

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION NO. 2025-12

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2022-00000079/DP-TM
(GRAY'S CROSSING LOT F DEVELOPMENT PERMIT)**

WHEREAS, in February 2004, the Town Council certified the Gray's Crossing Environmental Impact Report (SCH #2002072115) and the Gray's Crossing Specific Plan that envisioned a comprehensive development with a mix of uses including a diversity of housing types, commercial uses, lodging, recreation, and open space components; and

WHEREAS, a Tentative Map for Unit 2 was approved as part of the Gray's Crossing Specific Plan which identified the project area as Open Space Parcel 1 and Attached Parcel 2, and included attached residential units and open space; and

WHEREAS, Final Map No. 02-007 (Gray's Crossing Phase 3 Subdivision Map, Book 8, page 168) created Lot F for future development of attached housing and open space; and

WHEREAS, the Town received an application requesting approval of a Development Permit to construct 15 duplexes (30 attached residential units) and two triplex buildings (six attached residential units), and disturb 26,000 s.f. or more of the site, establishing the following permitted uses: "multi-family dwellings, individual ownership" and "multi-unit dwellings" on Assessor's Parcel Number 043-010-007-000 and a Tentative Map to subdivide Lot F into 32 multi-family residential lots, four common area/open space lots, one right-of-way lot, and associated easements, including public improvements such as a Class I Bicycle Path connecting Lot A to the existing Class I bike trail;

WHEREAS, the Planning Commission is the review authority for Development Permits and Tentative Maps creating more than five lots; and

WHEREAS, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site on September 5, 2025 informing the public of the date, time, and location of the public hearing for consideration of the approval or denial of the Development and Tentative Map; and

WHEREAS, the public hearing scheduled for September 16, 2025 was canceled due to a lack of quorum; and

WHEREAS, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site on October 10, 2025 informing the public of the date, time, and location of the public hearing for consideration of the approval or denial of the Development Permit and Tentative Map; and

WHEREAS, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

WHEREAS, the Planning Commission held a public hearing on October 21, 2025 on the

requested Development Permit and Tentative Map and considered all public comment, testimony and evidence; and

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2022-00000079/DP-TM (Gray's Crossing Lot F Development Permit and Tentative Map):

1. Determines the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65457 (Residential Projects Consistent with a Specific Plan); and
2. Approve a Development Permit to construct 15 duplexes (30 attached residential units) and two triplex buildings (six attached residential units), and disturb 26,000 s.f. or more of the site, establishing the following permitted uses: "multi-family dwellings, individual ownership" and "multi-unit dwellings" on Assessor's Parcel Number 043-010-007-000; subject to the conditions of approval set forth in Exhibit "B" (Conditions of Approval) and as shown in Exhibit "A" (Project and Architectural Plans) attached hereto and incorporated herein; and
3. Approve a Tentative Map to subdivide Lot F into 32 multi-family residential lots, four common area/open space lots, one right-of-way lot, and associated easements, including public improvements such as a Class I Bicycle Path connecting Lot A to the existing Class I bike trail on Assessor's Parcel Number 043-010-007-000, subject to the conditions of approval set forth in Exhibit "B" (Conditions of Approval) and as shown in Exhibit "A" (Project and Architectural Plans) attached hereto and incorporated herein

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit C (Findings), in support of approval of the Development Permit and Tentative Map.

The foregoing Resolution was introduced by Commission Member _____ and seconded by Commission Member _____ at a Regular Meeting of the Truckee Planning Commission held on the 21st day of October and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Administrative Technician

Attachments:

- Exhibit A: Project (including Tentative Map) and Architecture Plans
- Exhibit B: Conditions of Approval
- Exhibit C: Findings
- Exhibit D: Gray's Crossing Specific Plan EIR Mitigation Measures

PLANNING COMMISSION RESOLUTION NO. 2025-12

EXHIBIT "A"

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2022-00000079/DP-TM
(GRAY'S CROSSING LOT F DEVELOPMENT PERMIT AND TENTATIVE MAP)**

PROJECT (INCLUDING TENTATIVE MAP) AND ARCHITECTURE PLANS

PROPERTY ADDRESS

LOT F "GRAY'S CROSSING PHASE 3
8/SUBD/168 O.R.N.C.
PROSSER DAM ROAD
TRUCKEE, CA 96161

OWNER

DK ALVISO LLC
P.O. BOX 1268
ALVISO, CA 95002

MAP PREPARED BY

SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER

043-010-007-000

LOT AREA

11.77 ACRES

FIRE PROTECTION

TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER

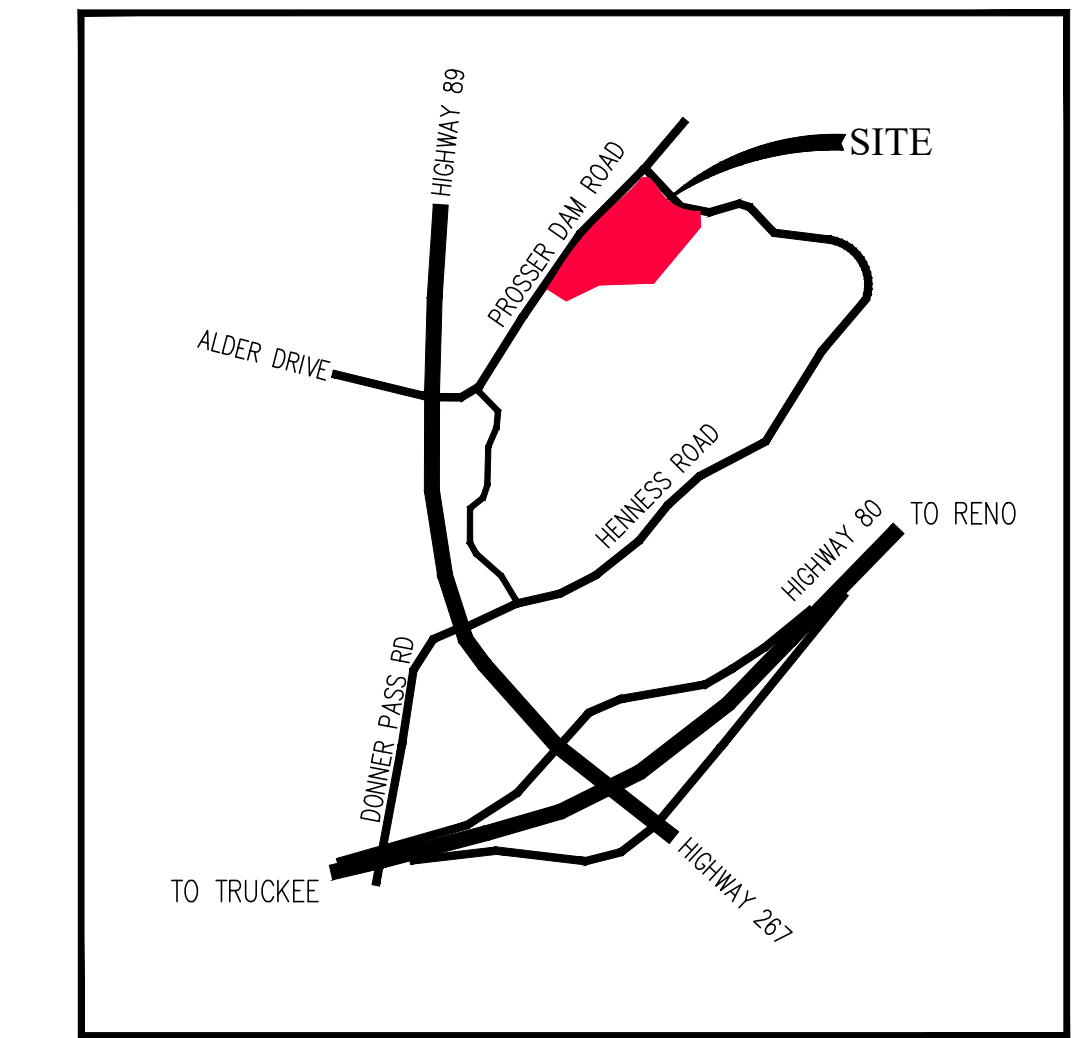
TRUCKEE SANITARY DISTRICT

LAND USE STATISTICS

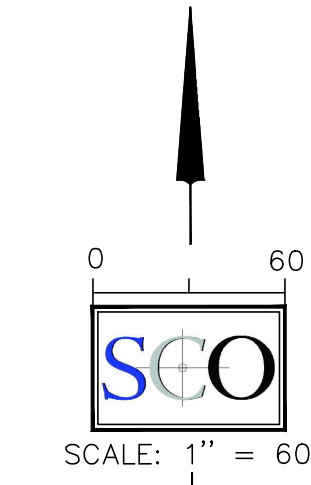
	LAND AREA		
	Sq. Ft.	Acres	%
Bldg Footprint	76,905	1.77	15.0
Asphalt	71,867	1.65	14.0
Landscape/OS	363,929	8.35	71.0
TOTAL	512,701	11.77	100



	EXISTING TOPOGRAPHY (1' CONTOUR INTERVALS)
	PROPOSED RETENTION BASIN
	PROPOSED ASPHALT SURFACE
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	PROPOSED SNOW STORAGE AREA
	9' x 20' GUEST PARKING SPACE



VICINITY MAP
NO SCALE



NOTES

CONTOUR INTERVAL= 1.0'
VERTICAL DATUM IS BASED UPON THE RIM ELEVATION OF THE EXISTING SEWER MANHOLE AS SHOWN ON THE AS BUILT IMPROVEMENT PLANS FOR GRAY'S CROSSING PHASE 3 (ON FILE WITH TDPUD). (N.A.V.D. 1988)
THE MERIDAN FOR THIS MAP IS IDENTICAL TO THE FINAL MAP RECORDED AS GRAY'S CROSSING PHASE 3 RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 168, OFFICIAL RECORDS OF NEVADA COUNTY.
ALL BOUNDARY INFORMATION SHOWN PER GRAY'S CROSSING PHASE 3 RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 168, OFFICIAL RECORDS OF NEVADA COUNTY.



DATE SIGNED: _____

DESIGNED: MDW	DATE	NO. REVISIONS
DRAWN: KST		
PROJ. NO: 202022		
DATE: APRIL, 2025		
DWG: 202022		

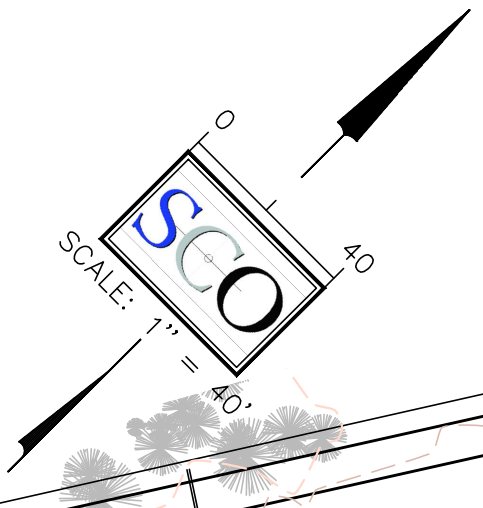
DEVELOPMENT PERMIT
GRAY'S CROSSING LOT F
OVERALL SITE PLAN

SCO
PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

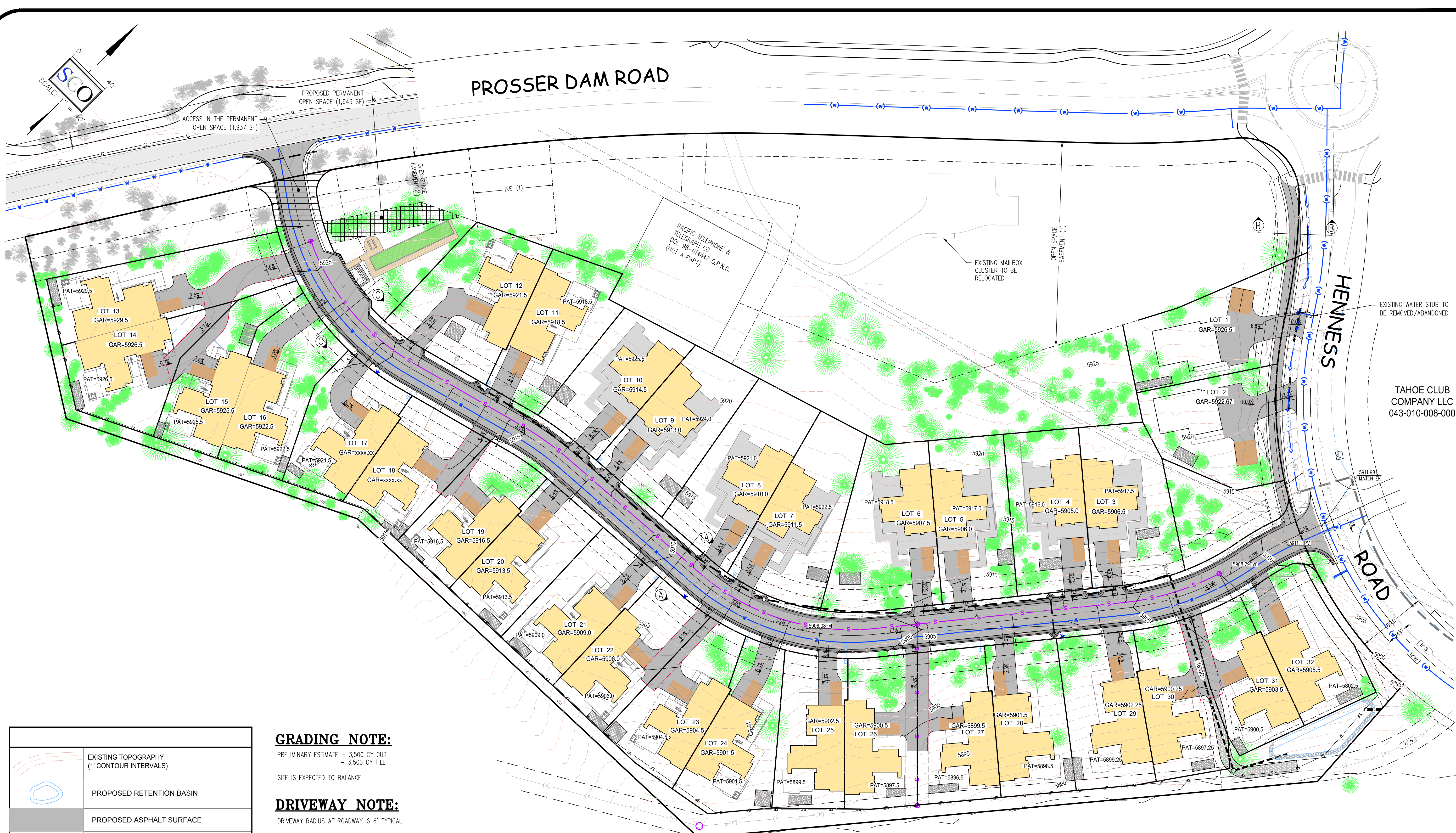
MARTIN D. WOOD
L.S. 8321

1 OF 5



PROSSER DAM ROAD

HENNESSY ROAD



TAHOE CLUB COMPANY LLC
043-010-008-000

TAHOE CLUB COMPANY LLC
043-010-006-000

GRADING NOTE:

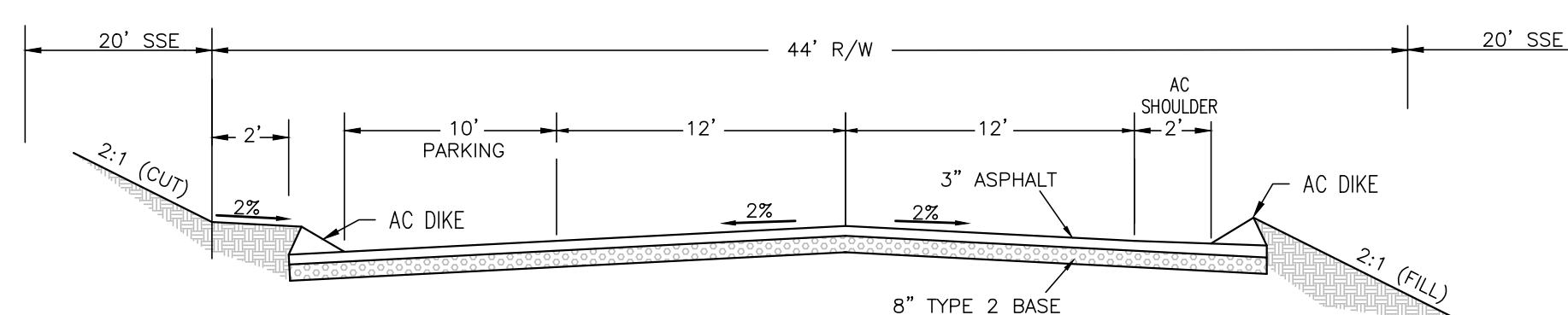
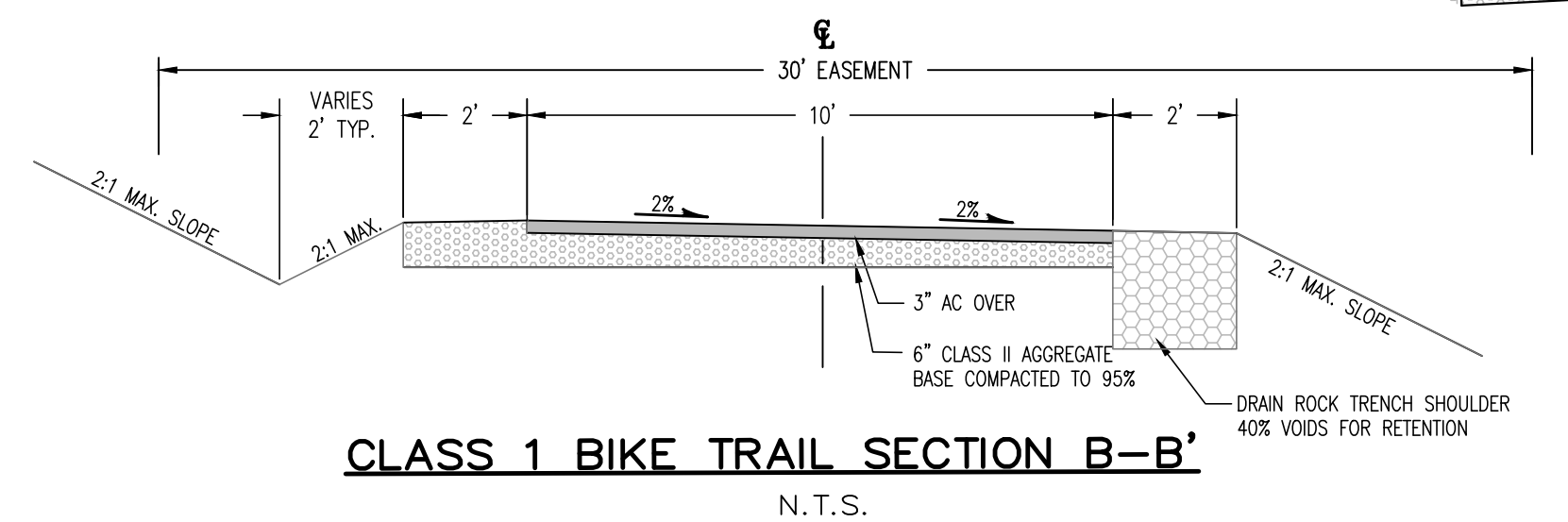
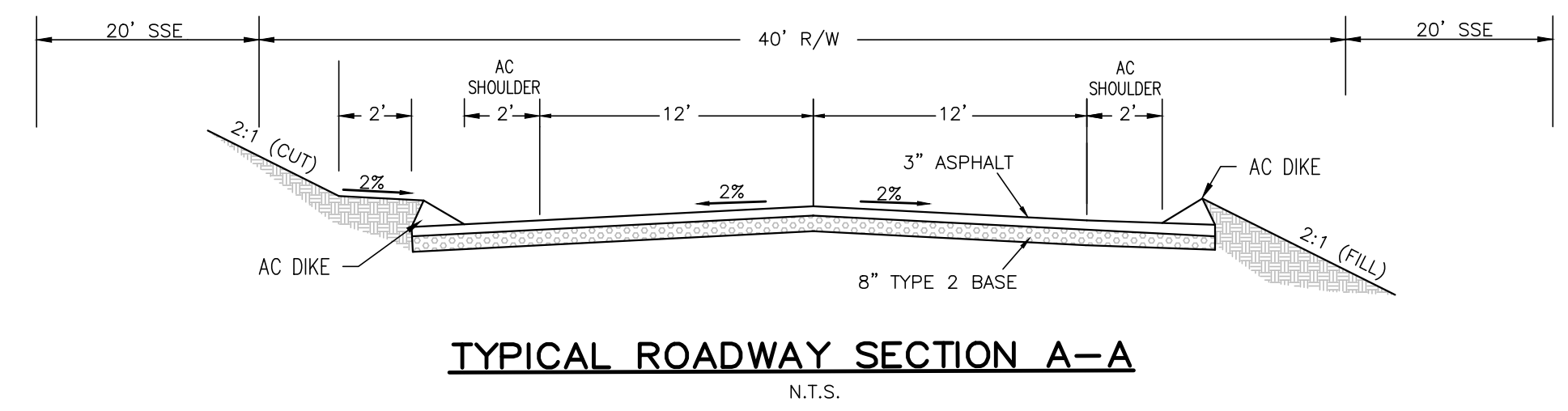
PRELIMINARY ESTIMATE - 3,500 CY CUT
- 3,500 CY FILL

SITE IS EXPECTED TO BALANCE

DRIVEWAY NOTE:

DRIVEWAY RADIUS AT ROADWAY IS 6' TYPICAL

	EXISTING TOPOGRAPHY (1' CONTOUR INTERVALS)
	PROPOSED RETENTION BASIN
	PROPOSED ASPHALT SURFACE
	PROPOSED SEWER PIPE
	PROPOSED WATER LINE
	PROPOSED DRY JOINT UTILITY TRENCH
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	PROPOSED FIBER ROLLS/ SILT FENCE
	PROPOSED 18" HDPE STORM DRAIN
	PROPOSED SNOW STORAGE AREA
	INFILTRATION TRENCH



TYPICAL ROADWAY SECTION C-C
N.T.S.

