous materials, toxic substances, flammables or explosives.	_____	_____	<input checked="" type="checkbox"/>
46. Substantial change in demand for municipal services such as police, fire, water, waste water treatment, City maintenance, etc.	_____	<input checked="" type="checkbox"/>	_____
47. Substantial increase in demand on fossil fuel consumption.	<input checked="" type="checkbox"/>	_____	_____
48. Relationship to larger project(s) or planning areas.	_____	_____	<input checked="" type="checkbox"/>
49. Impacts to plant or animal species or any species as may be State or Federally listed as a sensitive or endangered species	_____	_____	<input checked="" type="checkbox"/>
	_____	_____	_____

PROJECT DESCRIPTION CONT.

GENERAL ENVIRONMENTAL SETTING: Please provide a brief description of any special environmental conditions present on the project site and include photographs depicting the site and the surrounding area: No special environmental conditions present. Site is currently vacant fallow.

CERTIFICATION

I hereby certify that I/We are the legal owners of the property and project shown and described herein and that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Chamber S. Phelind

Dated: 4/4/2023

(Original signature required)

LIST OF ATTACHMENTS

1. (Operational Statement
2. (
3. (
4. (
5. (
6. (
7. (
8. (
9. (
10. (

Site Plan Checklist

- Address and County Assessor's Parcel Number.
- Name, address and telephone number of applicant, architect and/or engineer.
- Summary legend describing project information including zoning and lot size. For new construction provide summary of units permitted and proposed building coverage permitted and proposed off-street parking permitted and proposed, unit square footage breakdown.
- Vicinity Map (showing property location to major roads and major landmarks).
- Scale of plot plan, north arrow, existing property lines and dimensions.
- Names and full widths of all adjacent streets and alleys (indicate location of any medians and curb cuts).
- Show location of existing and proposed structures and walls (identify existing as a dashed line and proposed as a solid line).
- Label the use of all existing and proposed structures and areas
- Indicate setbacks, yard areas, distances between structures (setbacks to be measured from ultimate property lines if dedication is required).
- Show square footage of the structure(s) and percentage of structure coverage in relationship to the entire lot.
- Show location and dimensions of adjacent street rights-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking. Designate open parking, carports, and garages, include dimensions of parking stalls, maneuvering areas, driveways, specify paving materials; identify all curbing and wheel stops.
- N/A Show loading areas, including dimensions and screening
- Show location of trash enclosures and indicate materials
- ~~N/A~~ Show location and size of all existing proposed signs, walls, and fences.
- Indicate existing and proposed landscape areas. Preliminary landscaping should include trees and major planting areas (specific materials, sizes, and numbers will be required on detail plans following Planning Commission or City Council approval).
- Show proposed exterior lighting

Site Plan Checklist Continued

Show location and general dimensions of any existing irrigation facilities, natural drainage ways and storm drainage facilities on the site, including any proposed modifications.

N/A Show size and species of all trees 6 inches and greater in diameter at 3 feet. Indicate whether to be removed or retained.

N/A Show location of curb cuts on neighboring properties; and, in commercial and industrial zones, within 300 feet of adjacent properties and properties across the street.

N/A Location of buildings on adjacent properties (sides and rear) within 25 feet of the project site.

N/A Include development-phasing schedule (if proposed and/or applicable), including those portions of the project included in each phase, and estimated start and completion dates.

Include a table of impervious areas showing pre and post development values.



TO: Kelsey George, Planner
Planning Division - City of Atwater, CA

FROM: Christopher A. Jackson, Architect - NCARB, LEED-AP
CJ Architects, Inc.

RE: Operational Statement
Hotel Project - Bell Lane

DATE: November 22, 2023

OVERVIEW:

In general, the concept is to develop a new interior-corridor hotel on a vacant, irregularly shaped lot cornering on Bell Land and Bell Rd in Atwater, CA. The property is situated in the southwest corner of the City, just south of Route 99, Golden State Hwy. Neighboring lots to the east and south are also vacant. Lots across Bell Lane to the north are single-family residential. The property is in the “B-P Business Park District”, with a mix of surrounding uses, and a hotel is a conditional use of this district.

HOTEL SPECIFICATIONS:

The hotel is planned to have 83 guest rooms with a mix of room types ranging from studios to suites, including ample accessibility-compliant rooms with both mobility and hearing-impaired features. The building will be 4-stories and approximately 50ft high, with the top three floors primarily dedicated to guest rooms and the first floor provided with a mix of staff services, building support services, public spaces/guest amenities, meeting rooms, and a few guest rooms. The footprint of the building will be just under 13,000 sq. ft. The exterior of the hotel will provide a mix of materials in a pleasing color palette and blended composition of synthetic stucco, stone, and architectural metals, with a lot of window fenestration.

OPERATIONS:

The proposed hotel brand, Holiday Inn Express & Suites, is considered a limited-service brand under parent company InterContinental Hotels Group (IHG). The function of this brand is to provide a one-to-six-night stay to professional, business, and recreational travelers. The limited services provided include outdoor pool, fitness center, laundry, meeting space, business center, sundries market, and complimentary continental breakfast, as well as various in-room amenities typical of the industry (wi-fi, cable television, coffee, microwave, refrigerator, etc).

This hotel will also offer a convertible meeting space, planned for rental purposes, available to small groups for a meeting or presentation. Parking counts have been provided to support this.

There will be approximately 10 employees on a given shift, including a manager, 1-2 front desk personnel, a building engineer (custodian), and 4-6 housekeepers. Parking has been provided to support this level of staff.



