

May 2, 2016

Mr. Russell King, PE, President  
**KING ENGINEERING, INC.**  
563 Brunswick Road, Suite 11  
Grass Valley, CA 95945

**RE: TREES RESORT AT DARK HORSE: PARKING DEMAND ANALYSIS**

Dear Mr. King:

As requested, this letter summarizes our evaluation of the adequacy of the parking supply associated with the proposed Trees Resort at Dark Horse Project. As we understand, the project involves the development of lodging at various locations and amenities that will enhance the existing golf course. Because the project's lodging units will accommodate parking code requirements at each individual home site, investigation of the adequacy of residential parking is not required. This evaluation focusses on the parking supply to be developed for the new facilities at the golf course.

**Project Description**

**Parking Supply.** The new facility will be served by an expanded parking supply, as noted in the site plan (attached). A total of 140 spaces are planned in the area of the clubhouse, and another twelve spaces are available near the Golf Maintenance site. The total parking supply is 152 spaces.

**Uses.** The project includes a roughly 8,000 sf clubhouse that will accommodate various functions, as noted in the table below. In concept the clubhouse house space provides food service and bar space for golfers who are not actually on the course, as well as limited office, retail and conference space.

**Parking Requirements**

**Individual Requirements based on Code.** The project's parking requirement has been calculated by aggregating the individual parking requirements of the various project elements based on Nevada County Parking Code. The course itself would require 4 spaces per hole to accommodate play on a day when the course was fully utilized, assuming each player drove his/her own car to the site. The club house facilities would then accommodate persons who are waiting to play or golfers who have finished their round. By applying code requirements to the individual project elements it is possible to identify a parking demand of 69 spaces associated with uses in the building. The club's maintenance / golf barn would have a code requirement for three spaces. All together the project's parking requirement would be 144 spaces.

<b>TREES RESORT AT DARK HORSE PARKING REQUIREMENTS</b>					
Use		Code Category	Quantity	Rate	Parking Spaces
Clubhouse	Dining Hall	Restaurant	2,210 sf	1 / 150 sf	15
	Dining Deck Area	Restaurant	2,657 sf	1 / 150 sf	18
	Conference Deck Area	Restaurant	549 sf	1 / 150 sf	4
	Lounge Area	Bar	634 sf	1 / 100 sf	7
	Deck Area	Bar	649 sf	1 / 100 sf	7
	Conference Rooms	(1)	644 sf	1 / 50 sf	13
	Manager's Office / Account's Office	Office-General	231 sf	1 / 200 sf	2
	Pro-shop	Retail - General	500 sf	1 / 200	3
	<i>Subtotal</i>			<i>8,074 sf</i>	
Golf Course			18 homes	4 / hole	72
Ancillary Uses	Cart Barn / Maintenance	Warehousing	6,000 sf	1 / 2,000 sf	3
<b>Total Parking Spaces Required</b>					<b>144</b>
<b>Total Parking Spaces Provided</b>					<b>152</b>
(1) Requirement taken from Lodging parking requirement for assembly area.					

**Assessment**

The proposed parking supply in the immediate vicinity of the clubhouse totals 140 spaces. This closely matches the aggregate demands associated with the clubhouse and golf course (i.e., 141 spaces). Additional parking will be available in the vicinity of the Golf Maintenance facility where the supply exceeds the anticipated demand. Because the total supply satisfies the identified demand based on code, the project's parking will be adequate.

Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,



Kenneth D. Anderson, P.E.  
 President

Enc:

**KDA**