SHEET INDEX

SHEET 1	SITE PLAN
SHEET 2	OVERALL GRADING, DRAINAGE, AND UTILITY PLAN
SHEET 3	TENTATIVE MAP
SHEET 4	TOPOGRAPHY, BOUNDARY SURVEY, TREE REMOVAL EXHIBIT
SHEET 5	

DESIGNED: MDW	DATE	NO. REVISIONS
DRAWN: KST		
PROJ. NO: 202022		
DATE: APRIL, 2025		
DWG: 202022		

DEVELOPMENT PERMIT
GRAYS CROSSING LOT F
PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
CALIFORNIA
TRUCKEE

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

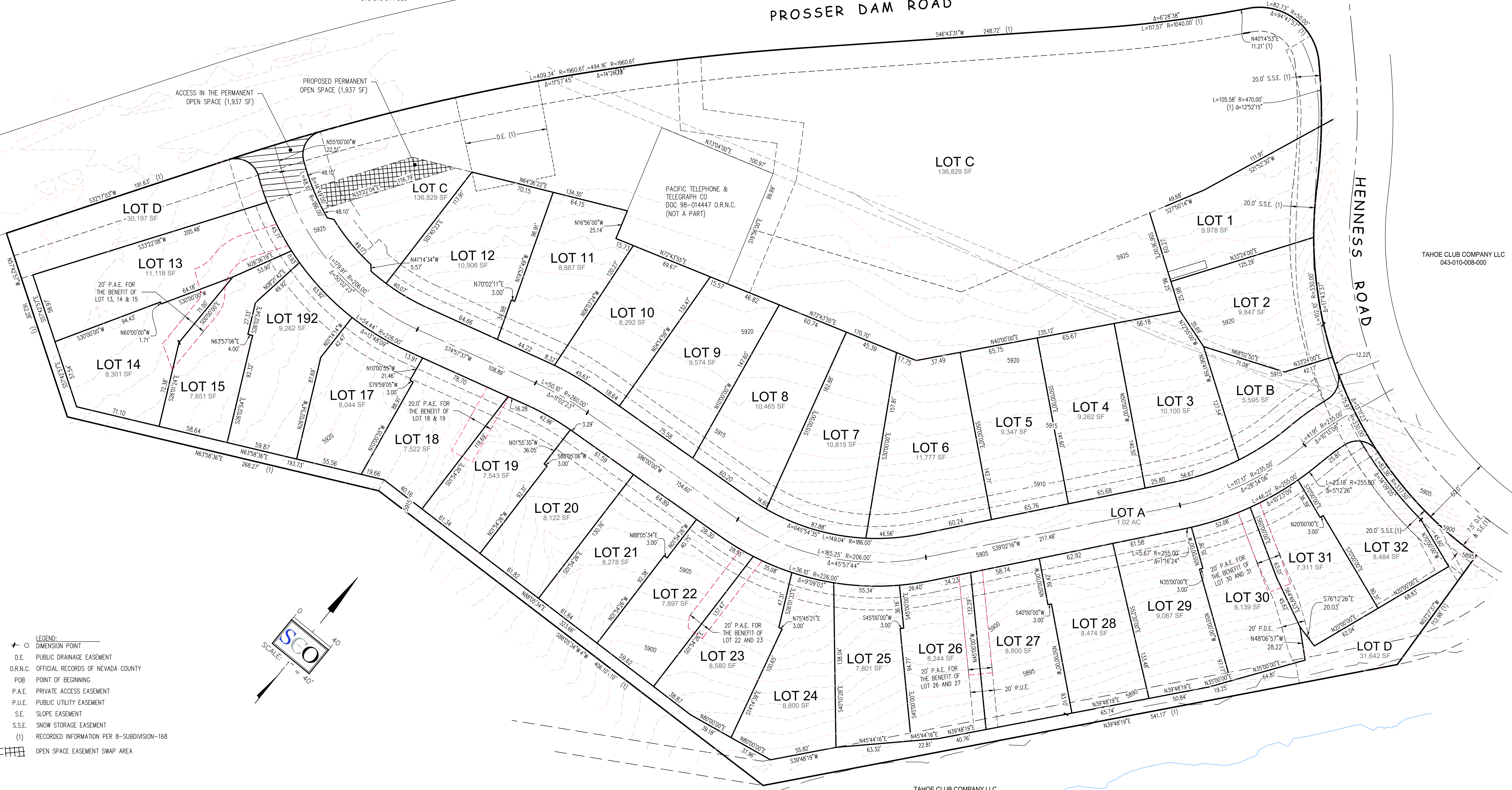
2 OF 5

TAHOE CLUB COMPANY LLC
019-370-041-000

PROSSER DAM ROAD

HENNESSY ROAD

TAHOE CLUB COMPANY LLC
043-010-008-000



- LEGEND:**
- + o DIMENSION POINT
 - - - D.E. PUBLIC DRAINAGE EASEMENT
 - - - O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
 - - - POB POINT OF BEGINNING
 - - - P.A.E. PRIVATE ACCESS EASEMENT
 - - - P.U.E. PUBLIC UTILITY EASEMENT
 - - - S.E. SLOPE EASEMENT
 - - - S.S.E. SNOW STORAGE EASEMENT
 - (1) RECORDED INFORMATION PER 8-SUBDIVISION-168
 - OPEN SPACE EASEMENT SWAP AREA

NOTES

CONTOUR INTERVAL = 1.0'

VERTICAL DATUM IS BASED UPON THE RIM ELEVATION OF THE EXISTING SEWER MANHOLE AS SHOWN ON THE AS BUILT IMPROVEMENT PLANS FOR GRAY'S CROSSING PHASE 2 (ON FILE WITH TDPUD). (N.A.V.D. 1988)

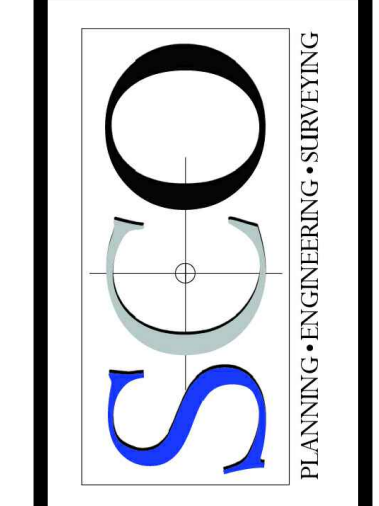
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DATE SIGNED: _____

DESIGNED: MDW	DATE
DRAWN: KST	NO. REVISIONS
PROJ. NO: 202022	
DATE: APRIL, 2025	
DWG: 202022	

DEVELOPMENT PERMIT
GRAYS CROSSING LOT F
TENTATIVE MAP



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043



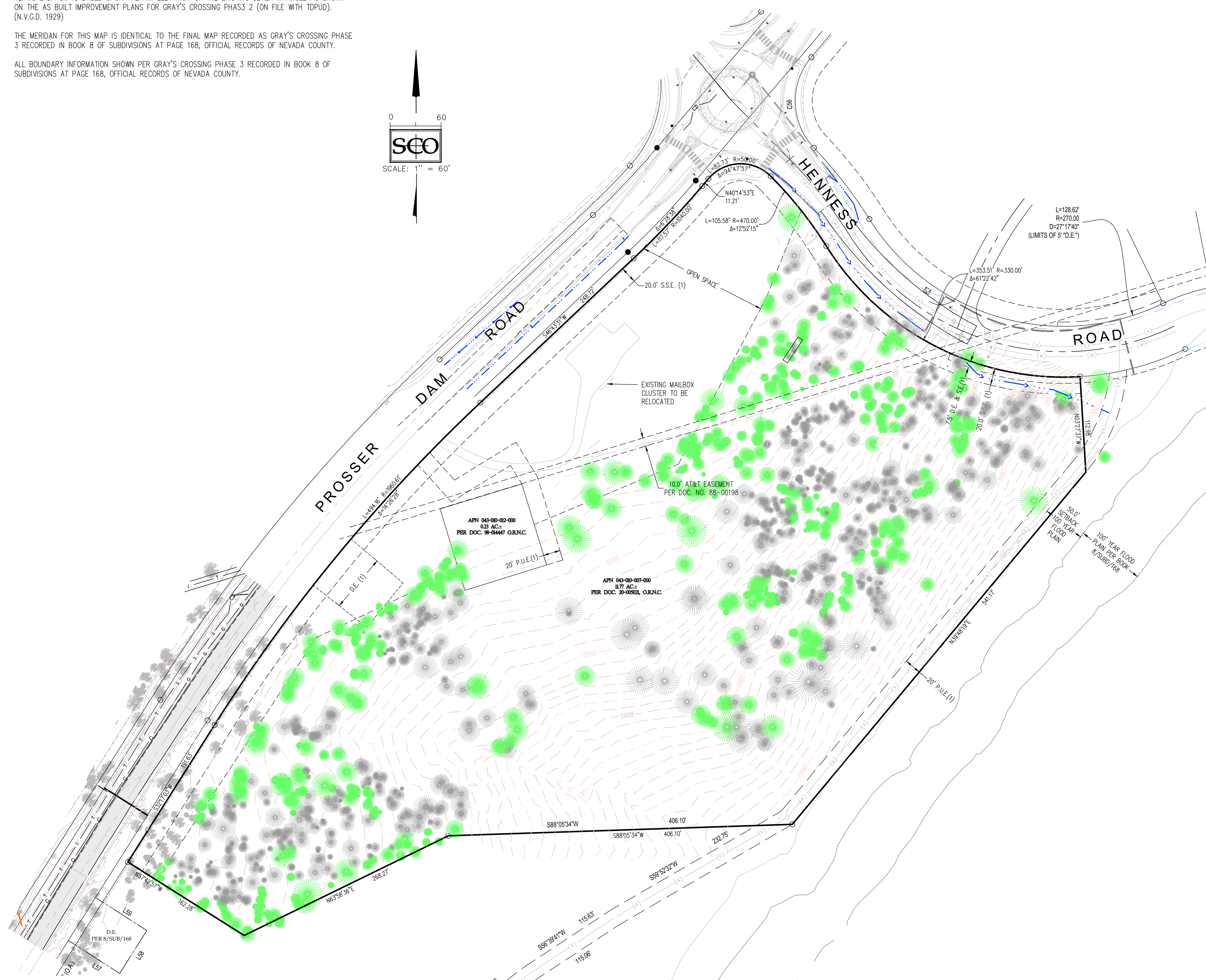
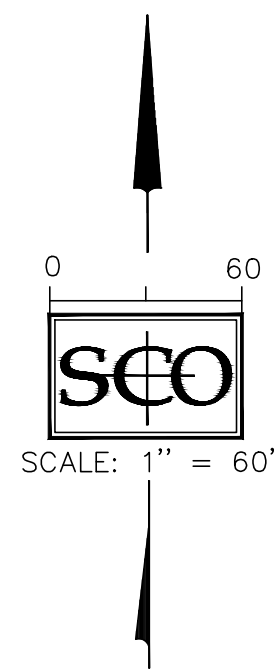
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LEGEND:

- EXISTING PINE TREE FROM TOPOGRAPHIC SURVEY SIZE (DIA.) AS INDICATED
- FOUND 5/8" REBAR WITH CAP STAMPED PLS 4332
- EXISTING PROPERTY LINE
- EXISTING OPEN SPACE EASEMENT
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE FLOW LINE
- EXISTING FIRE HYDRANT
- SANITARY SEWER CLEAN OUT
- SNOW STORAGE EASEMENT
- SLOPE EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- RECORD PER BK. 8, SUBS PAGE 168, O.R.N.C.

DESIGNED: MDW	DRAWN: KST	PROJ. NO: 202022	DATE: APRIL, 2025	DWG: 202022
NO. REVISIONS	DATE			

DEVELOPMENT PERMIT
GRAY'S CROSSING LOT F
TOPOGRAPHY AND BOUNDARY SURVEY

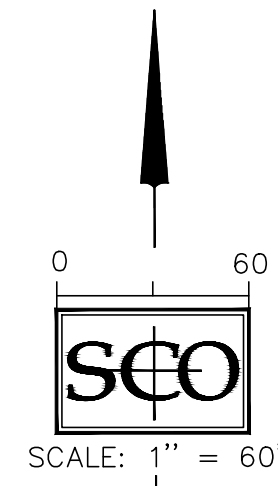
GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043

4 OF 5

INDIVIDUAL LOT CALCULATIONS

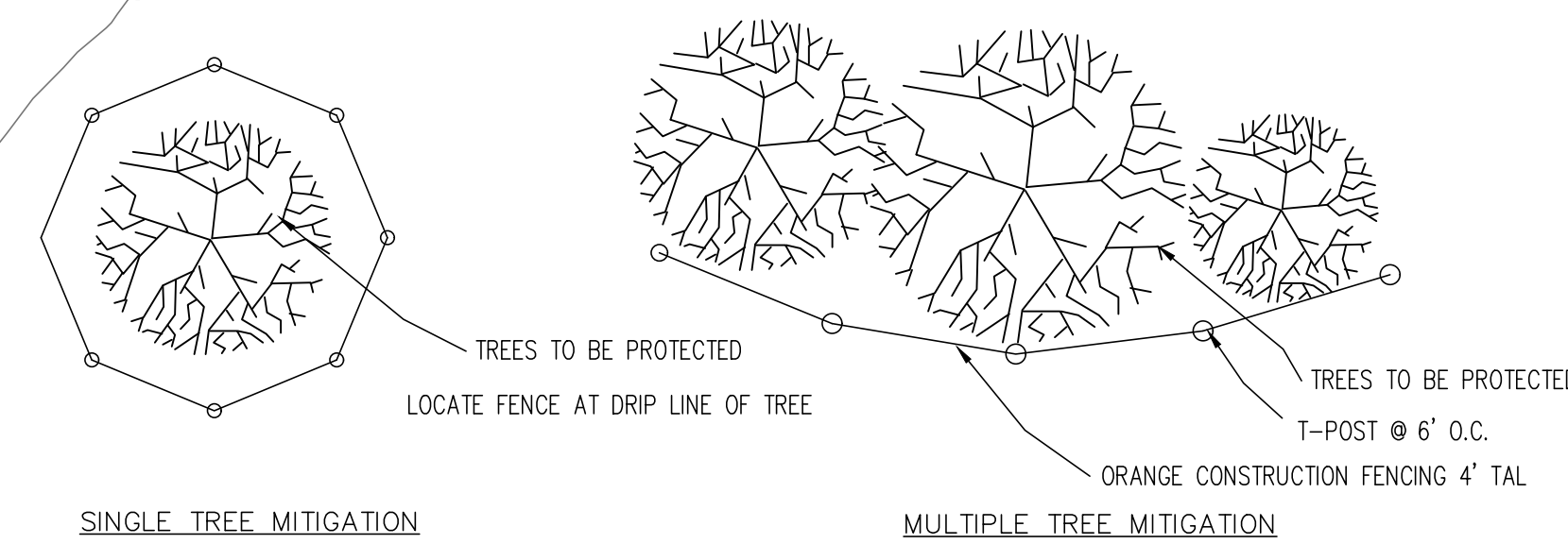
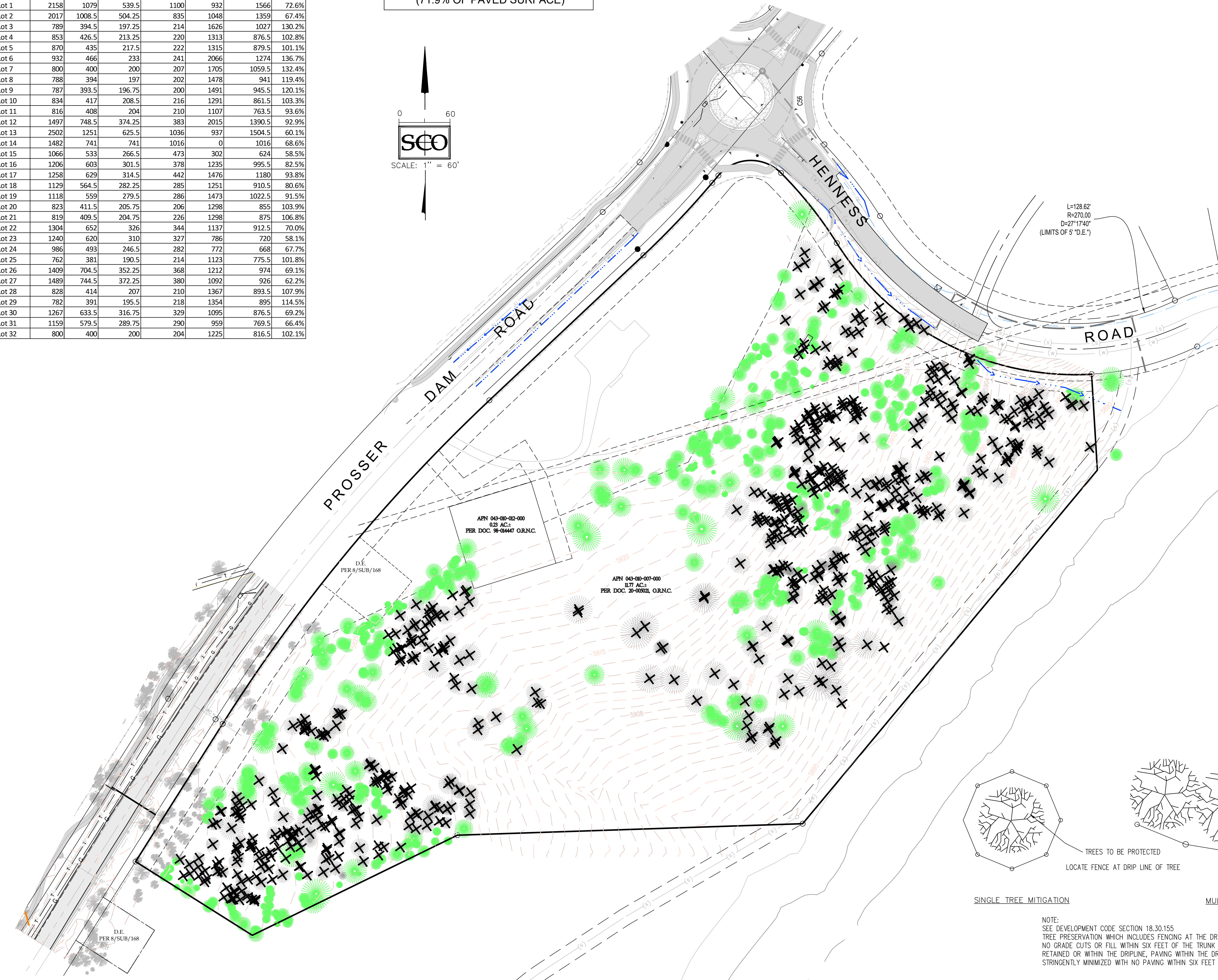
Lot	AC	Snow Storage required (50% of AC)	SS out of easement required (1/2)	Snow Storage out of easement provided	SS within the easement provided	Total Snow Storage on site (1/2 in ease + SS out of ease)	
Lot 1	2158	1079	539.5	1100	932	1566	72.6%
Lot 2	2017	1008.5	504.25	835	1048	1359	67.4%
Lot 3	789	394.5	197.25	214	1626	1027	130.2%
Lot 4	853	426.5	213.25	220	1313	876.5	102.8%
Lot 5	870	435	217.5	222	1315	879.5	101.1%
Lot 6	932	466	233	241	2066	1274	136.7%
Lot 7	800	400	200	207	1705	1059.5	132.4%
Lot 8	788	394	197	202	1478	941	119.4%
Lot 9	787	393.5	196.75	200	1491	945.5	120.1%
Lot 10	834	417	208.5	216	1291	861.5	103.3%
Lot 11	816	408	204	210	1107	763.5	93.6%
Lot 12	1497	748.5	374.25	383	2015	1390.5	92.9%
Lot 13	2502	1251	625.5	1036	937	1504.5	60.1%
Lot 14	1482	741	370.5	1016	0	1016	68.6%
Lot 15	1066	533	266.5	473	302	624	58.5%
Lot 16	1206	603	301.5	378	1235	995.5	82.5%
Lot 17	1258	629	314.5	442	1476	1180	93.8%
Lot 18	1129	564.5	282.25	285	1251	910.5	80.6%
Lot 19	1118	559	279.5	286	1473	1022.5	91.5%
Lot 20	823	411.5	205.75	206	1298	855	103.9%
Lot 21	819	409.5	204.75	226	1298	875	106.8%
Lot 22	1304	652	326	344	1137	912.5	70.0%
Lot 23	1240	620	310	327	786	720	58.1%
Lot 24	986	493	246.5	282	772	668	67.7%
Lot 25	762	381	190.5	214	1123	775.5	101.8%
Lot 26	1409	704.5	352.25	368	1212	974	69.1%
Lot 27	1489	744.5	372.25	380	1092	926	62.2%
Lot 28	828	414	207	210	1367	893.5	107.9%
Lot 29	782	391	195.5	218	1354	895	114.5%
Lot 30	1267	633.5	316.75	329	1095	876.5	69.2%
Lot 31	1159	579.5	289.75	290	959	769.5	66.4%
Lot 32	800	400	200	204	1225	816.5	102.1%

SNOW STORAGE	
ROADWAY SURFACES	40,552 SQ FT
DRIVEWAY SURFACES	36,360 SQ FT
SNOW STORAGE	55,275 SQ FT
(71.9% OF PAVED SURFACE)	



LEGEND:

- EXISTING PINE TREE FROM TOPOGRAPHIC SURVEY SIZE (DIA.) AS INDICATED
- FOUND 5/8" REBAR WITH CAP STAMPED PLS 4332
- EXISTING PROPERTY LINE
- EXISTING OPEN SPACE EASEMENT
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE FLOW LINE
- EXISTING FIRE HYDRANT
- SANITARY SEWER CLEAN OUT
- SNOW STORAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- RECORD PER BK. 8, PAGE 168, O.R.N.C.
- TREES TO BE REMOVED - ± 618 TREES OF 1165 TREES
- PROPOSED SNOW STORAGE AREA



NOTE:
SEE DEVELOPMENT CODE SECTION 18.30.155
TREE PRESERVATION WHICH INCLUDES FENCING AT THE DRIFLINE OF ALL TREES,
NO GRADE CUTS OR FILL WITHIN SIX FEET OF THE TRUNK OF A TREE TO BE
RETAINED OR WITHIN THE DRIFLINE, PAVING WITHIN THE DRIFLINE SHALL BE
STRINGENTLY MINIMIZED WITH NO PAVING WITHIN SIX FEET OF THE TRUNK.