CONCLUSION:

This part of the City of Atwater, as well as the Golden State Highway corridor, is vastly underserved with transient guest room beds. We believe this project will fulfill a useful need to the community and Merced County alike, without creating a hindrance or nuisance otherwise. This project will also integrate nicely into the surroundings and provide an appealing and graceful integration into the local fabric.

Respectfully Submitted-

Christopher A Jackson, Architect - NCARB, LEED-AP
President and Principal - CJ Architects, Inc.

CC: Chamkaur Dhaliwal

Attachments:

Site Plan
Floor Plans
Exterior Elevations

MODIFIED PROTOTYPE v2.2

CONDITIONAL USE PERMIT APPLICATION - CITY OF ATWATER, CA NOVEMBER 22, 2023



Issue Date Description
2023/11/22 C.U.P. APPLICATION



DRAWING INDEX	
DRAWING NUMBER	DRAWING NAME
ARCHITECTURE	
A001	PROJECT COVER, EXTERIOR IMAGE
A100	ARCHITECTURAL SITE PLAN
A111	FLOOR PLAN - LEVEL 1
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
CIVIL	
SHEET 1 OF 1	CONCEPTUAL SITE PLAN AND UTILITY PLAN
LANDSCAPING	
L1	PRELIMINARY LANDSCAPE PLAN



cj architects, inc.
Darien, IL
773.383.6556
Corp. Entity #: 4302516

P.O.R. SEAL



NOT FOR CONSTRUCTION

Project Address
Lot 001.260.001 Bell Dr.
Atwater, CA 95301
InnCode: TBD
Project Number
TBD
Description

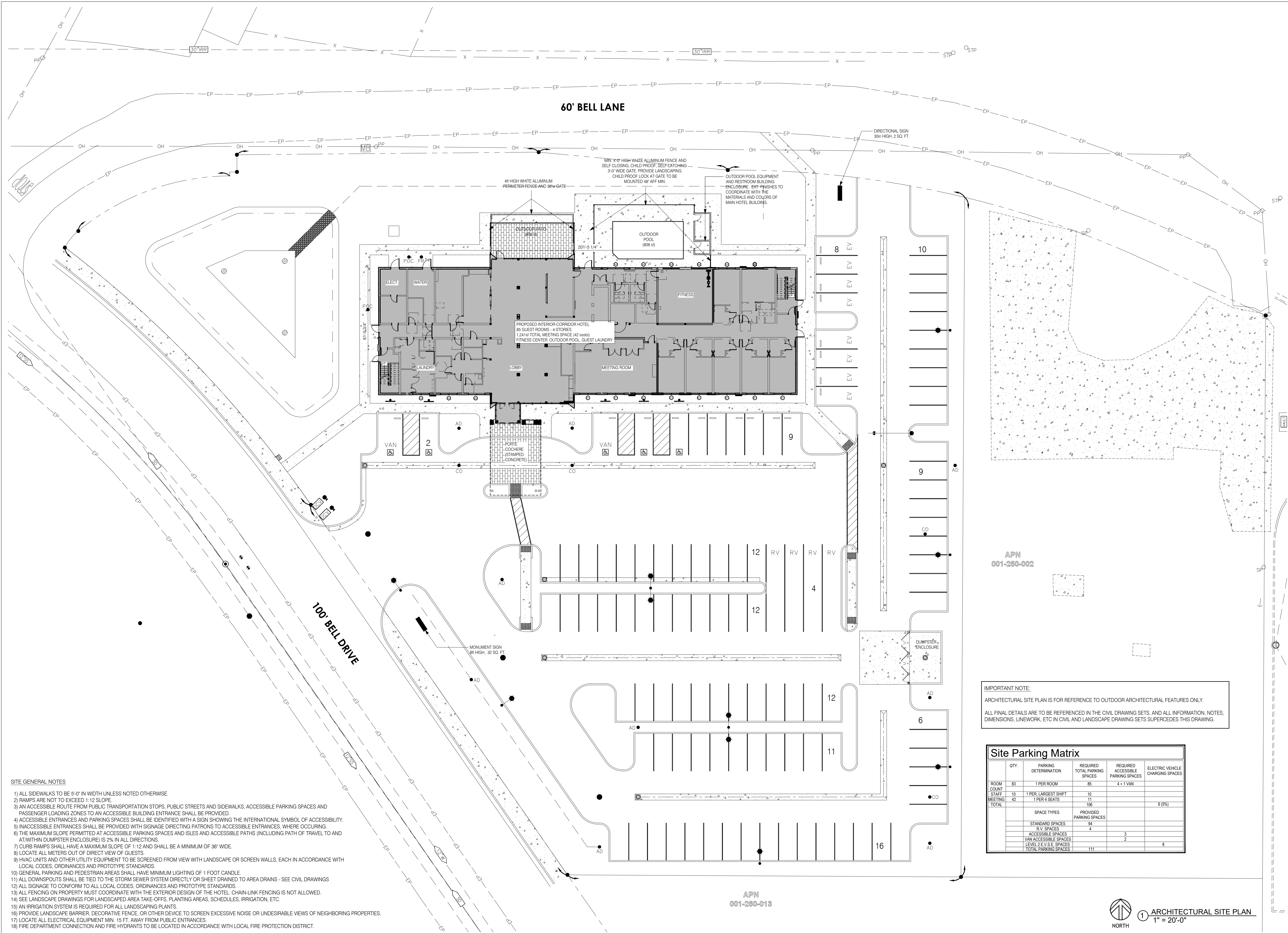
PROJECT COVER SHEET

Scale
As indicated

A001

NOTE: IMAGE IS SHOWN FOR REFERENCE ONLY TO EXHIBIT GENERAL DESIGN INTENT AND MATERIAL THEORY. ACTUAL COLORS AND PATTERNS MAY VARY SLIGHTLY.