1 CONSTRUCTION & TREE PROTECTION FENCING
NTS

DESIGNED: MDW	DRAWN: KST	PROJ. NO: 202022	DATE: APRIL, 2025	DWG: 202022
NO. REVISIONS	DATE			
DEVELOPMENT PERMIT GRAYS CROSSING LOT F TREE REMOVAL AND SNOW STORAGE NOTES TRUCKEE CALIFORNIA				
SCO PLANNING • ENGINEERING • SURVEYING				
GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4043				
5 OF 5				

SITE PLAN STATISTICS

- ZONING: GRAYS CROSSING SPECIFIC PLAN - ATTACHED RESIDENTIAL

- ASSESSOR'S PARCEL #043-010-007-000

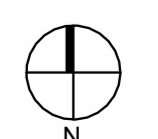
- ACREAGE: 11.77 AC

- UPHILL RESIDENCES
- STEPPED RESIDENCES
- DOWNHILL RESIDENCES
- INCLUSIONARY UNITS

DESIGNATED PARKING SPACE
 20'-0" x 9'-0"

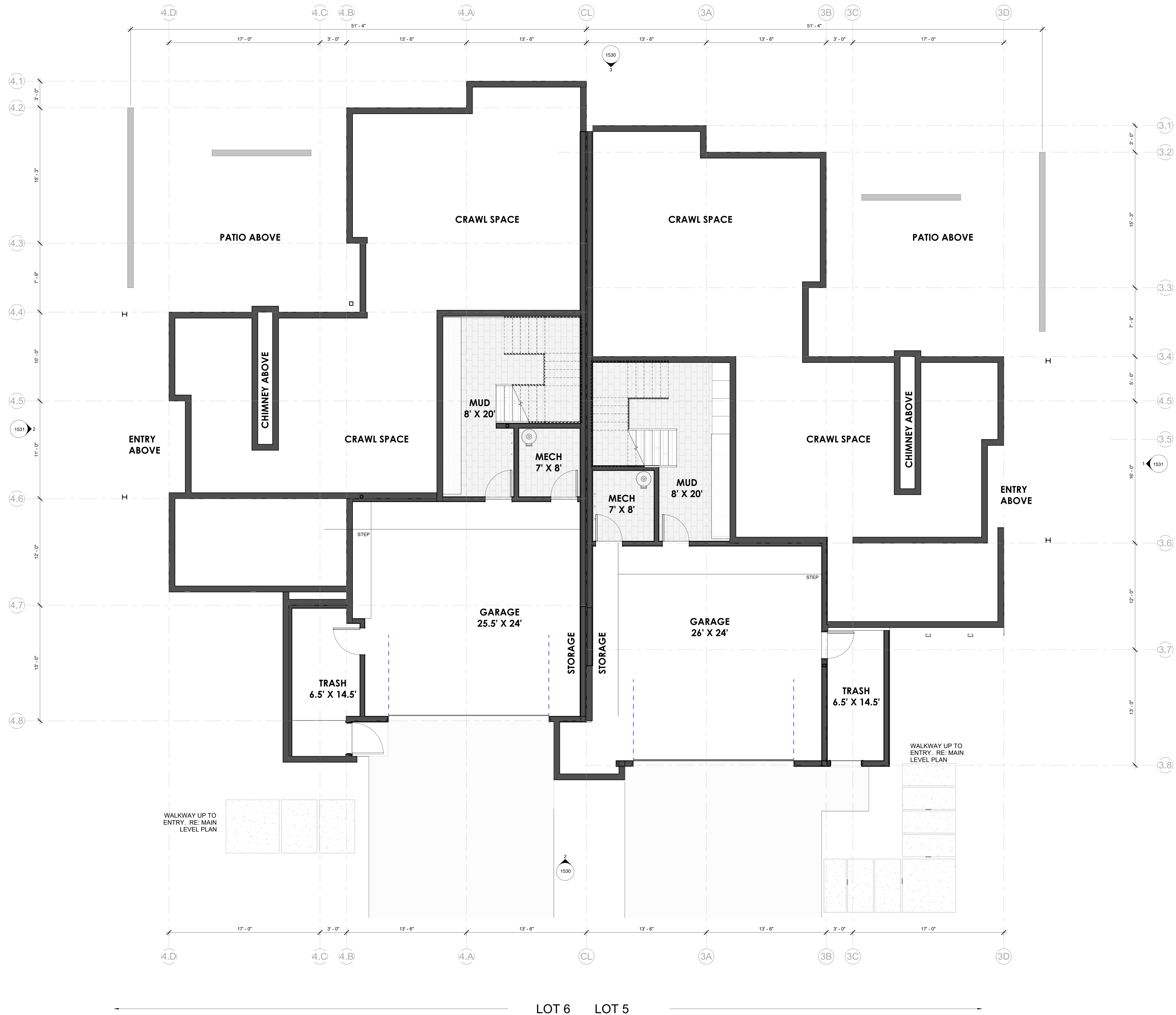


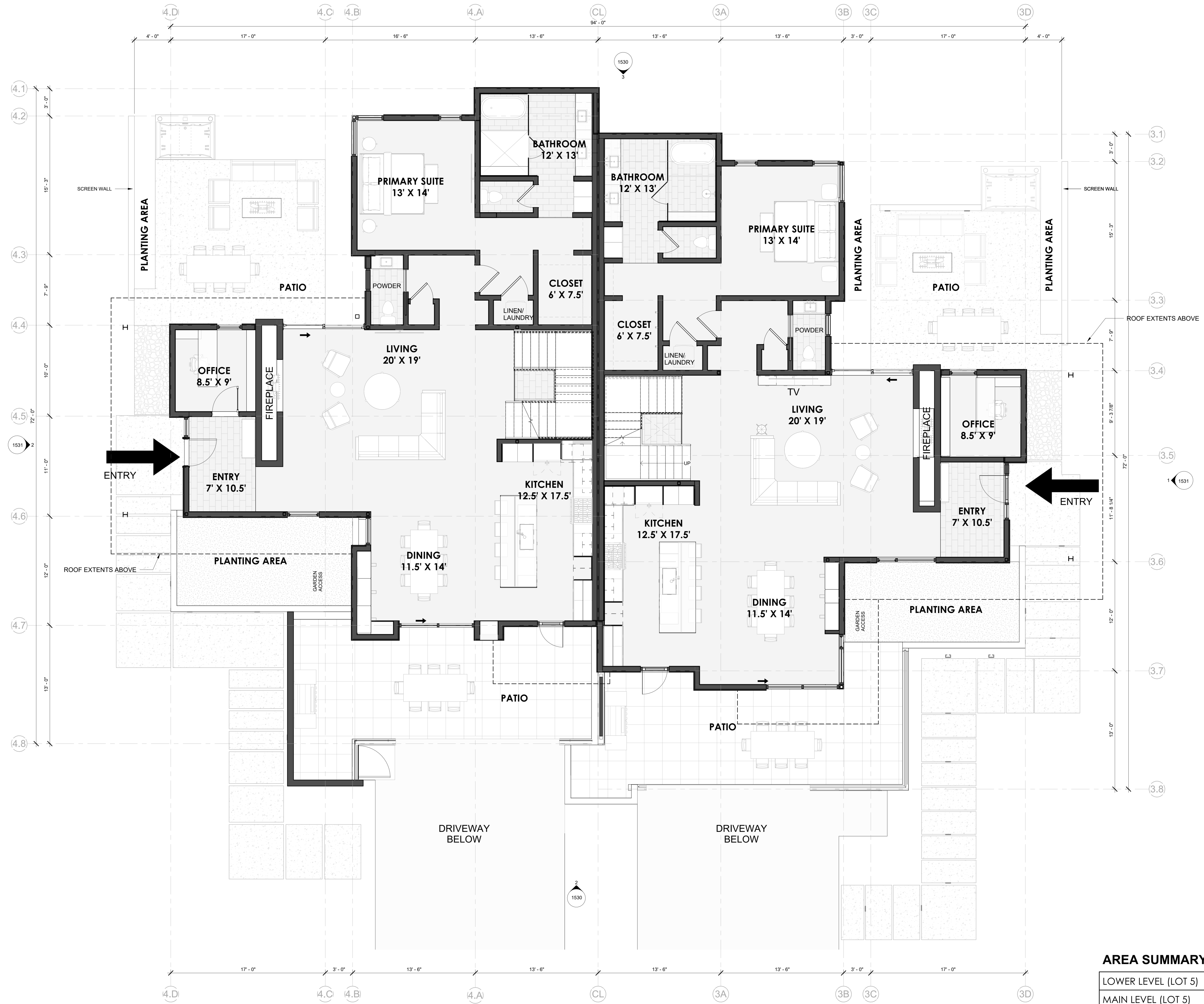
- GENERAL NOTES - SITE PLAN
1. TRASH TO BE HANDLED PER UNIT, RE UNIT FLOOR PLANS FOR LOCATIONS
 2. RE: C3 FOR TREE PROTECTION PLAN
 3. EXTERIOR LIGHTING PLAN, LIGHTS PER BLDG. RE: BLDG ELEVATIONS





RENDERING GRAPHICAL IN NATURE. REFERENCE PLANS AND ELEVATIONS FOR FINAL DESIGN DOCUMENTATION

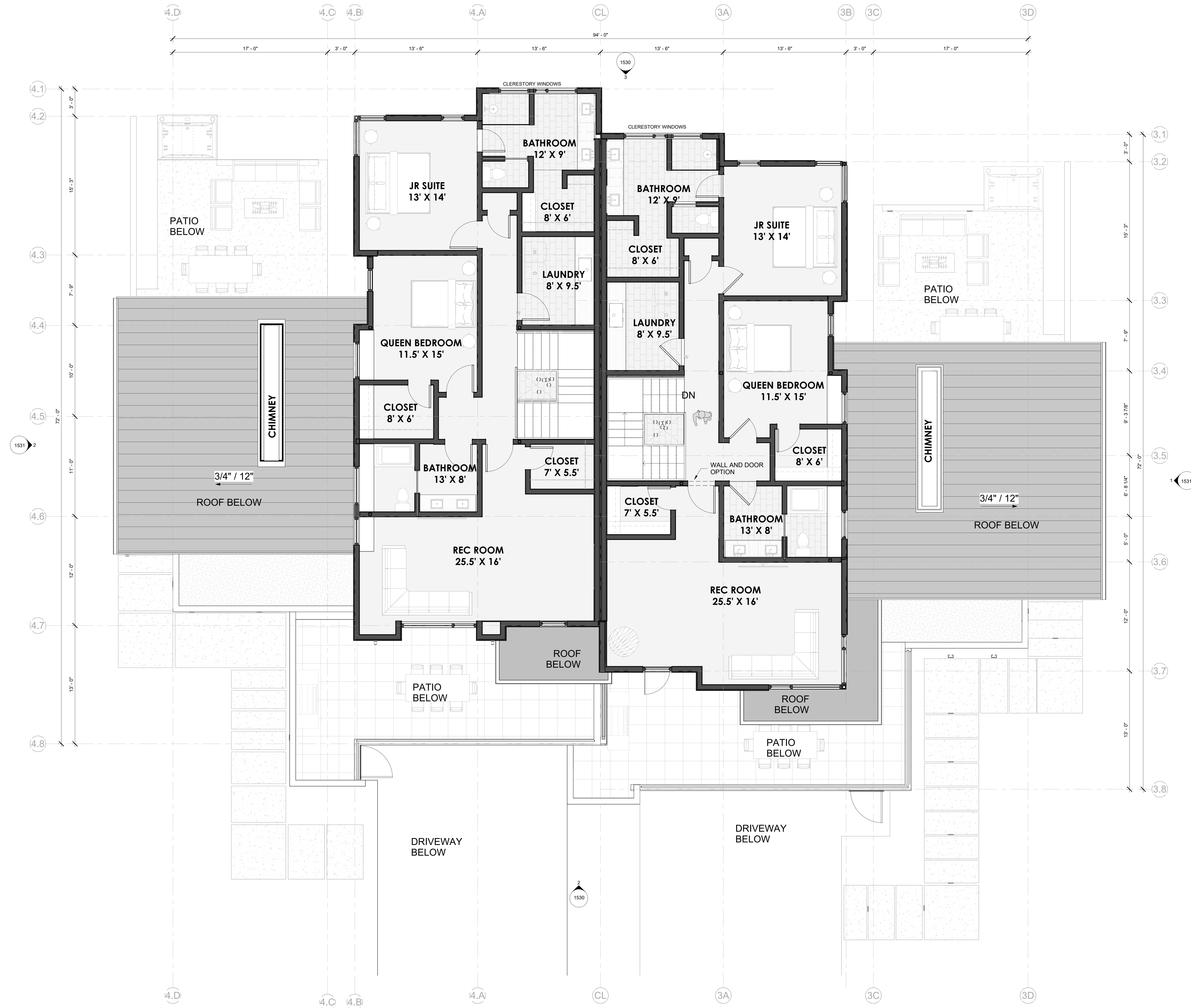


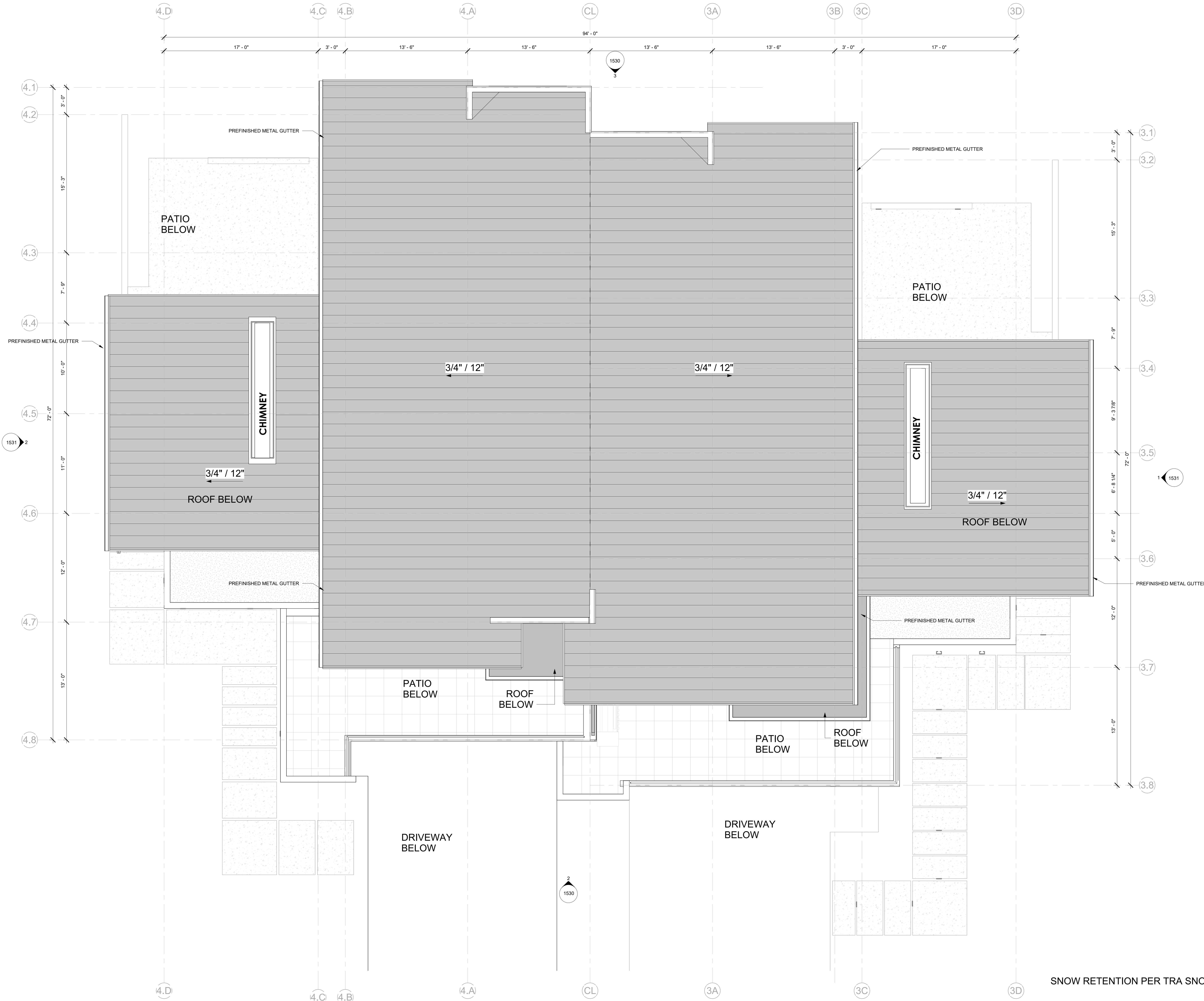


AREA SUMMARY

LOWER LEVEL (LOT 5)	336 SF
MAIN LEVEL (LOT 5)	1,815 SF
UPPER LEVEL (LOT 5)	1,466 SF
CONDITIONED SPACE (LOT 5)	3,617 SF

LOT 6 LOT 5





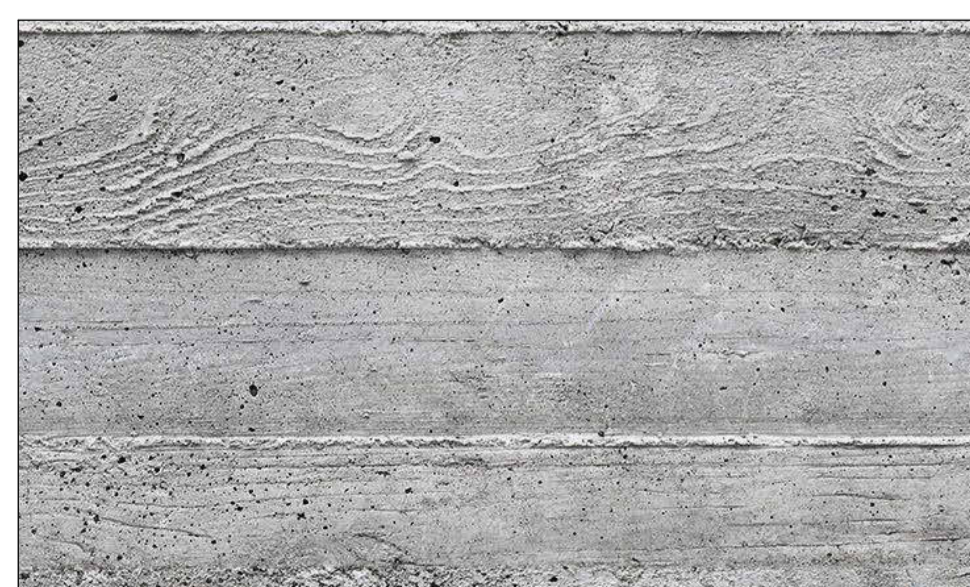
SNOW RETENTION PER TRA SNOW AND SUN DESIGN