60' BELL LANE



- SITE GENERAL NOTES**
- 1) ALL SIDEWALKS TO BE 5'-0" IN WIDTH UNLESS NOTED OTHERWISE.
 - 2) RAMPS ARE NOT TO EXCEED 1:12 SLOPE.
 - 3) AN ACCESSIBLE ROUTE FROM PUBLIC TRANSPORTATION STOPS, PUBLIC STREETS AND SIDEWALKS, ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES TO AN ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED.
 - 4) ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - 5) INACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH SIGNAGE DIRECTING PATRONS TO ACCESSIBLE ENTRANCES, WHERE OCCURRING.
 - 6) THE MAXIMUM SLOPE PERMITTED AT ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PATHS (INCLUDING PATH OF TRAVEL TO AND AT/WITHIN DUMPSTER ENCLOSURE) IS 2% IN ALL DIRECTIONS.
 - 7) CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL BE A MINIMUM OF 36" WIDE.
 - 8) LOCATE ALL METERS OUT OF DIRECT VIEW OF GUESTS.
 - 9) HVAC UNITS AND OTHER UTILITY EQUIPMENT TO BE SCREENED FROM VIEW WITH LANDSCAPE OR SCREEN WALLS, EACH IN ACCORDANCE WITH LOCAL CODES, ORDINANCES AND PROTOTYPE STANDARDS.
 - 10) GENERAL PARKING AND PEDESTRIAN AREAS SHALL HAVE MINIMUM LIGHTING OF 1 FOOT CANDLE.
 - 11) ALL DOWNSPOUTS SHALL BE TIED TO THE STORM SEWER SYSTEM DIRECTLY OR SHEET DRAINED TO AREA DRAINS - SEE CIVIL DRAWINGS.
 - 12) ALL SIGNAGE TO CONFORM TO ALL LOCAL CODES, ORDINANCES AND PROTOTYPE STANDARDS.
 - 13) ALL FENCING ON PROPERTY MUST COORDINATE WITH THE EXTERIOR DESIGN OF THE HOTEL. CHAIN-LINK FENCING IS NOT ALLOWED.
 - 14) SEE LANDSCAPE DRAWINGS FOR LANDSCAPED AREA TAKE-OFFS, PLANTING AREAS, SCHEDULES, IRRIGATION, ETC.
 - 15) AN IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING PLANTS.
 - 16) PROVIDE LANDSCAPE BARRIER, DECORATIVE FENCE, OR OTHER DEVICE TO SCREEN EXCESSIVE NOISE OR UNDESIRABLE VIEWS OF NEIGHBORING PROPERTIES.
 - 17) LOCATE ALL ELECTRICAL EQUIPMENT MIN. 15 FT. AWAY FROM PUBLIC ENTRANCES.
 - 18) FIRE DEPARTMENT CONNECTION AND FIRE HYDRANTS TO BE LOCATED IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT.

IMPORTANT NOTE:
ARCHITECTURAL SITE PLAN IS FOR REFERENCE TO OUTDOOR ARCHITECTURAL FEATURES ONLY.
ALL FINAL DETAILS ARE TO BE REFERENCED IN THE CIVIL DRAWING SETS, AND ALL INFORMATION, NOTES, DIMENSIONS, LINEWORK, ETC. IN CIVIL AND LANDSCAPE DRAWING SETS SUPERCEDES THIS DRAWING.

Site Parking Matrix					
	QTY.	PARKING DETERMINATION	REQUIRED TOTAL PARKING SPACES	REQUIRED ACCESSIBLE PARKING SPACES	ELECTRIC VEHICLE CHARGING SPACES
ROOM	83	1 PER ROOM	85	4 + 1 VAN	
STAFF	10	1 PER LARGEST SHIFT	10		
MEETING	42	1 PER 4 SEATS	11		
TOTAL			106		6 (5%)
		SPACE TYPES	PROVIDED PARKING SPACES		
		STANDARD SPACES	94		
		RV SPACES	4		
		ACCESSIBLE SPACES		3	
		VAN ACCESSIBLE SPACES		2	
		LEVEL 2 E.V.S.E. SPACES			8
		TOTAL PARKING SPACES	111		