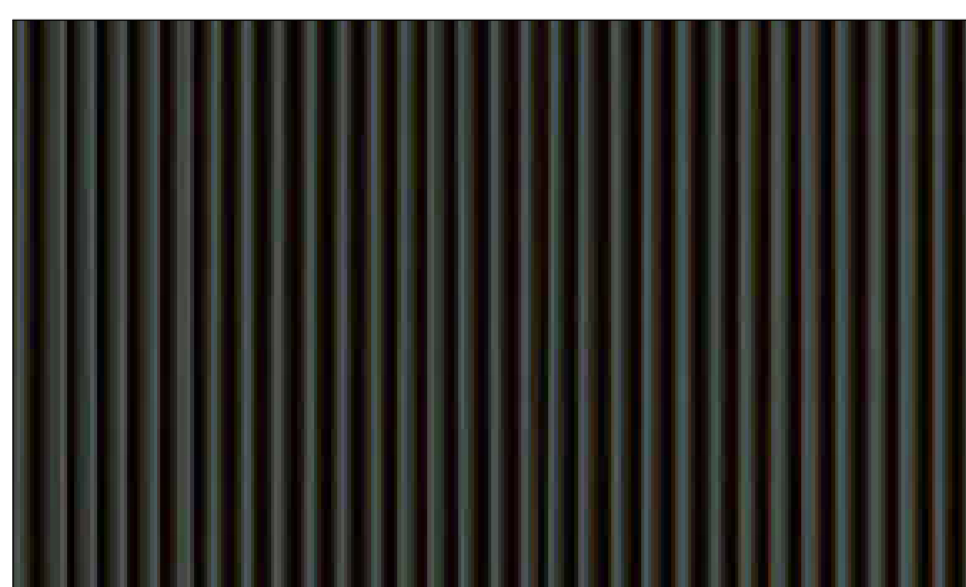
3 UPHILL RESIDENCE - EAST ELEVATION
1530 1/4" = 1'-0"



2 UPHILL RESIDENCE - WEST ELEVATION
1530 1/4" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



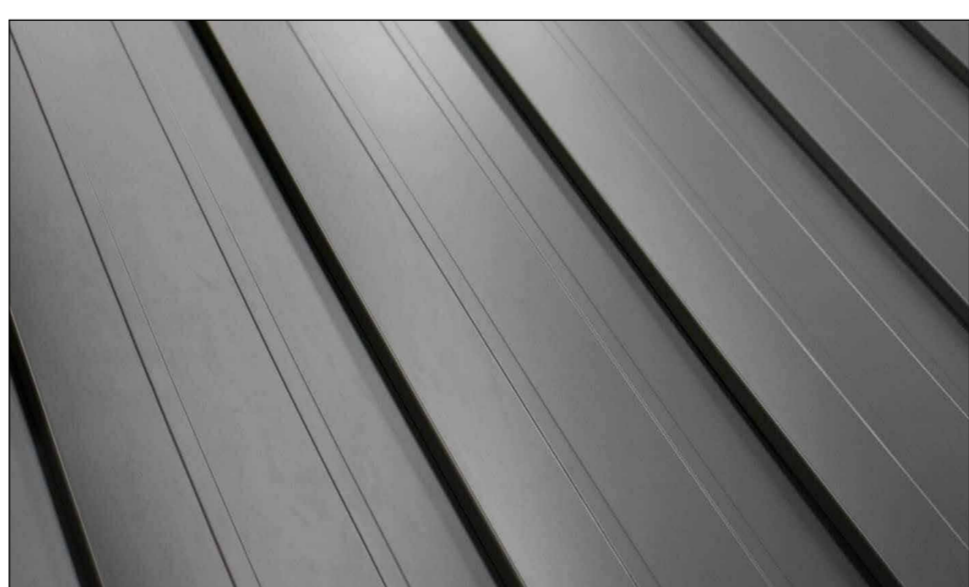
B CORRUGATED METAL SIDING
COLOR: CHARCOAL EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



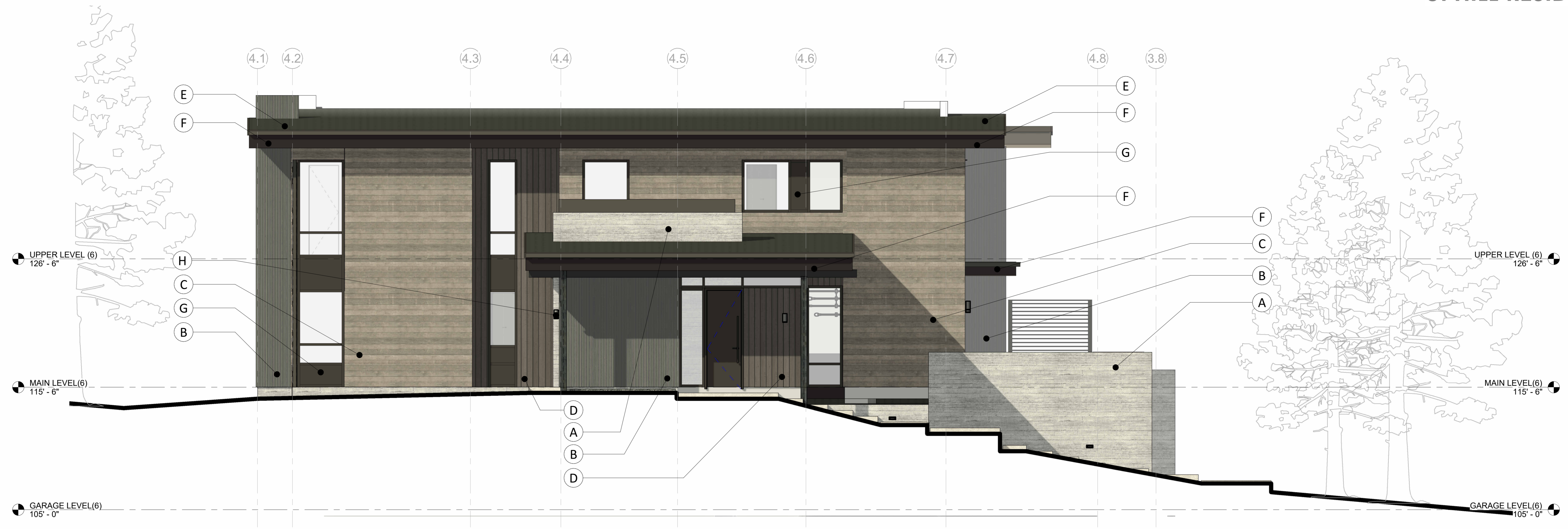
F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



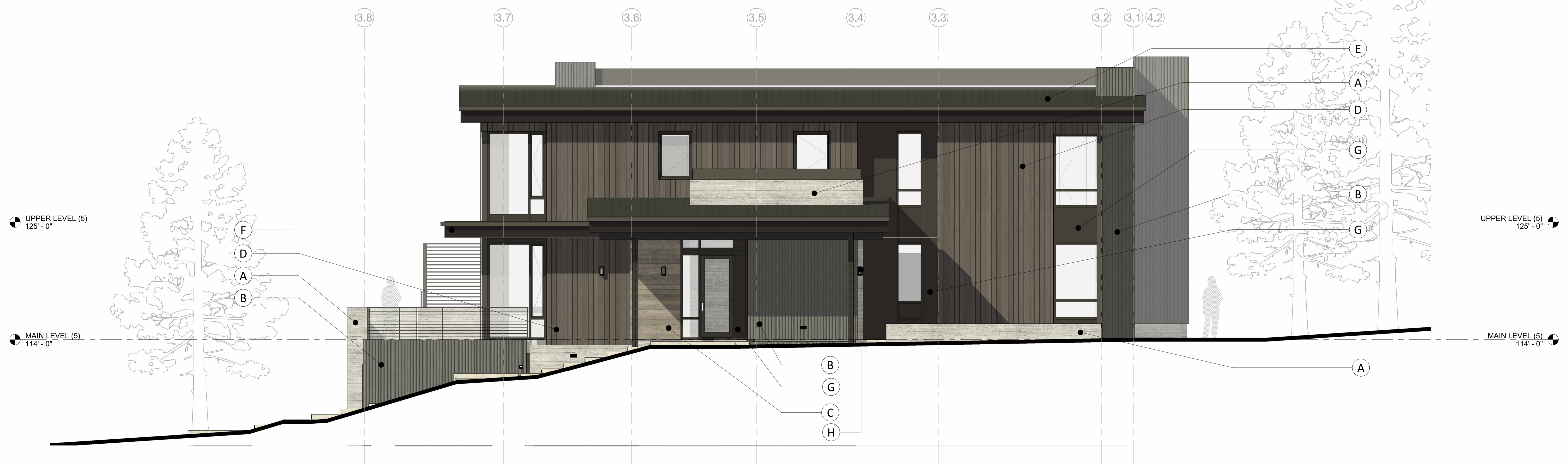
G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



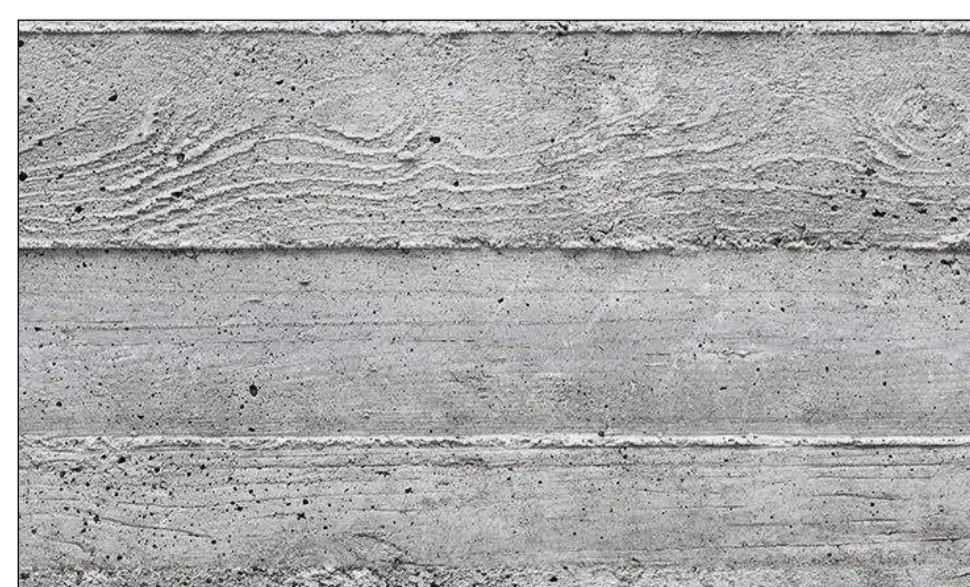
H EXTERIOR LIGHTING
BASIS OF DESIGN:
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



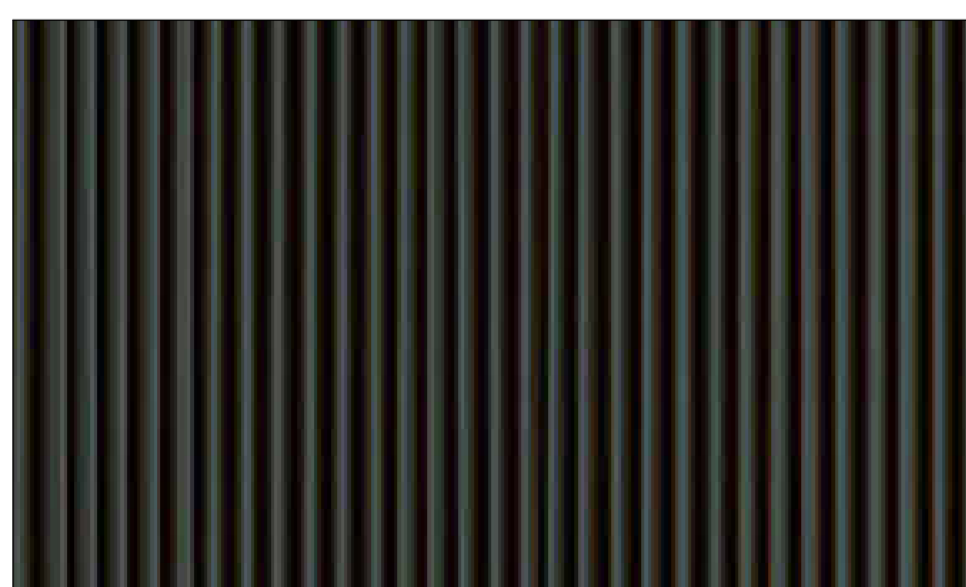
2 UPHILL RESIDENCE - SOUTH ELEVATION
1/4" = 1/8"



1 UPHILL RESIDENCE - NORTH ELEVATION
1/4" = 1/8"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



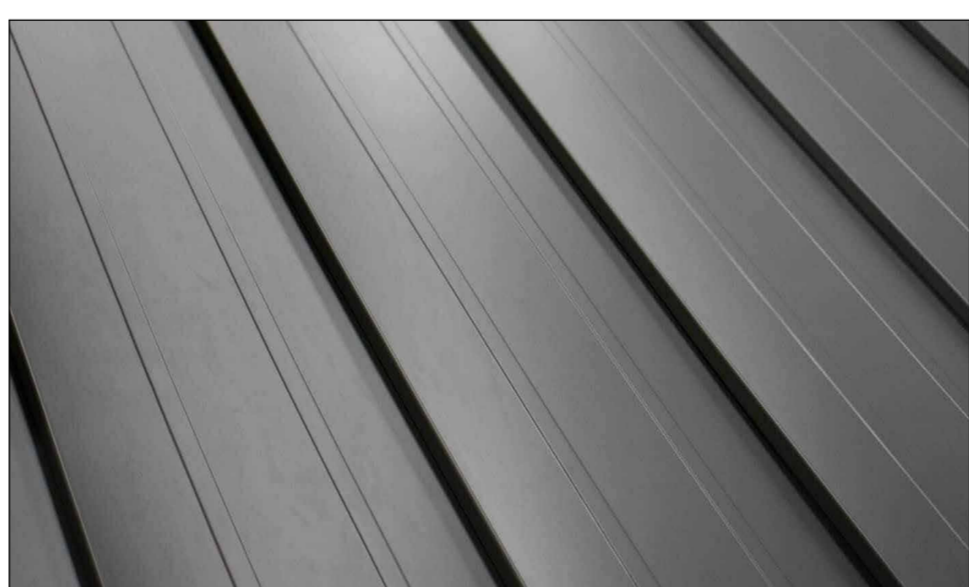
B CORRUGATED METAL SIDING
COLOR: CHARCOAL EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



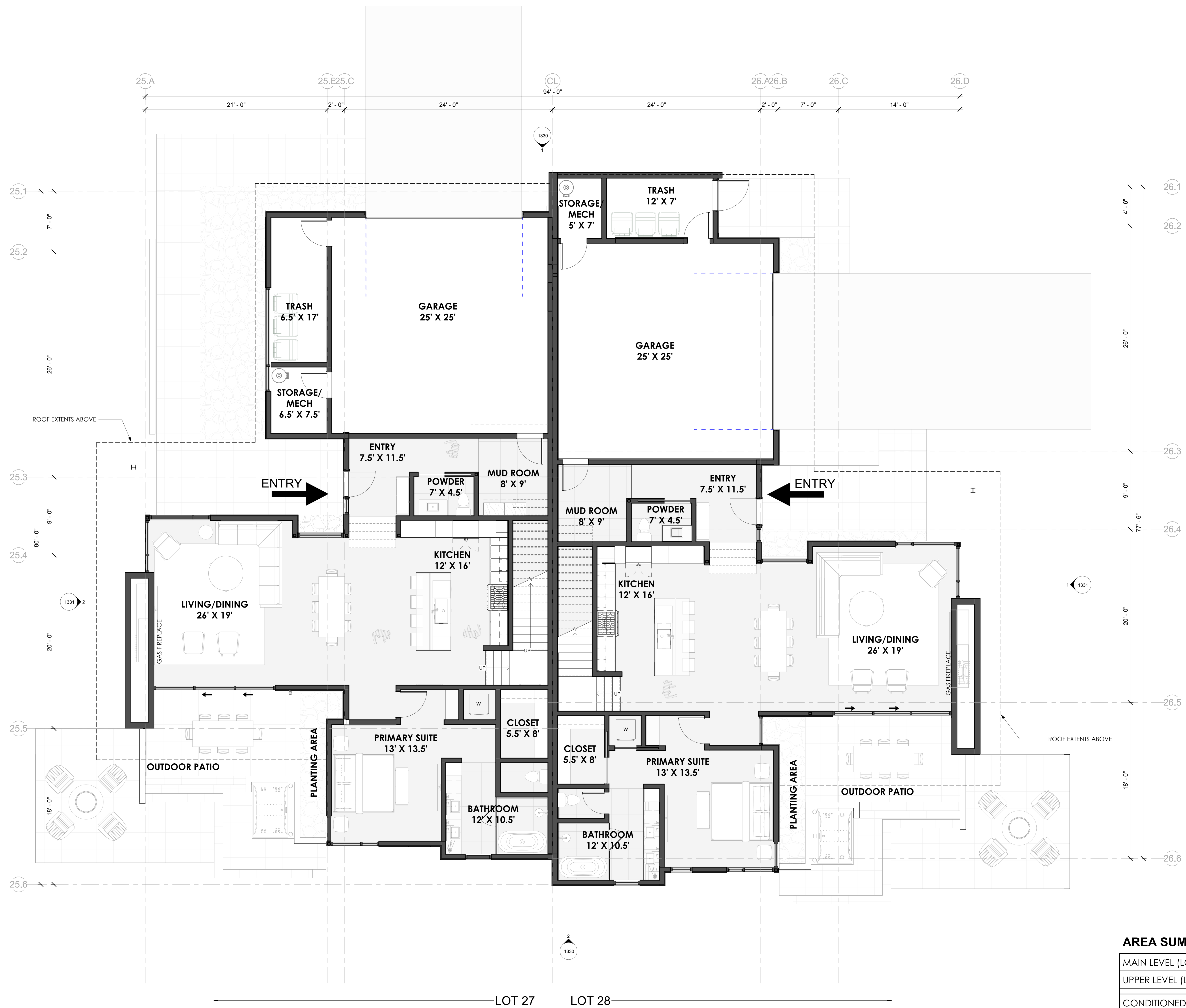
F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



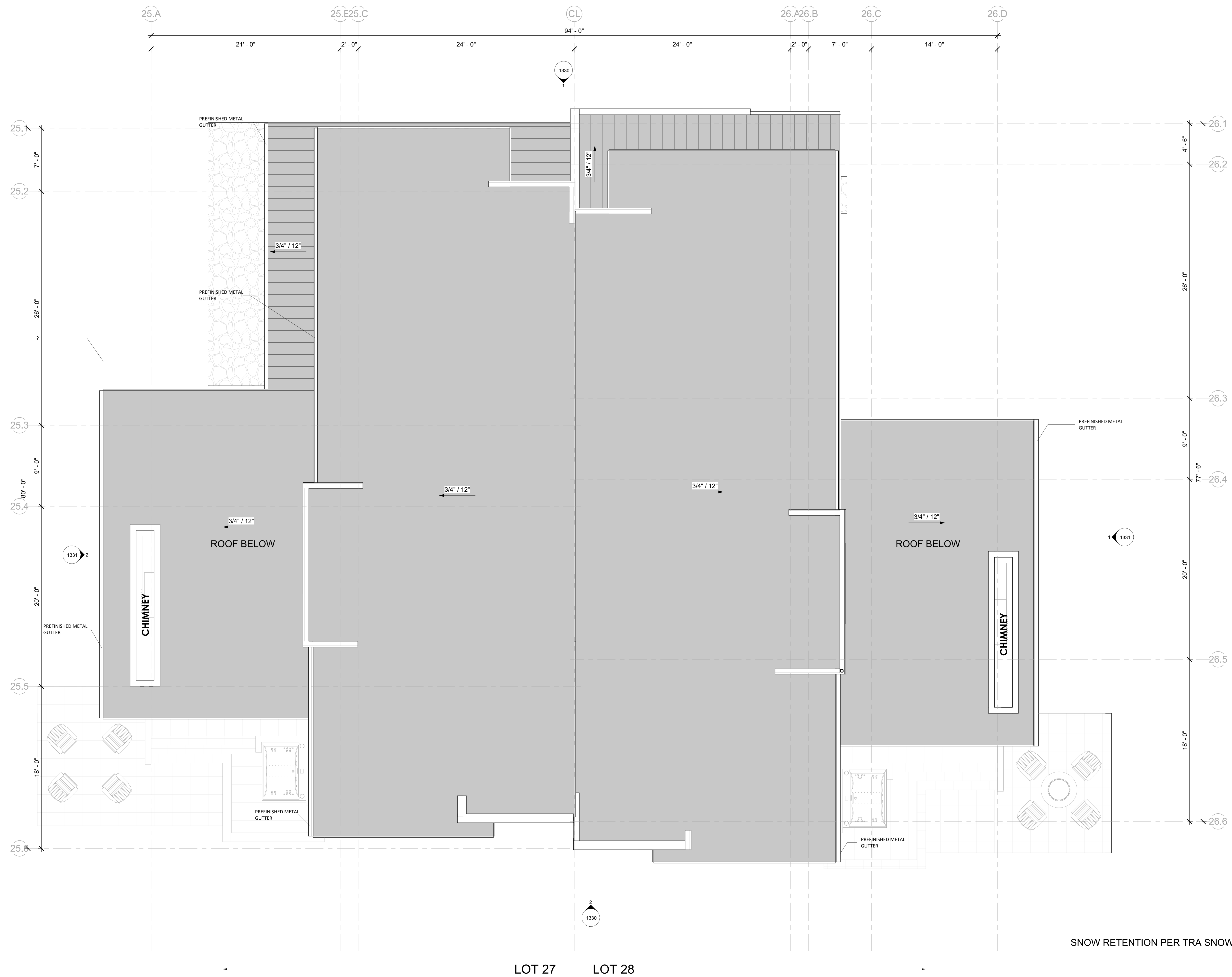
H EXTERIOR LIGHTING
BASIS OF DESIGN:
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