cj architects, inc.
Darien, IL
773.383.6556
Corp. Entity #: 4302516

P.O.R. SEAL



NOT FOR CONSTRUCTION

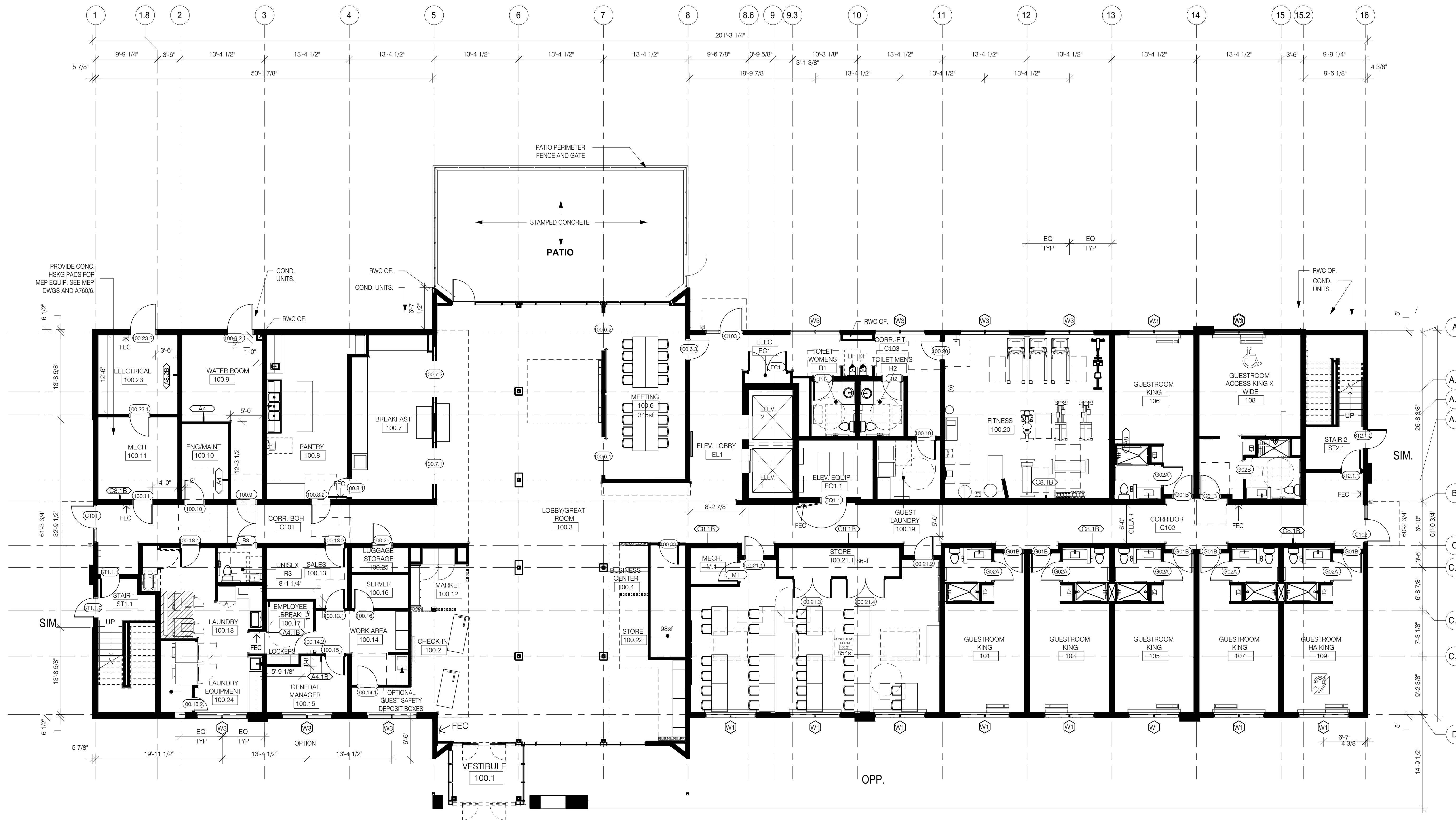
Project Address
Lot 001.260.001 Bell Dr.
Atwater, CA 95301
InnCode: TBD
Project Number
TBD
Description

ARCHITECTURAL SITE PLAN

Scale
As indicated

A100

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



cj architects, inc.
Darien, IL
773.383.6556
Corp. Entity #: 4302516

P.O.R. SEAL



NOT FOR CONSTRUCTION

Project Address
Lot 001.260.001 Bell Dr.
Atwater, CA 95301
InnCode: TBD
Project Number
TBD
Description

FLOOR PLAN - LEVEL 1

Scale
As indicated

EXTERIOR MATERIALS BASIS OF DESIGN

THE FOLLOWING MATERIALS REPRESENT THE BASIS OF THE PROTOTYPE DESIGN.

EXTERIOR WINDOWS
KAWNEER ENCORE 4 1/2" X 1 3/4" FRAMING SYSTEM (ALT. QUAKER E300 SERIES PW WINDOWS).
COLOR: BLACK, ALUMINUM EXTERIOR, INTERIOR & SILL FLASHING.

STOREFRONT FRAMING & ENTRANCE SWING DOORS
KAWNEER ENCORE 6" X 1 3/4" FRAMING SYSTEM, INCLUDING 1" THICK INSULATED ALUMINUM METAL PANEL SET INTO GLAZING POCKET & SPANDREL INSULATION.
COLOR: BLACK, ALUMINUM EXTERIOR & INTERIOR.
COLOR @ ENTRANCE VESTIBULE: WHITE, ALUMINUM EXTERIOR & INTERIOR.

AUTOMATIC SLIDING ENTRANCE DOORS
EXTERIOR: BESAM OVERHEAD CONCEALED SL500 W/ ECODOOR SEALS, MAGNETIC CATCHES & EXTERIOR INSULATED CLEAR GLASS.
INTERIOR: BESAM OVERHEAD CONCEALED SL500 W/ INTERIOR CLEAR GLASS.
COLOR: WHITE, EXTERIOR & INTERIOR.

GLAZING COMPONENTS
EXTERIOR INSULATED CLEAR GLASS: GL-10 VIRACON VUE1-50.
EXTERIOR INSULATED SPANDREL GLASS: GL-10S VIRACON VUE1-50 W/ HIGH-OPACITY V175 CERAMIC FRIT.
INSULATED GLASS SPACERS: MATCH ADJACENT SYSTEM DESIGN.
INTERIOR CLEAR GLASS: GL-1 VIRACON CLEAR FLOAT GLASS.
(T) DENOTES TEMPERED SAFETY GLASS IS REQUIRED.

EPDM ROOF SYSTEM
CARULSE'S BLACK EPDM 90 ml SURE SEAL, COMPLETE WITH TREATED WOOD BLKG, VAPOR BARRIER, ROOF INSULATION, WALKWAY PADS & ROOF BOARDS.

EXTERIOR INSULATED HOLLOW METAL DOORS & FRAMES
EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH WALL FINISH.

APC WALL BASE
CUSTOM FABRICATED WALL BASE, NATURAL APC SMOOTH PITLESS SURFACE W/ CLEAR SEALER FINISH; PROVIDE MITERED CORNERS & ALIGN JOINTS W/ EIFS JOINTS.

GUESTROOM EXTERIOR GRILLS
RUSKIN ELF151 THIN LINE STATIONARY LOUVER & BLANK OFF BACKING PANELS.
COLOR: BLACK.

SHEET METAL GRAVEL STOP TYPE COPING (SHT MTL-WH)
PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING & FASCIA.
COLOR: MATCH ADJACENT FINISH.

ELEVATOR OVERRUN GRAVEL STOP TYPE COPING (SHT MTL-GR), SCUPPER & DOWNSPOUT
PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING & FASCIA.
COLOR: MATCH ADJACENT FINISH.

EXTERIOR PATIO FENCE (4'-0" HIGH FENCE & 3'-0" GATE)
NATURES COMPOSITES TERRAFENCE W/ POSTS AT CORNERS, END & EVENLY SPACED AT 5'-0" O.C. VERTICAL PICKETS SPACED 1" APART ON 3 HORIZONTAL RAILS.
COLOR: BLACK.

ROOF HATCH
INDUSTRIES RHG-2-STH ROOF ACCESS HATCH 30" x 54" WITH SAFETY RAILING.

ENTRANCE CANOPY
STANDING SEAM METAL ROOF
PAC-CLAD SNAP CLAD 12" STANDING SEAM METAL ROOFING.
COLOR: MATCH ALUCOBOND GRAPHITE MICA FINISH.

ROOF EDGE FLASHING AND FASCIA - METAL PANEL C
ALUCOBOND PLUS/ACCENT
EXTERIOR GRADE PAINT, COLOR: MATCH ALUCOBOND GRAPHITE MICA FINISH.
GRIND ALL WELDS SMOOTH PRIOR TO PAINT APPLICATION.

COLUMNS (VISIBLE)
EXTERIOR GRADE PAINT, COLOR: WHITE, POWDER COATED
GRIND ALL WELDS SMOOTH PRIOR TO PAINT APPLICATION.

LINEAR WOOD CEILING, WOOD GRAIN, PREFINISHED UNPERFORATED PANELS - METAL PANEL D
LUXLAP V-GROOVE 6" METAL PANEL
COLOR: WOODGRAIN CEDAR.

STAMPED CONCRETE CANOPY & PATIO
CUSTOM SIZE, STAMP 9" X 54" BASED ON BUTTERFIELD 18" X 36" BLUESTONE BST4210.
COLOR: SCOFIELD, LITHICHROME 1139 BURBERY BEIGE.

EIFS
PDR ACRYLIC FINISH; PROVIDE HIGH IMPACT SYSTEM WITHIN 6'-0" ABOVE GRADE

COOL SCHEME
EIFS-A1 STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0020
EIFS-A2 STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0030
EIFS-A3 STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0040
EIFS-A4 STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0050
EIFS-A5 STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0060
EIFS-B STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0040

WARM SCHEME
EIFS-A1W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0025
EIFS-A2W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0030
EIFS-A3W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0045
EIFS-A4W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0055
EIFS-A5W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0060
EIFS-BW STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0040

SHEET NOTES

- METAL COPING; COLOR TO MATCH ADJACENT WALL FINISH.
- EXTERIOR WINDOWS - WITH GRILLES AT GUESTROOMS ONLY UNO
- EXHAUST FANS (SEE MECH DWGS)
- MECHANICAL GRILLES AND/OR LOUVERS TO BE PAINTED TO MATCH ADJACENT EXTERIOR FINISH.
- SOLID CANOPY, TYPICAL AT SECONDARY BUILDING ENTRANCES.
- BUILDING SIGN BY OTHERS, PROVIDE BLOCKING & POWER.
- SCUPPERS AND DOWNSPOUTS; COLOR TO MATCH ADJACENT WALL FINISH.
- GROUND-BASED CONDENSER UNITS (SEE MECH. DWGS.)
- OVERFLOW ROOF DRAIN CONDUCTOR HEAD.
- DRYER EXHAUST VENT LOUVER; COLOR TO MATCH ADJACENT WALL FINISH.
- ROOF HATCH SAFETY RAILING; FINISH TO MATCH EIFS A3.
- WALL MOUNTED LIGHT TYPE "EA", (OPTIONAL RECESSED LIGHT, EB, LOCATED IN CANOPY).
- PROVIDE EXTERIOR BRAND HALLMARK LIGHTS TO UPLIGHT BEVELED ENTRY ARTICULATION. REFER TO PROTOTYPE BOOK AND DESIGN GUIDE.

LEGEND

EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A1
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A2
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A3
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A4
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A5
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS B - REVEALS AT 6" OC
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL C - ENTRY CANOPY
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL D - WOOD-LIKE METAL PANELS (WALL & SOFFIT)

NOTE: PRIMARY EXTERIOR MATERIALS SHALL BE THE COOL COLOR SCHEME. SEE EXTERIOR MATERIALS LIST.