AREA SUMMARY

MAIN LEVEL (LOT 27)	1,617 SF
UPPER LEVEL (LOT 27)	1,842 SF
CONDITIONED SPACE (LOT 27)	3,460 SF





SNOW RETENTION PER TRA SNOW AND SUN DESIGN

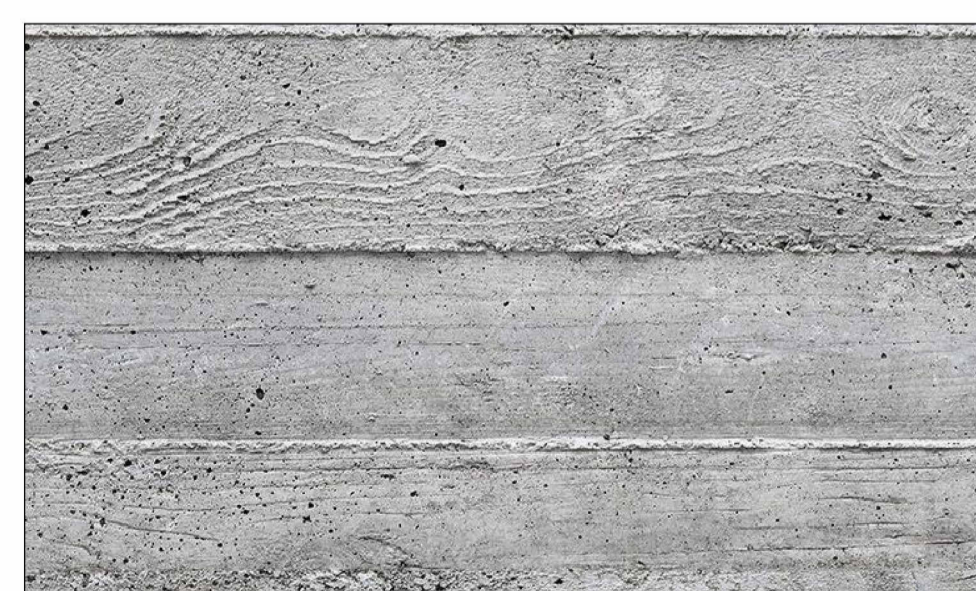
DOWNHILL RESIDENCE - ELEVATIONS



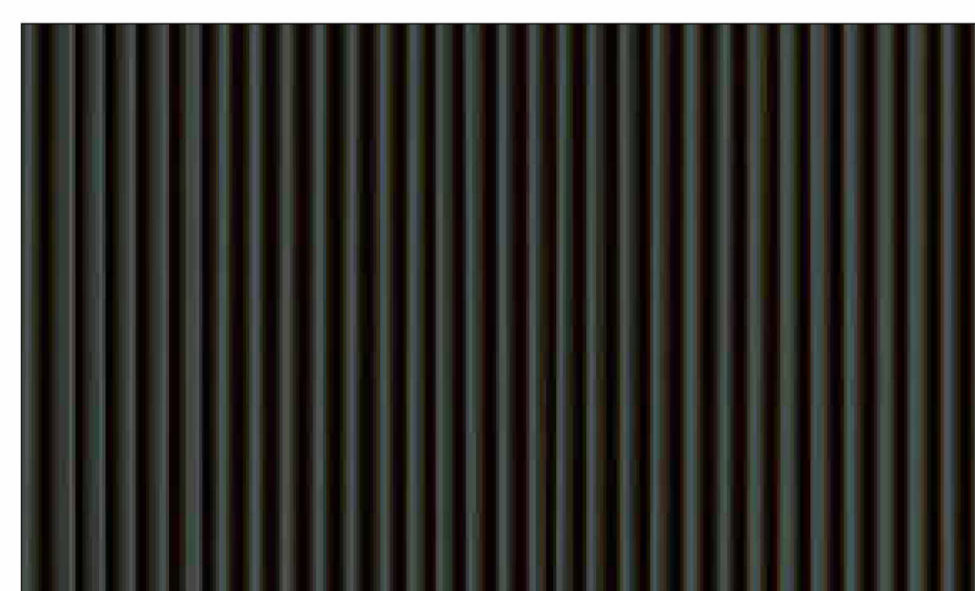
1 DOWNHILL RESIDENCE - NORTH ELEVATION
1/32" = 1/8"



2 DOWNHILL RESIDENCE - SOUTH ELEVATION
1/32" = 1/8"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



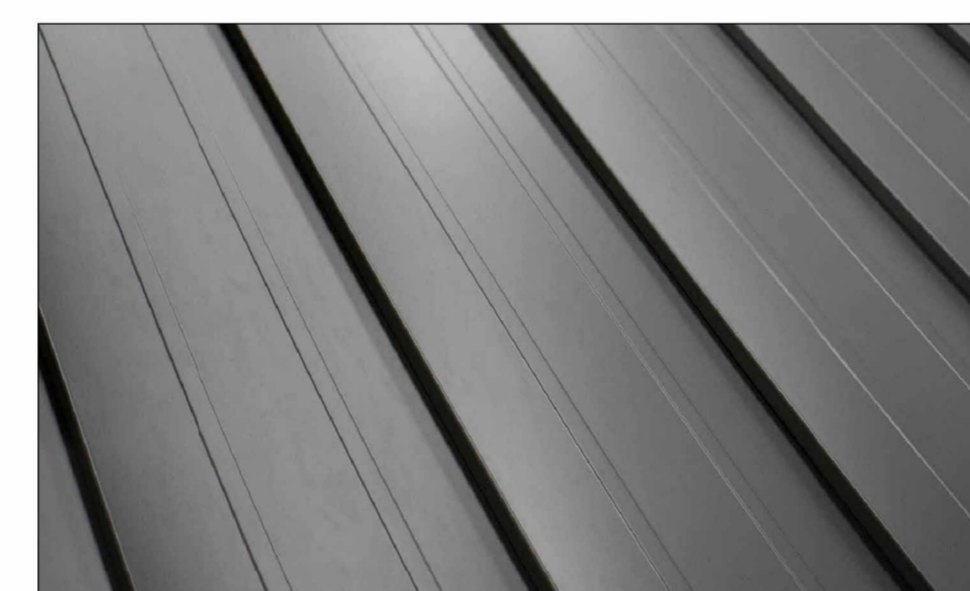
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



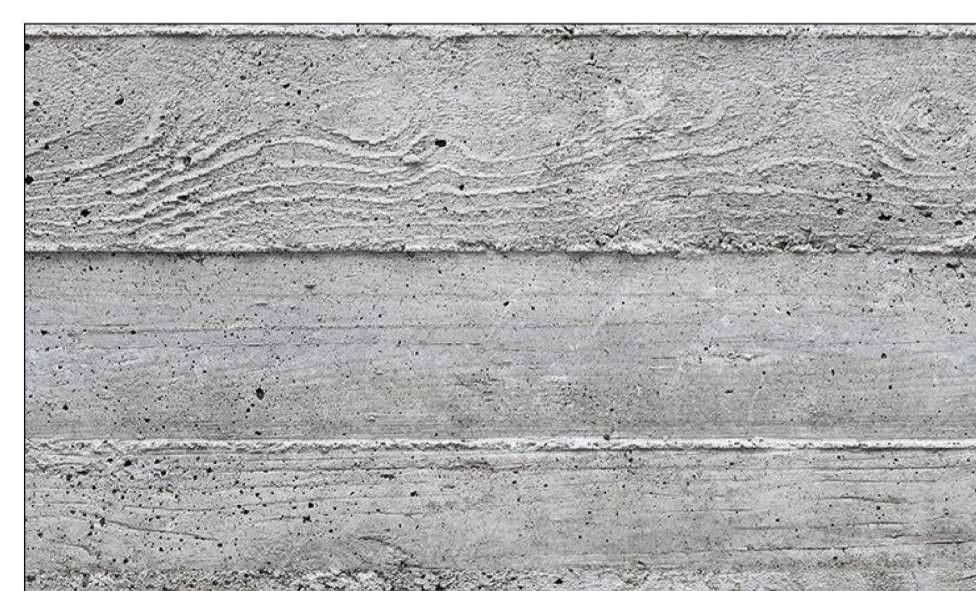
H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



2 DOWNHILL RESIDENCE - WEST ELEVATION
1/4" = 1'-0"



1 DOWNHILL RESIDENCE - EAST ELEVATION
1/4" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



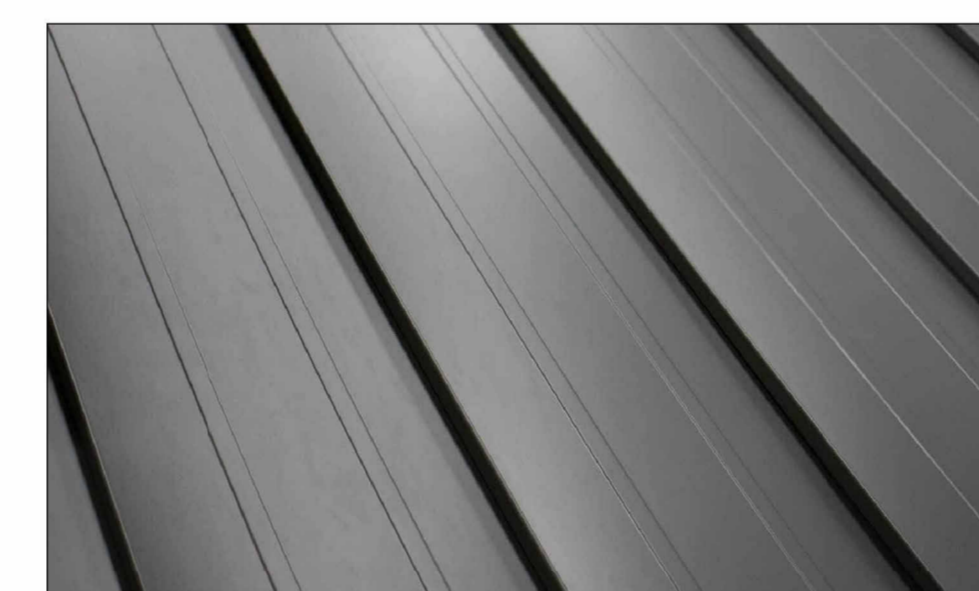
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



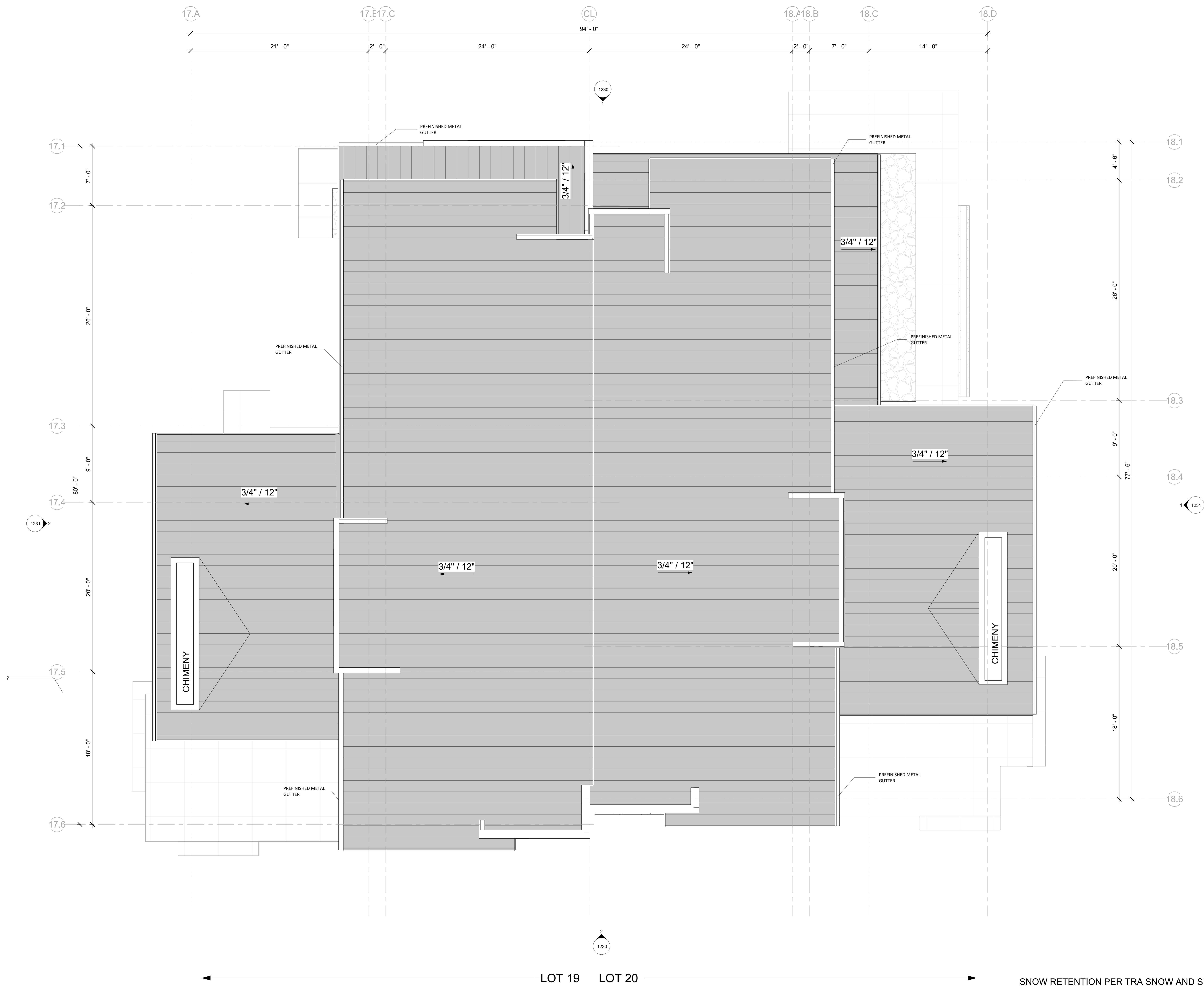
RENDERING GRAPHICAL IN NATURE, REFERENCE PLANS AND ELEVATIONS FOR FINAL DESIGN DOCUMENTATION



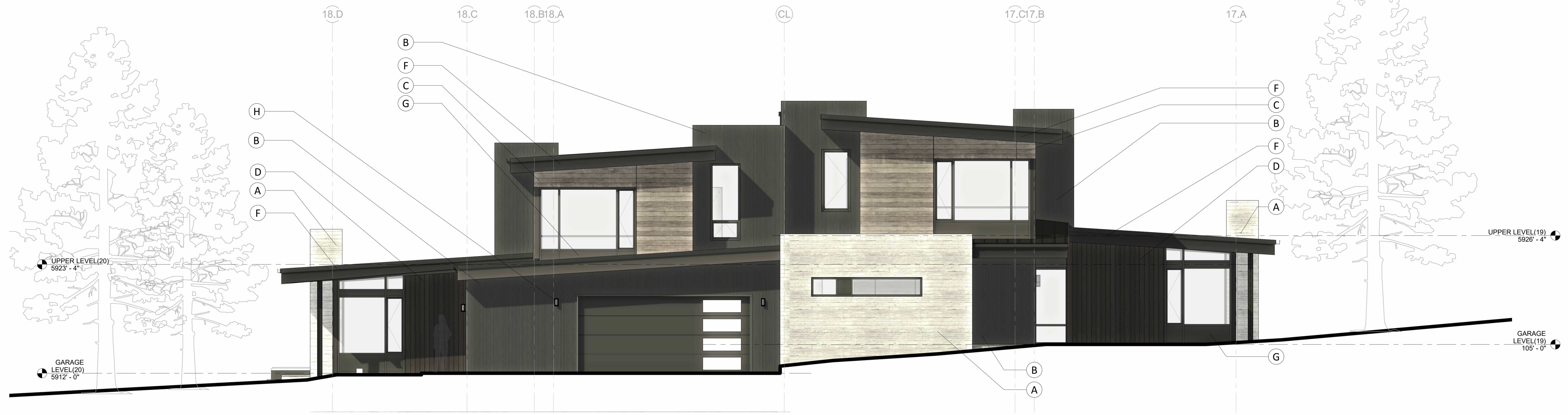
AREA SUMMARY

MAIN LEVEL (LOT 19)	1,617 SF
UPPER LEVEL (LOT 19)	1,842 SF
CONDITIONED SPACE (LOT 19)	3,460 SF





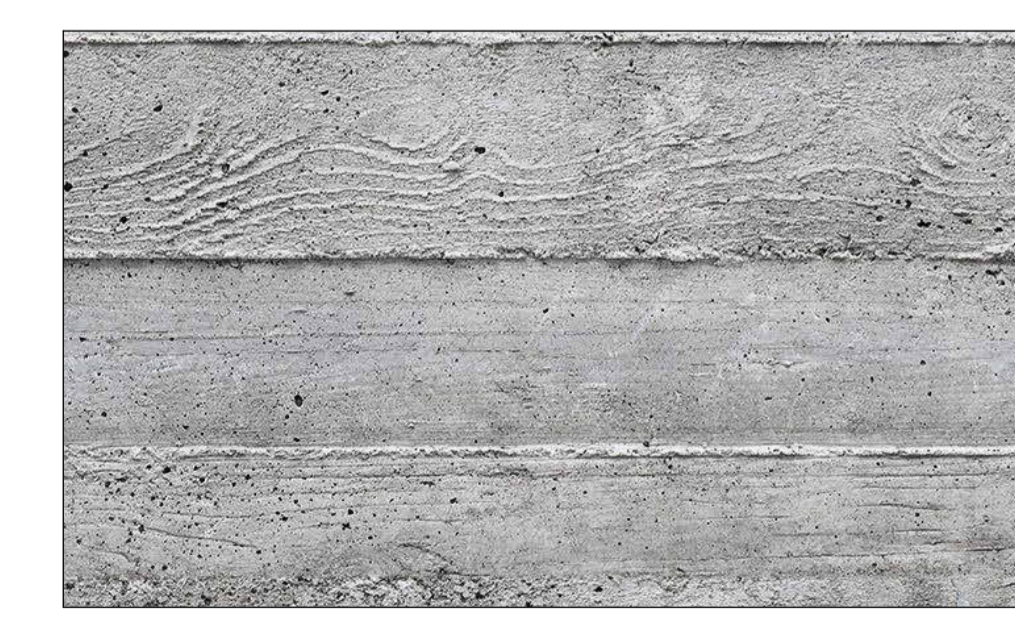
STEPPED RESIDENCE - ELEVATIONS



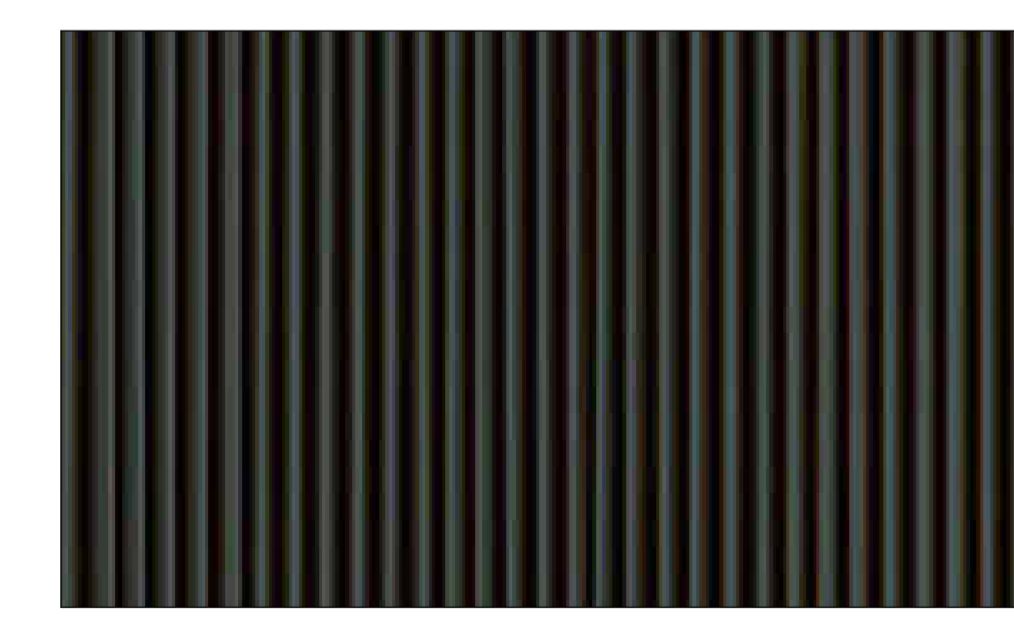
1 STEPPED RESIDENCE - NORTH ELEVATION
1/4" = 1/8"



2 STEPPED RESIDENCE - SOUTH ELEVATION
1/4" = 1/8"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUJ COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUJ COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