P.O.R. SEAL



NOT FOR CONSTRUCTION

Project Address
Lot 001.260.001 Bell Dr.
Atwater, CA 95301
InnCode: TBD

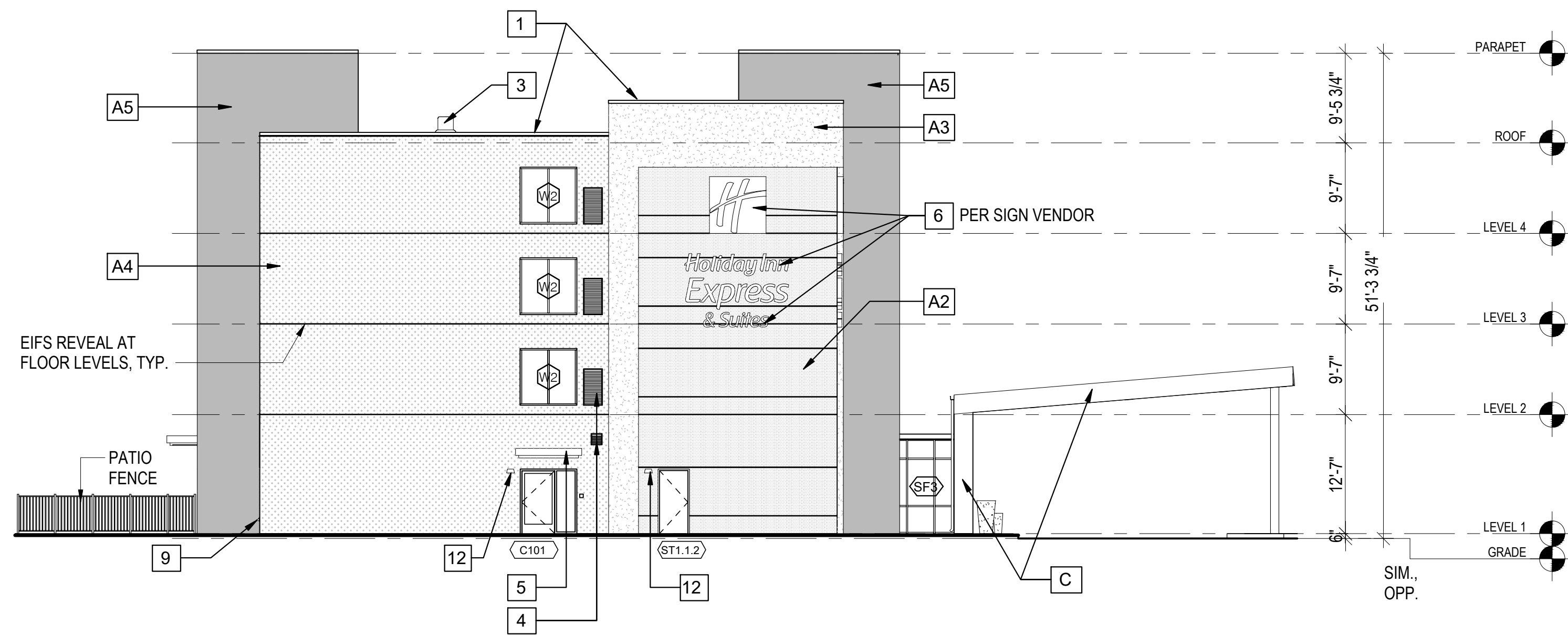
Project Number
TBD

Description

EXTERIOR ELEVATIONS

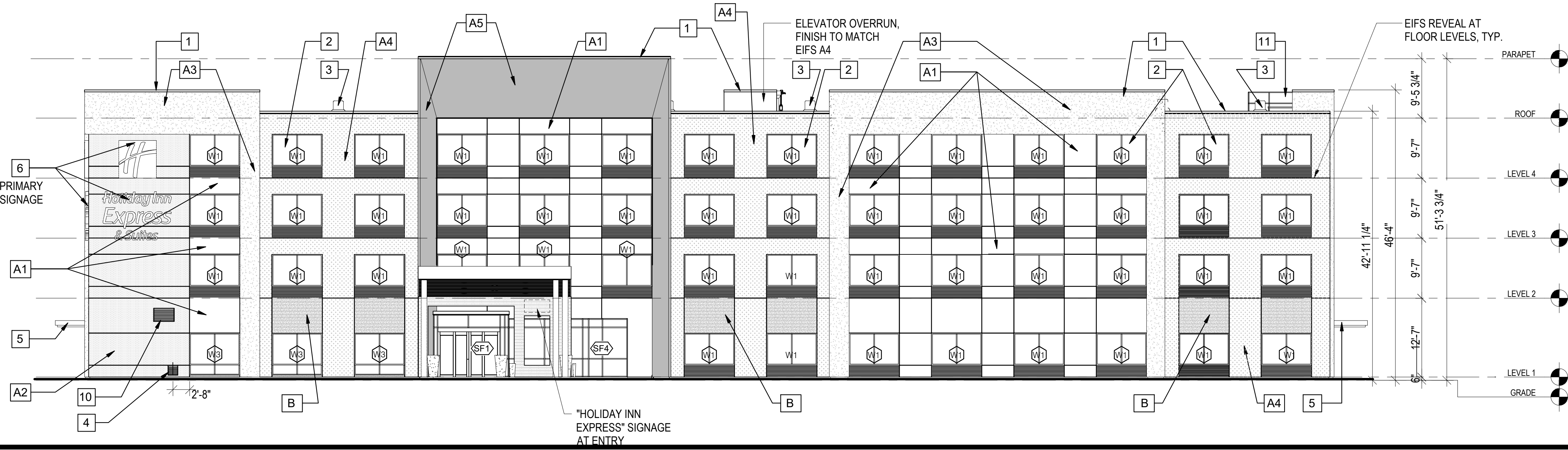
Scale
As indicated

A201



EXTERIOR ELEVATION, SIDE/WEST
SCALE: 3/32" = 1'-0"