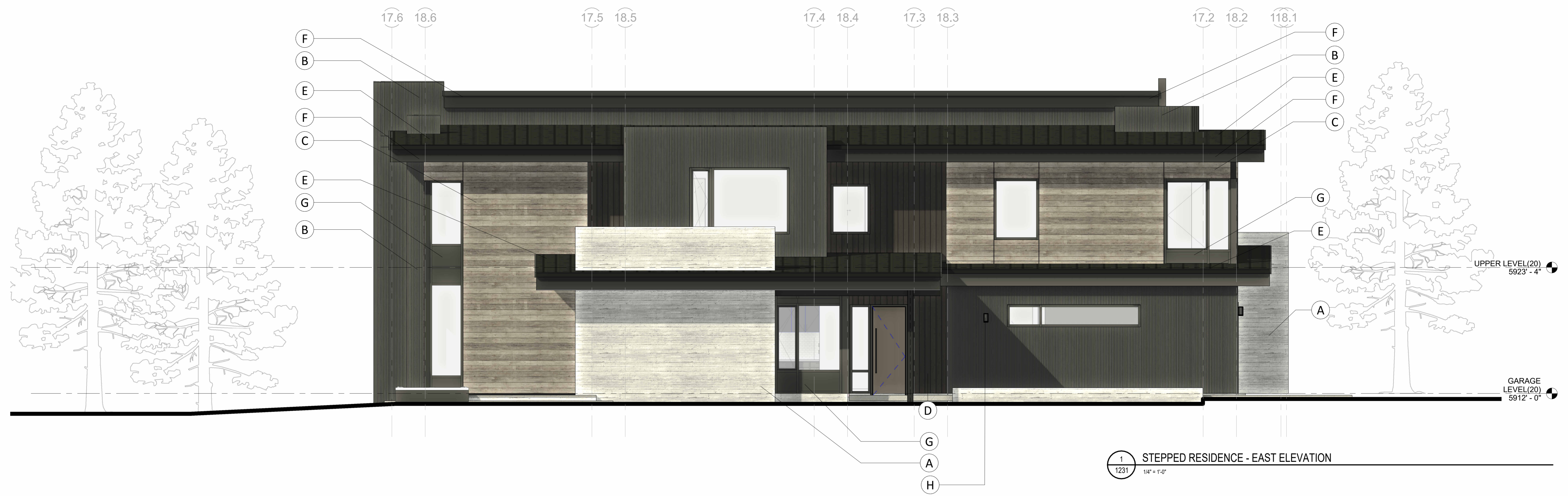
F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



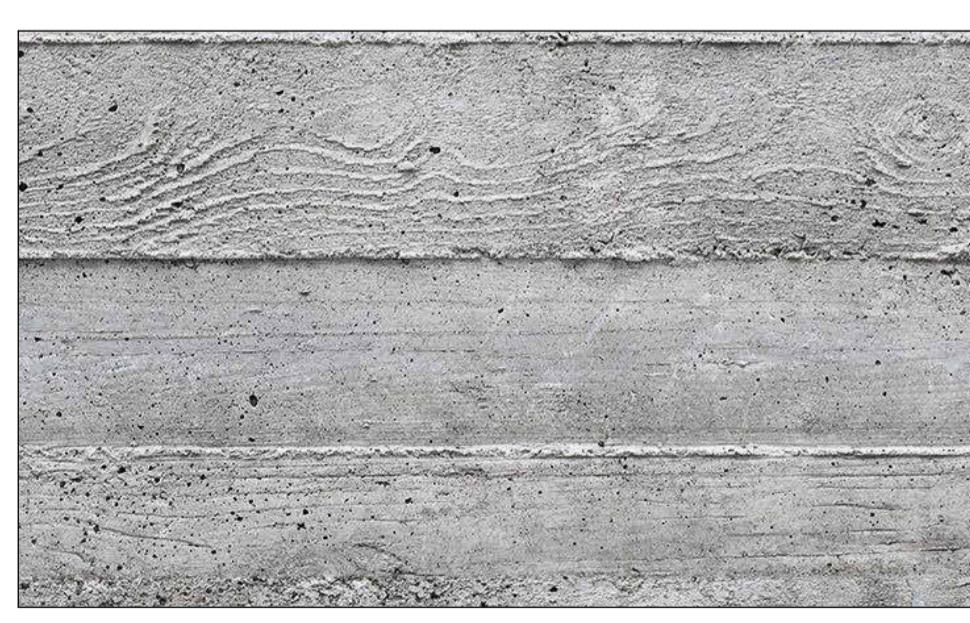
H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



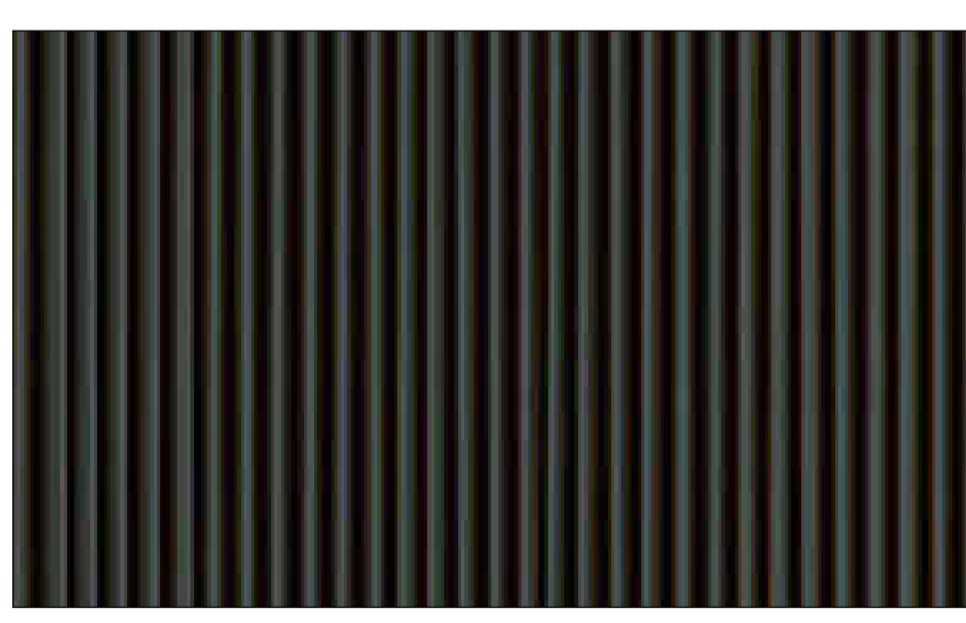
1 STEPPED RESIDENCE - EAST ELEVATION
1231 1/4" = 1'-0"



2 STEPPED RESIDENCE - WEST ELEVATION
1231 1/4" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



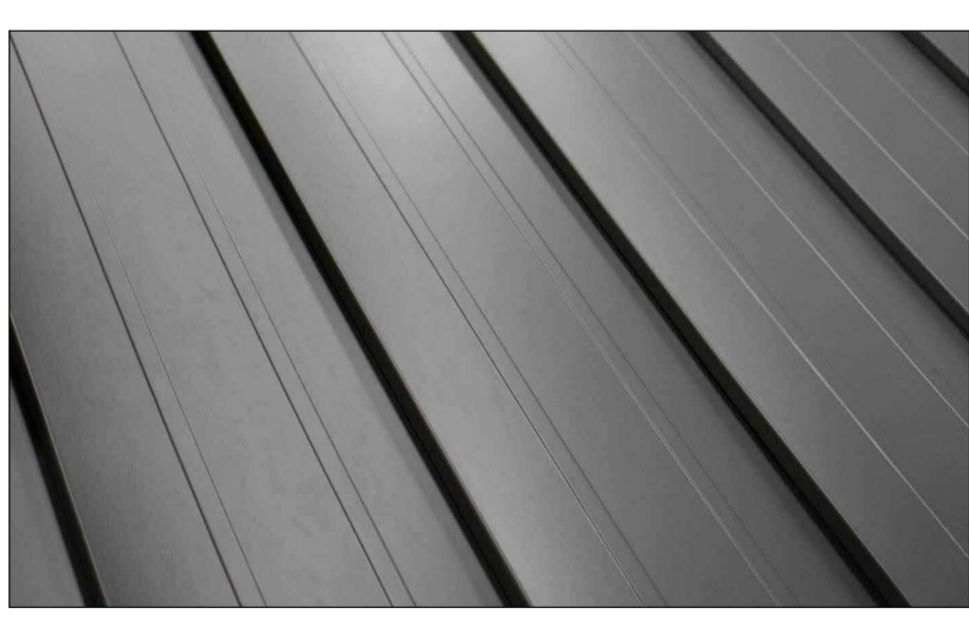
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



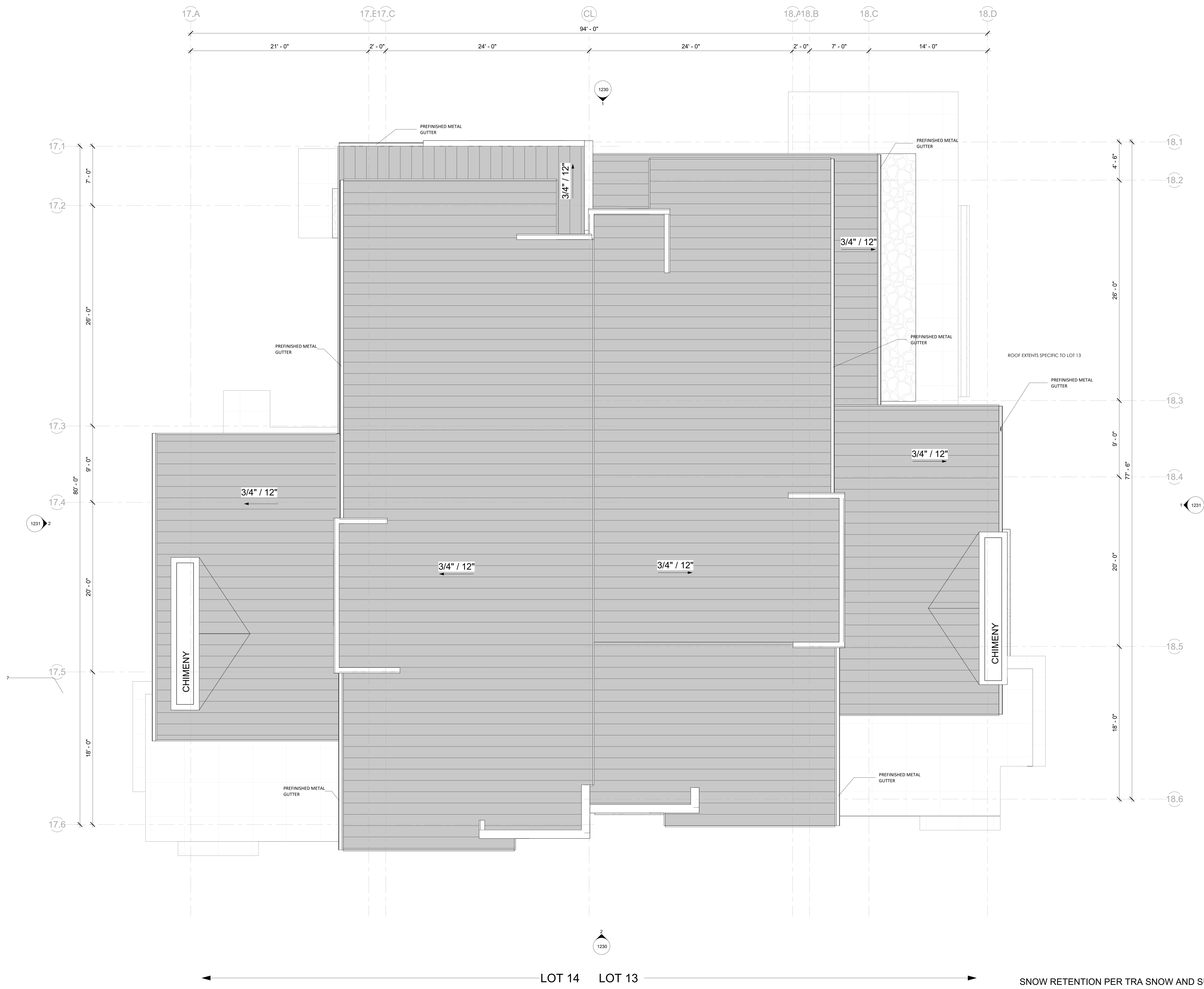
F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED

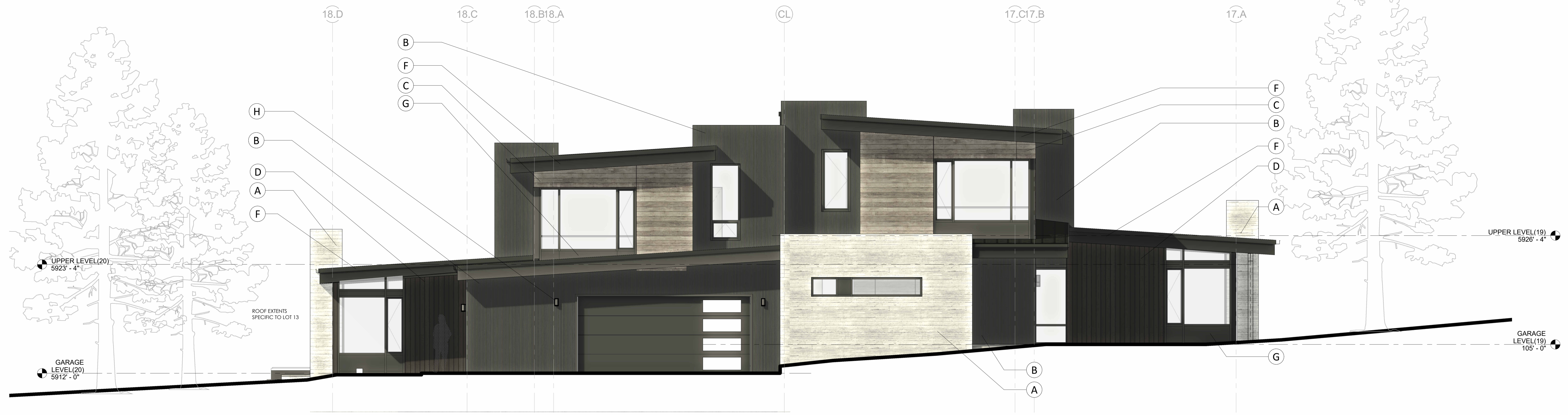


H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



LOT 14 LOT 13 SNOW RETENTION PER TRA SNOW AND SUN DESIGN

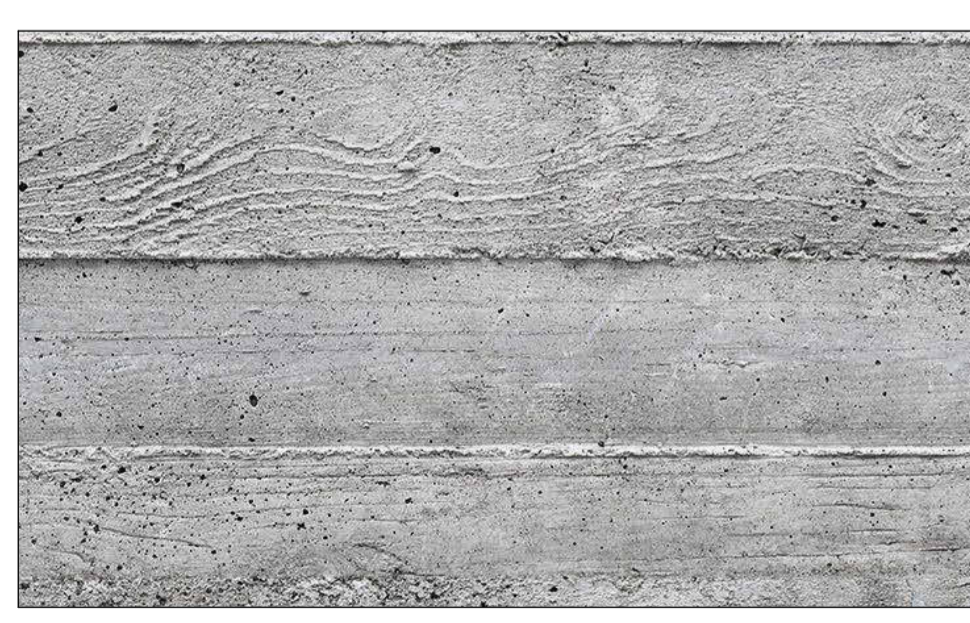
STEPPED RESIDENCE - ELEVATIONS



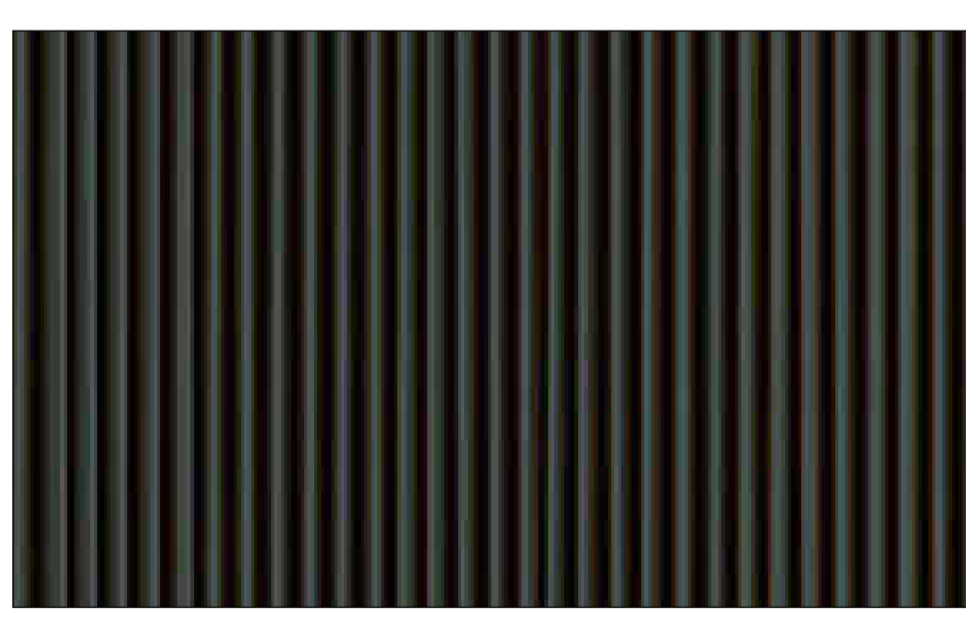
1 STEPPED RESIDENCE - NORTH ELEVATION
1/4" = 1/8"



2 STEPPED RESIDENCE - SOUTH ELEVATION
1/4" = 1/8"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTNERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUJ COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUJ COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT

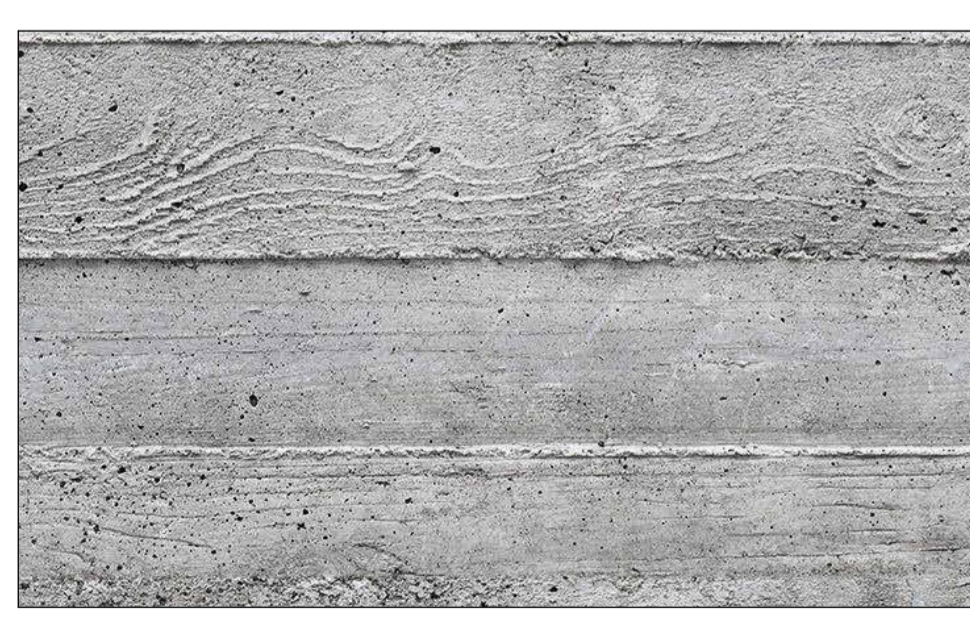
STEPPED RESIDENCE - ELEVATIONS



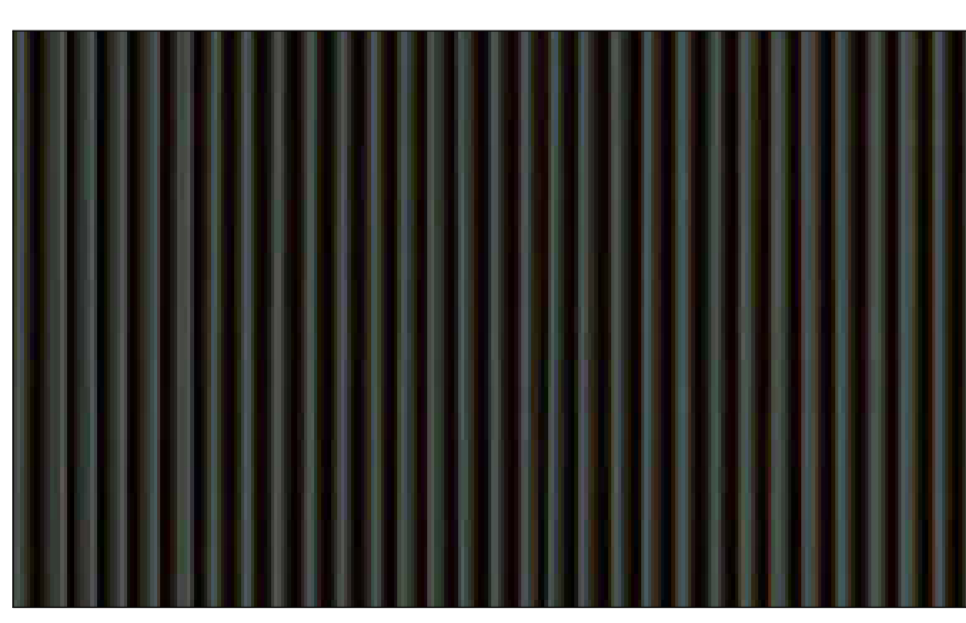
1 STEPPED RESIDENCE - EAST ELEVATION
1/23/18 1/4" = 1'-0"



2 STEPPED RESIDENCE - WEST ELEVATION
1/23/18 1/4" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



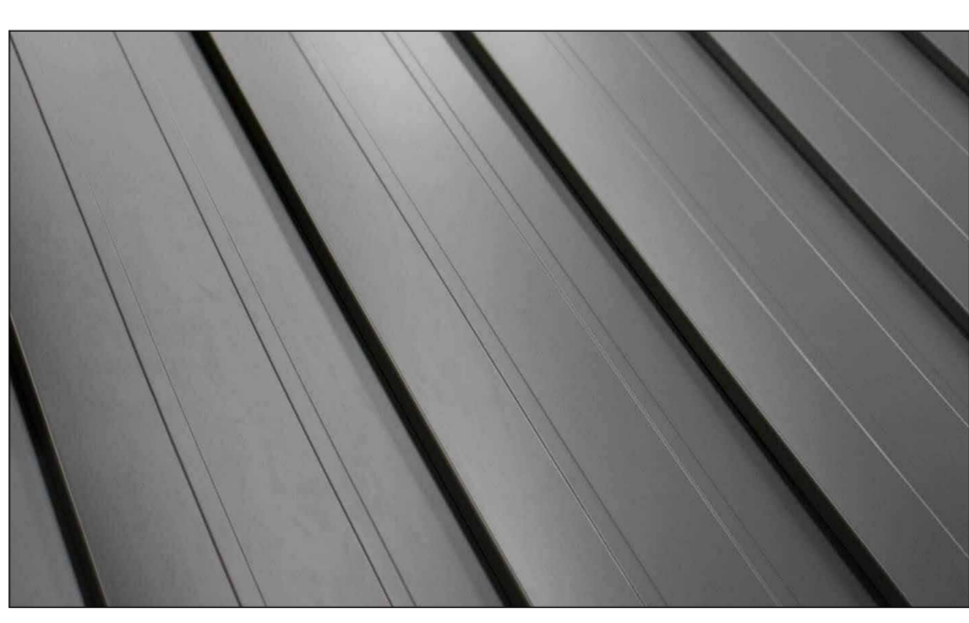
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUJ COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUJ COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT

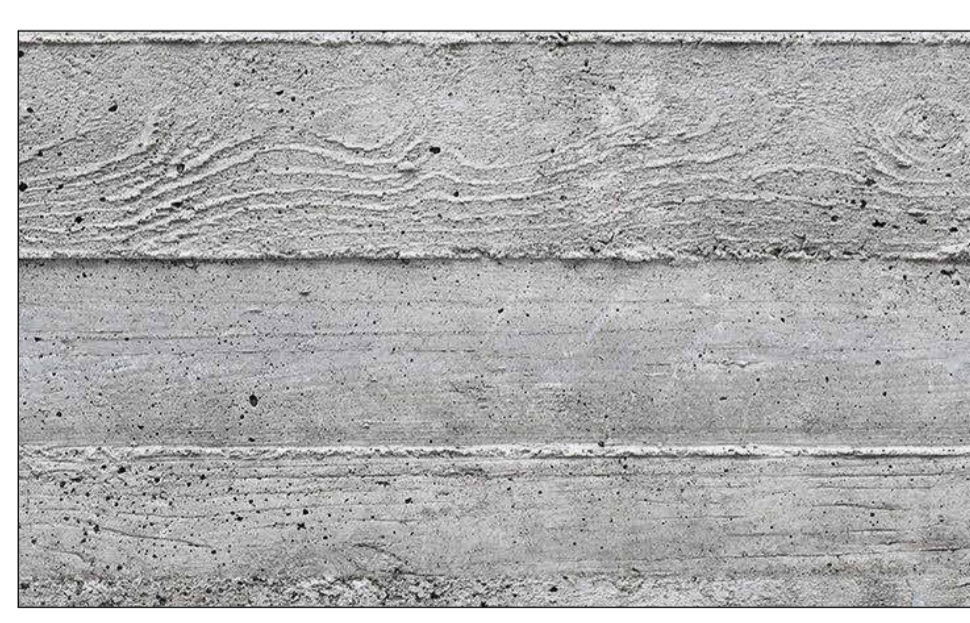
STEPPED RESIDENCE - ELEVATIONS



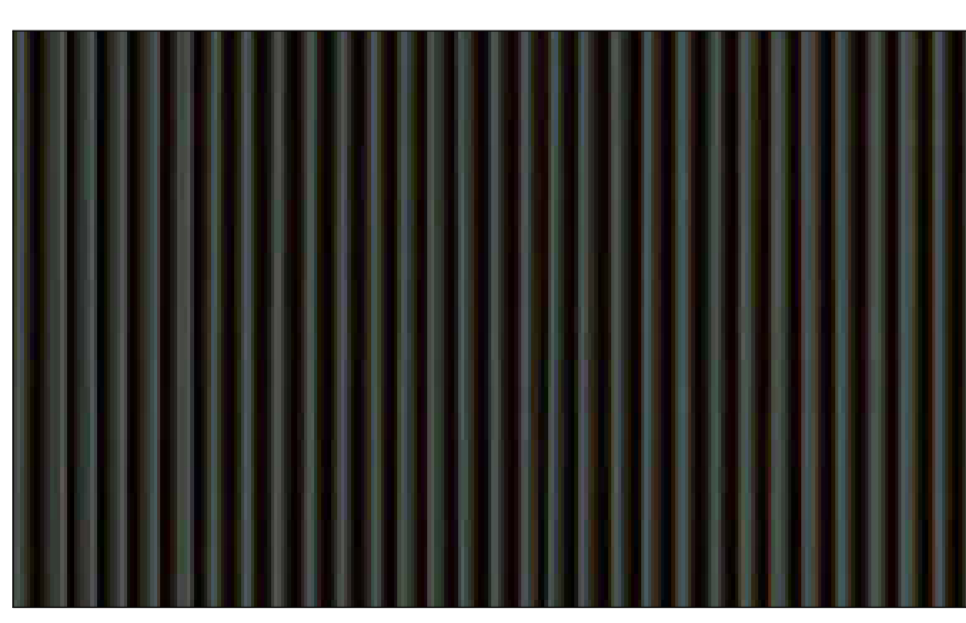
1 STEPPED RESIDENCE - NORTH ELEVATION
1/4" = 1/8"



2 STEPPED RESIDENCE - SOUTH ELEVATION
1/4" = 1/8"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTNERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUJ COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUJ COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED

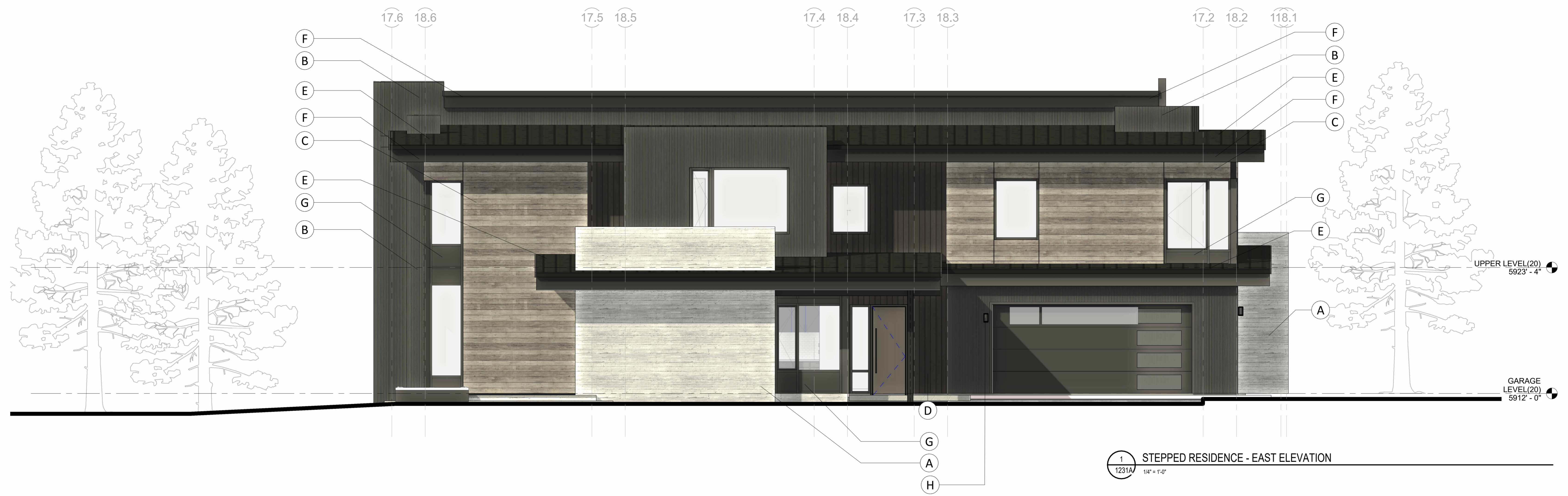


G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT

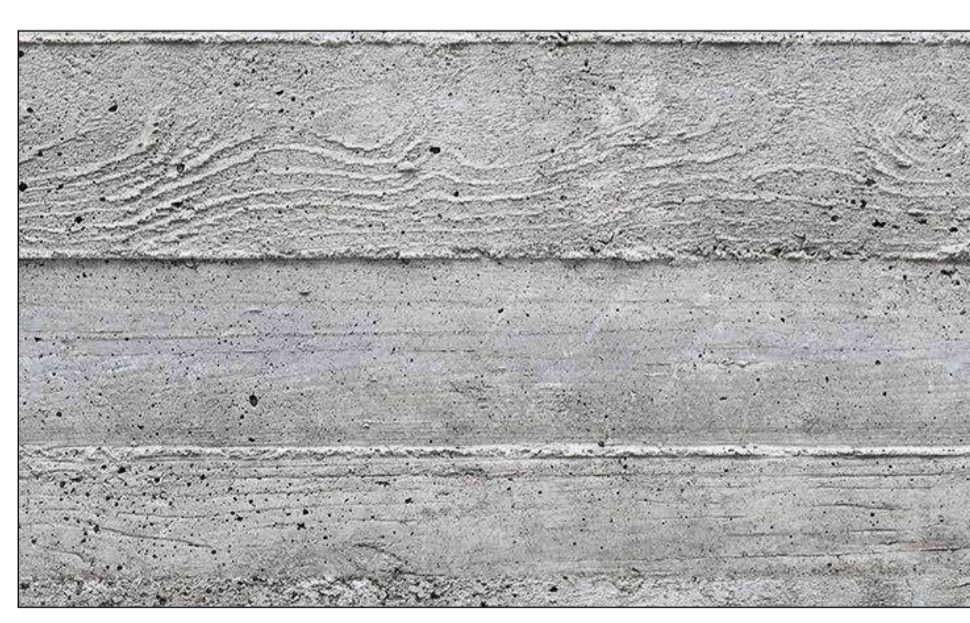
STEPPED RESIDENCE - ELEVATIONS



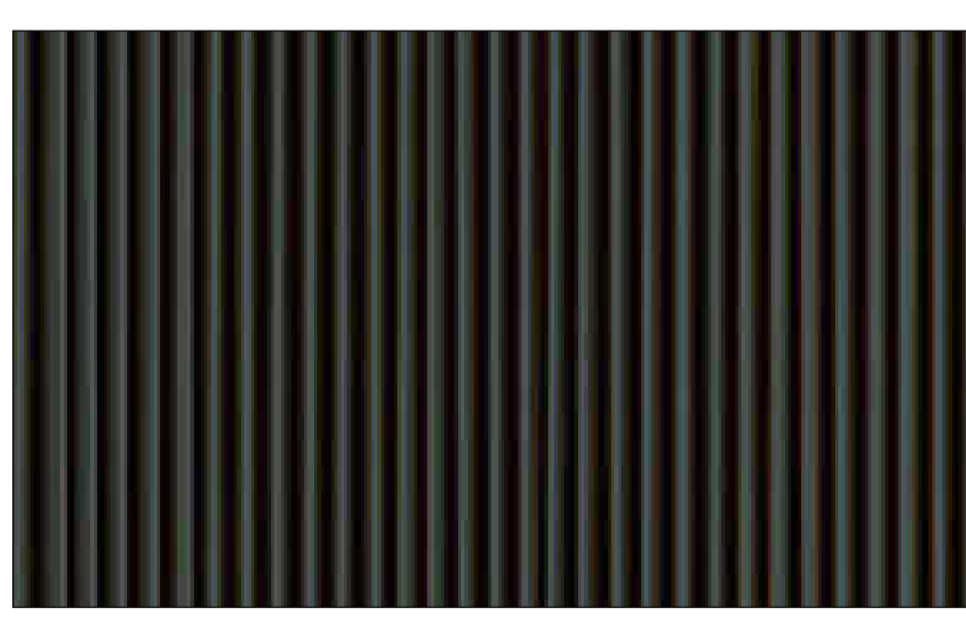
1 STEPPED RESIDENCE - EAST ELEVATION
1231A 1/4" = 1'-0"



2 STEPPED RESIDENCE - WEST ELEVATION
1231A 1/4" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



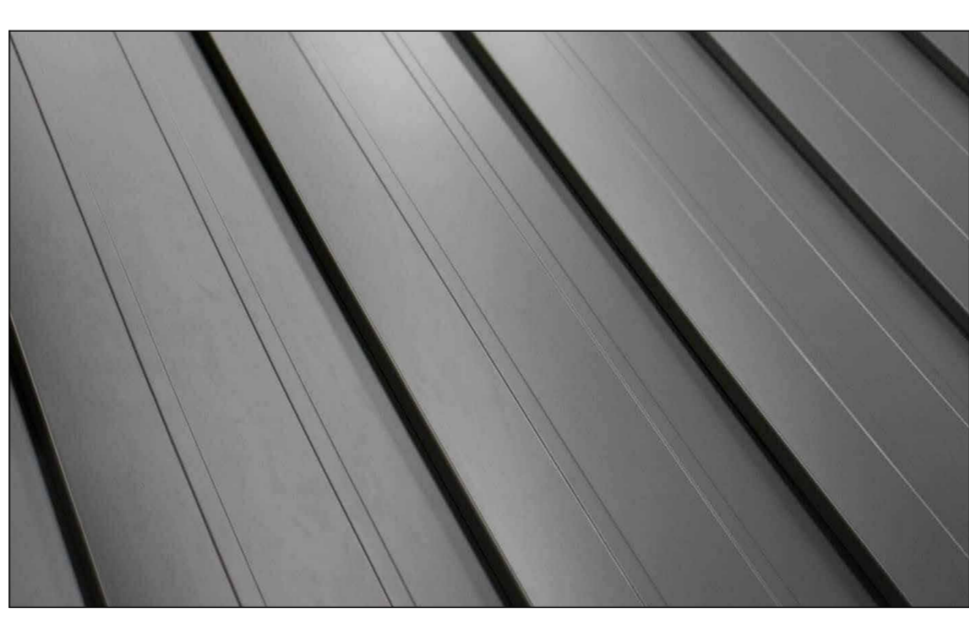
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



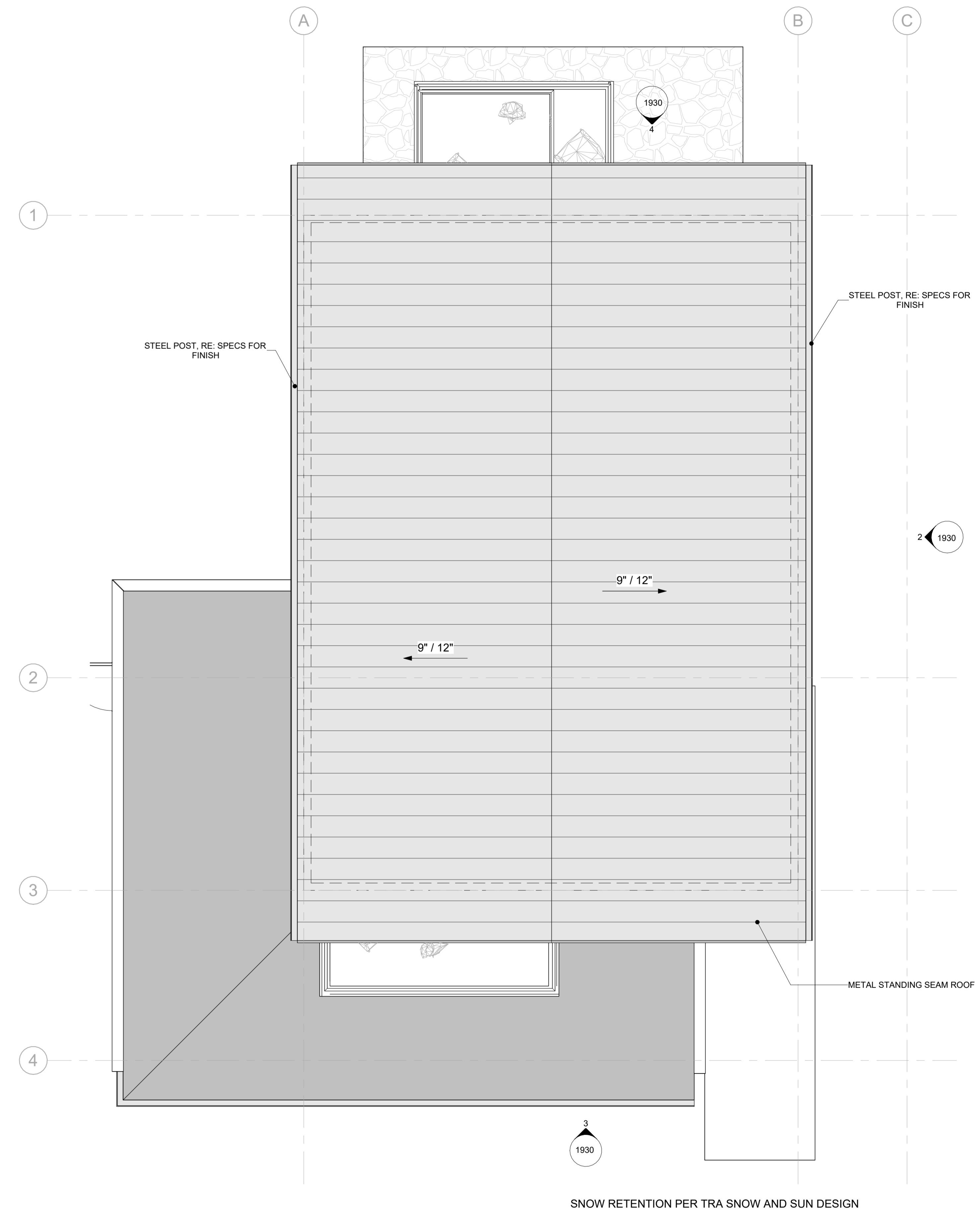
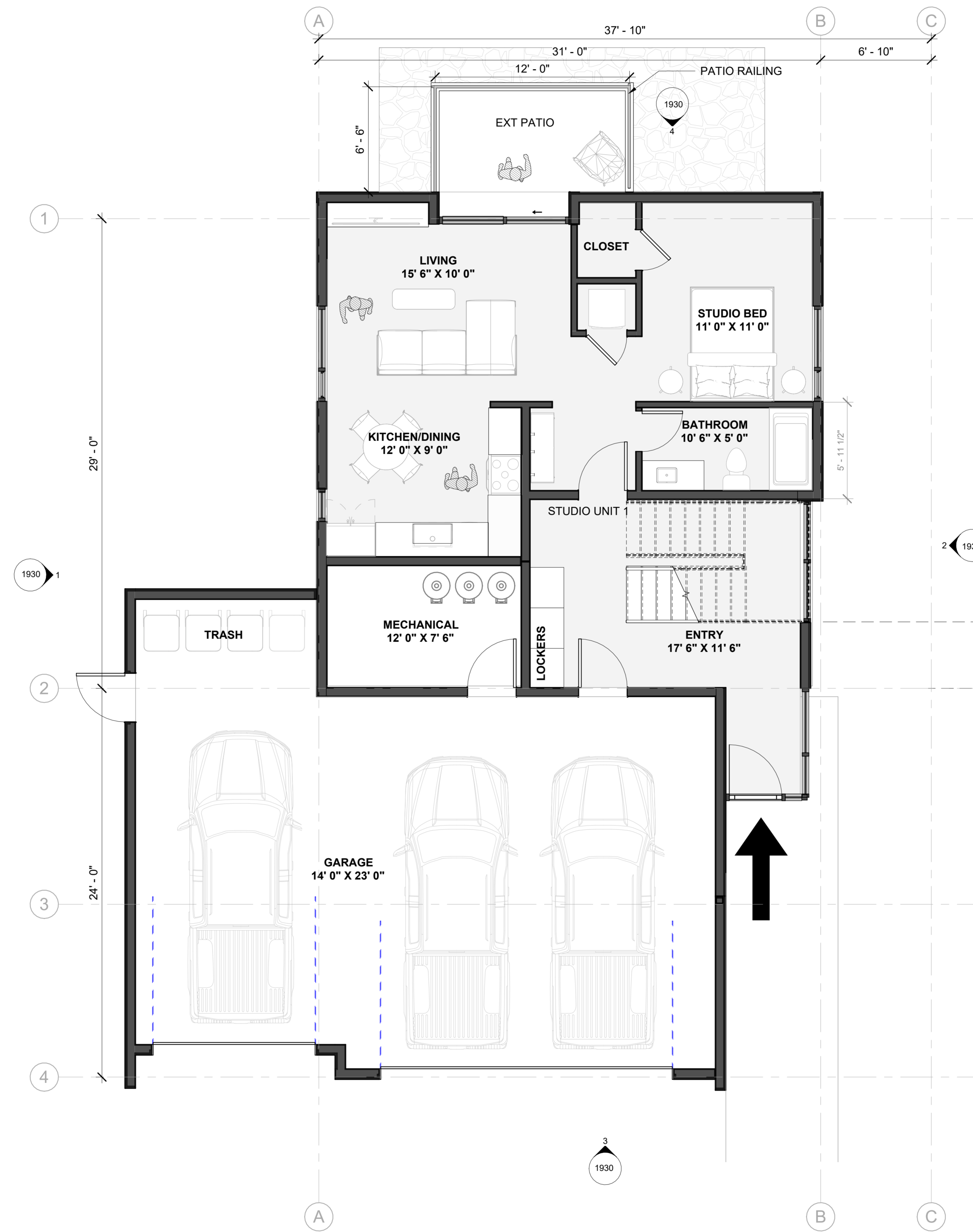
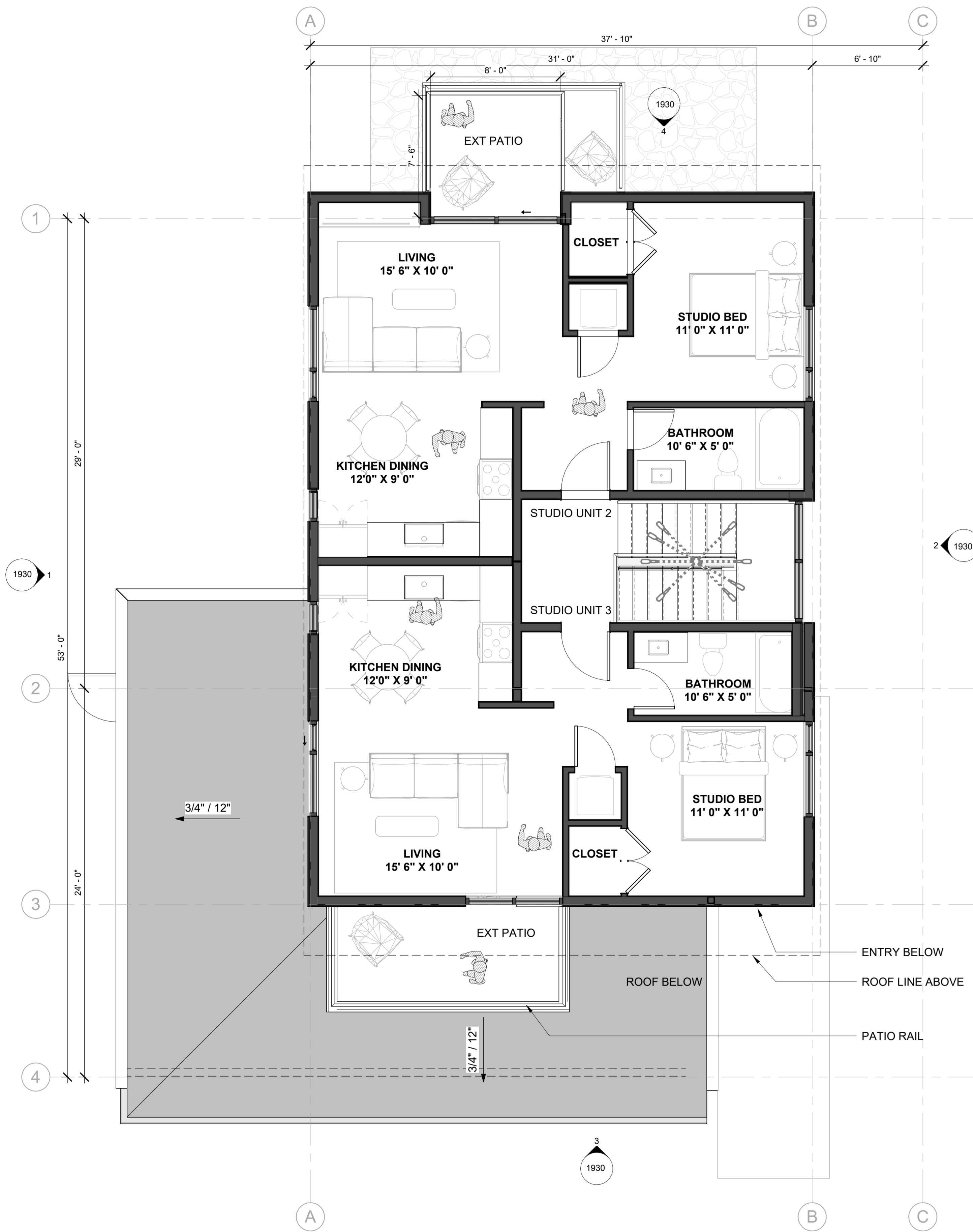
G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