02



EXTERIOR ELEVATION, FRONT/SOUTH
SCALE: 3/32" = 1'-0"

01

EXTERIOR MATERIALS BASIS OF DESIGN

THE FOLLOWING MATERIALS REPRESENT THE BASIS OF THE PROTOTYPE DESIGN.

EXTERIOR WINDOWS
 KAWNEER ENCORE 4 1/2" X 1 3/4" FRAMING SYSTEM (ALT. QUAKER E300 SERIES PW WINDOWS).
 COLOR: BLACK, ALUMINUM EXTERIOR, INTERIOR & SILL FLASHING.

STOREFRONT FRAMING & ENTRANCE SWING DOORS
 KAWNEER ENCORE 6" X 1 3/4" FRAMING SYSTEM, INCLUDING 1" THICK INSULATED ALUMINUM METAL PANEL SET INTO GLAZING POCKET & SPANDREL INSULATION.
 COLOR: BLACK, ALUMINUM EXTERIOR & INTERIOR.

AUTOMATIC SLIDING ENTRANCE DOORS
 EXTERIOR: BESAM OVERHEAD CONCEALED SL500 W/ ECODOOR SEALS, MAGNETIC CATCHES & EXTERIOR INSULATED CLEAR GLASS.
 INTERIOR: BESAM OVERHEAD CONCEALED SL500 W/ INTERIOR CLEAR GLASS.
 COLOR: WHITE, EXTERIOR & INTERIOR.

GLAZING COMPONENTS
 EXTERIOR INSULATED CLEAR GLASS: GL-10 VIRACON VUE1-50.
 EXTERIOR INSULATED SPANDREL GLASS: GL-10S VIRACON VUE1-50 W/ HIGH-OPACITY V175 CERAMIC FRIT.
 INSULATED GLASS SPACERS: MATCH ADJACENT SYSTEM DESIGN.
 INTERIOR CLEAR GLASS: GL-1 VIRACON CLEAR FLOAT GLASS.
 (T) DENOTES TEMPERED SAFETY GLASS IS REQUIRED.

EPDM ROOF SYSTEM
 CARUSLE'S BLACK EPDM 90 ml SURE SEAL, COMPLETE WITH TREATED WOOD BLKG, VAPOR BARRIER, ROOF INSULATION, WALKWAY PADS & ROOF BOARDS.

EXTERIOR INSULATED HOLLOW METAL DOORS & FRAMES
 EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH WALL FINISH.

APC WALL BASE
 CUSTOM FABRICATED WALL BASE, NATURAL APC SMOOTH PITLESS SURFACE W/ CLEAR SEALER FINISH; PROVIDE MITERED CORNERS & ALIGN JOINTS W/ EIFS JOINTS.

GUESTROOM EXTERIOR GRILLS
 RUSKIN ELF13 THIN LINE STATIONARY LOUVER & BLANK OFF BACKING PANELS.
 COLOR: BLACK.

SHEET METAL GRAVEL STOP TYPE COPING (SHT MTL-WH)
 PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING & FASCIA.
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ENTRANCE CANOPY
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 COLOR: MATCH ALUCOBOND GRAPHITE MICA FINISH.

ROOF EDGE FLASHING AND FASCIA - METAL PANEL C
 ALUCOBOND PLUS/ACCENT
 COLOR: CLASSIC COLLECTION - GRAPHITE MICA PVDF 2, GLOSS 25-35.

STEEL FRAME, PAINT FINISHED
 EXTERIOR GRADE PAINT, COLOR: MATCH ALUCOBOND GRAPHITE MICA FINISH.
 GRIND ALL WELDS SMOOTH PRIOR TO PAINT APPLICATION.

COLUMNS (VISIBLE)
 EXTERIOR GRADE PAINT, COLOR: WHITE, POWDER COATED
 GRIND ALL WELDS SMOOTH PRIOR TO PAINT APPLICATION.

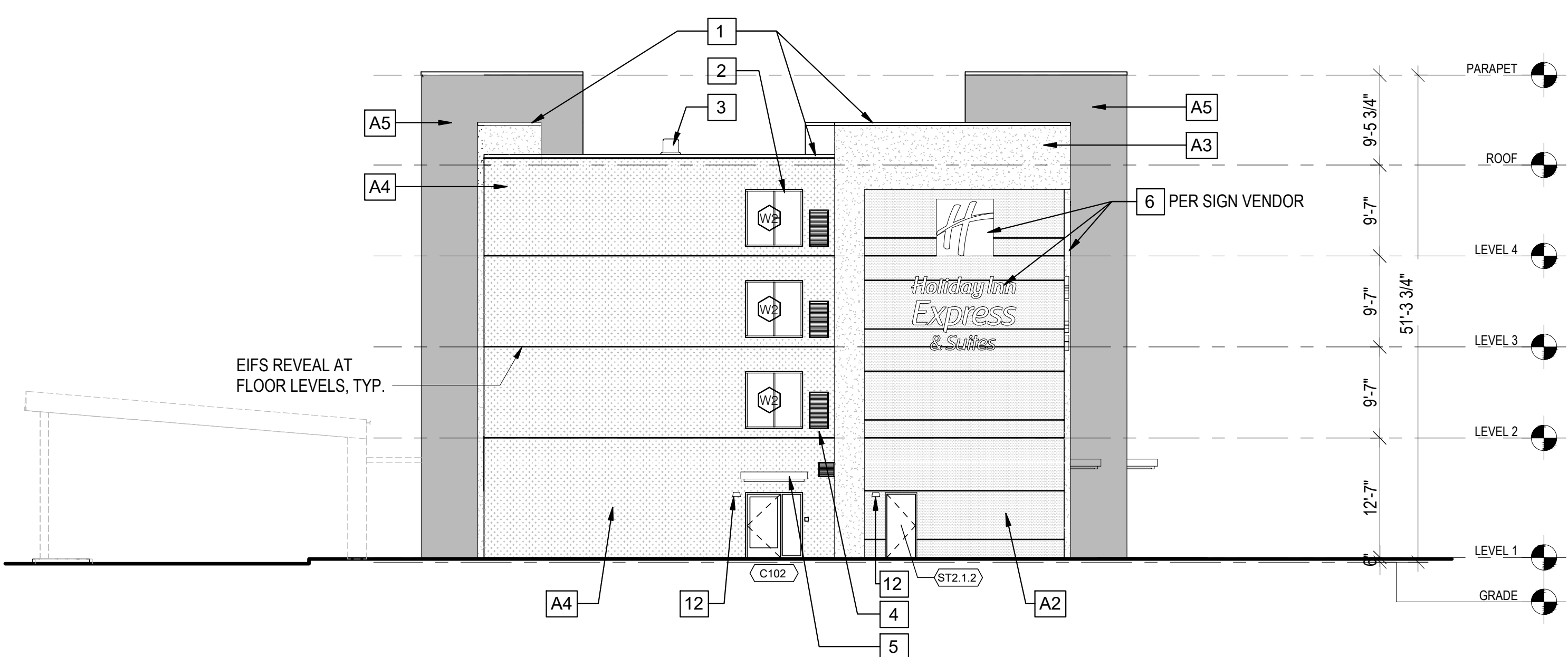
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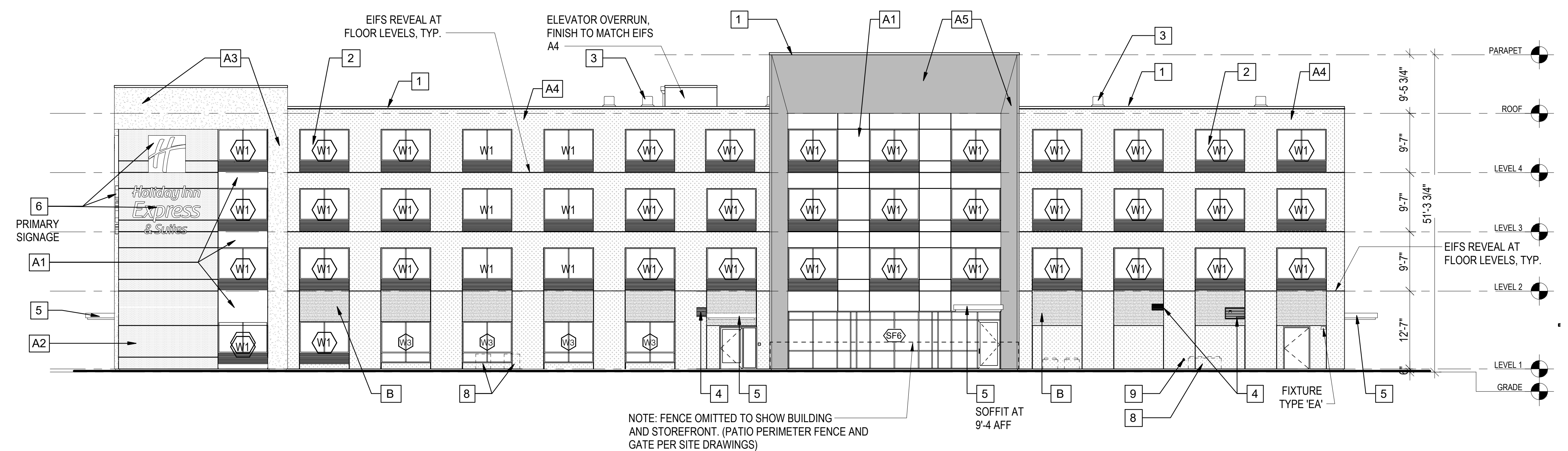
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 EIFS-A5W STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0060
 EIFS-BW STO CORP. STOLIT FINE TEXTURE COLOR: NA23-0040



EXTERIOR ELEVATION, SIDE/EAST
 SCALE: 3/32" = 1'-0"

04



EXTERIOR ELEVATION, REAR/NORTH
 SCALE: 3/32" = 1'-0"

03

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Issue Date	Description
2023/11/22	C.U.P. APPLICATION


cj architects, inc.
 Darien, IL
 773.383.6556
 Corp. Entity #: 4302516

P.O.R. SEAL



NOT FOR CONSTRUCTION

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Project Address
 Lot 001.260.001 Bell Dr.
 Atwater, CA 95301
 InnCode: TBD

Project Number
 TBD

Description

EXTERIOR ELEVATIONS

Scale
 As indicated

A202