H EXTERIOR LIGHTING
BASIS OF DESIGN
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



RENDERING GRAPHICAL IN NATURE. REFERENCE PLANS AND ELEVATIONS FOR FINAL DESIGN DOCUMENTATION



2 INCLUSIONARY UNIT - UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

1 INCLUSIONARY UNIT - LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

3 INCLUSIONARY UNIT - ROOF PLAN
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



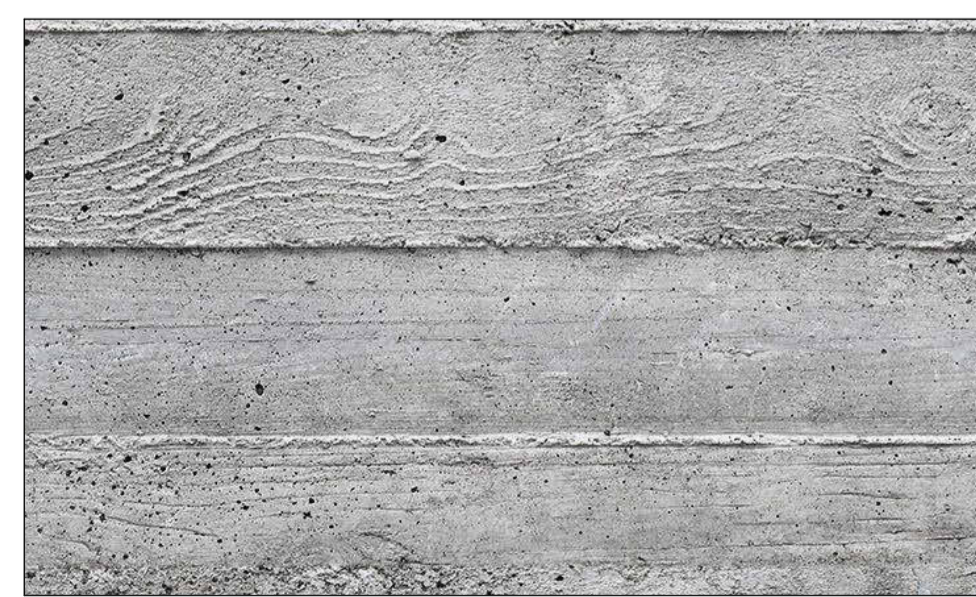
2 SOUTH ELEVATION
1/8" = 1'-0"



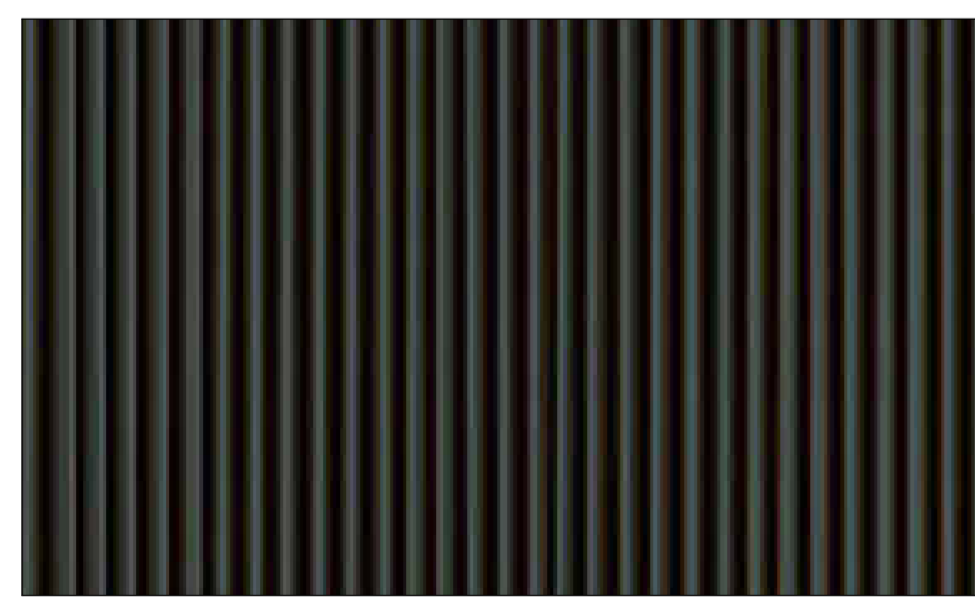
4 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



A BOARD FORMED CONCRETE
COLOR: UNSTAINED
CLASS A FIRE RATED



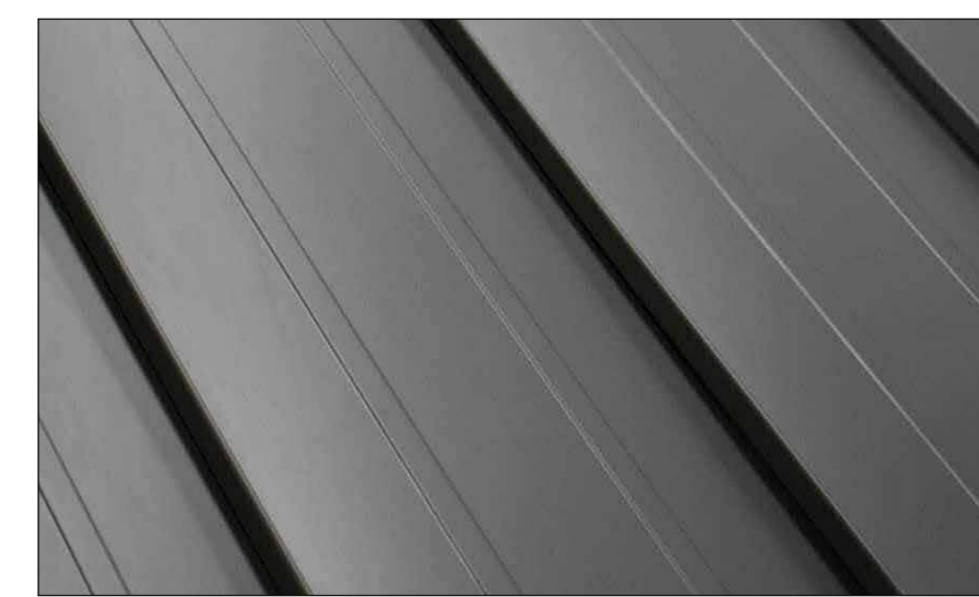
B CORRUGATED METAL SIDING
COLOR: CHARCOAL, EXPOSED FASTENERS
CLASS A FIRE RATED



C HORIZONTAL WOOD SIDING
ROUGH SAWN, STK
COLOR: MEDIUM STAIN
WUI COMPLIANT



D VERTICAL WOOD SIDING
ROUGH SAWN, STK
COLOR: DARK CHARCOAL
WUI COMPLIANT



E STANDING SEAM METAL ROOF
COLOR: CHARCOAL
CLASS A FIRE RATED
12" MECHANICALLY FASTENED



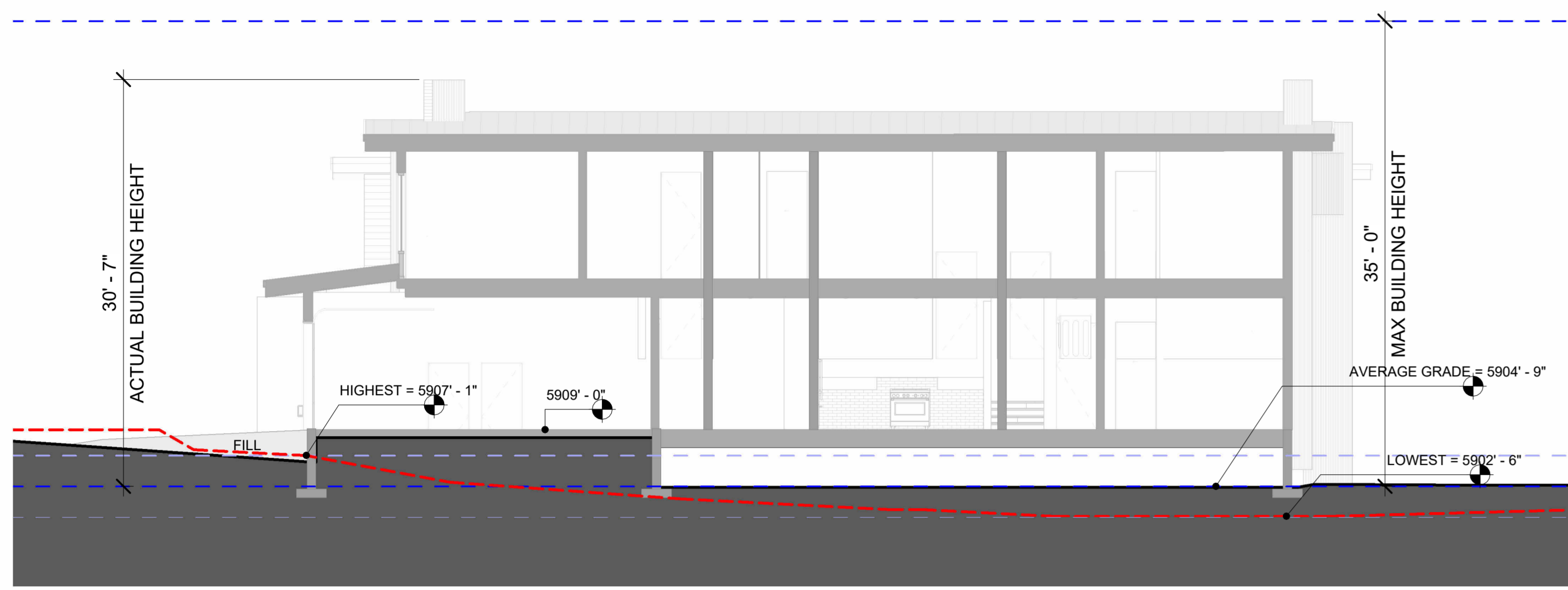
F ROOF FACIA
COLOR: CHARCOAL
CLASS A FIRE RATED



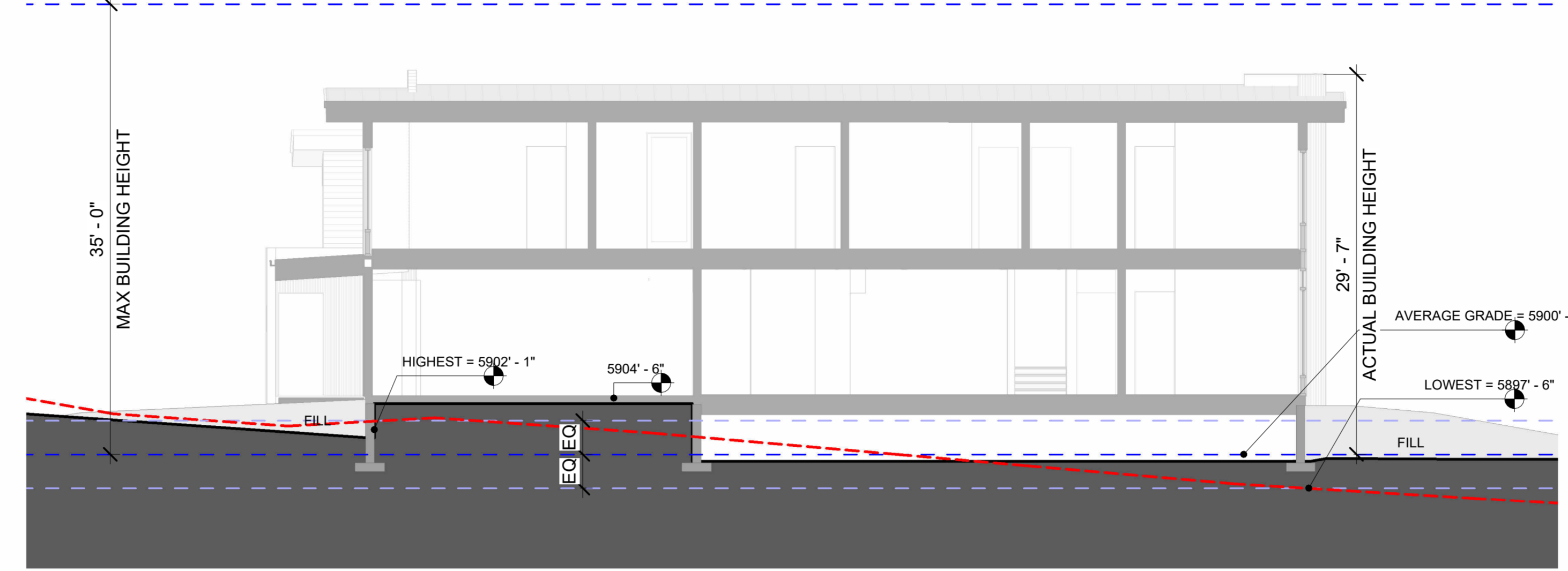
G BRAKE METAL
COLOR: CHARCOAL
CLASS A FIRE RATED



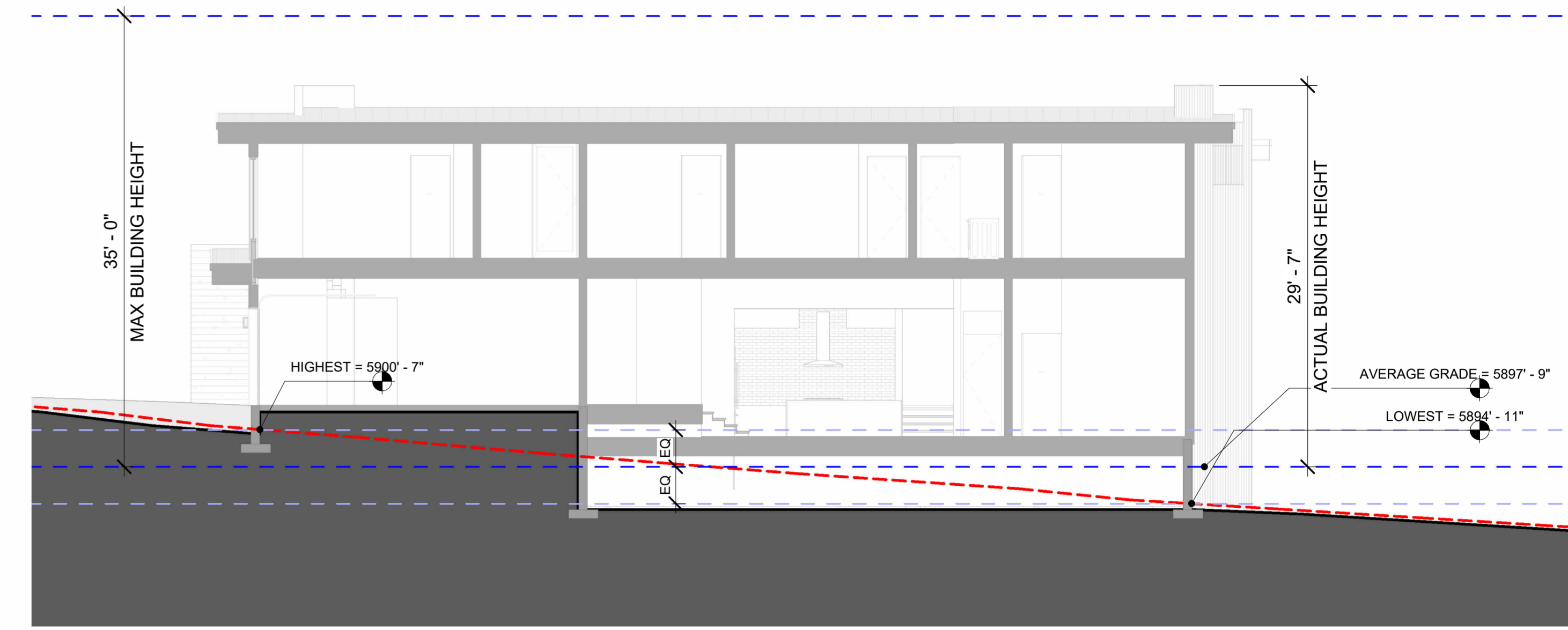
H EXTERIOR LIGHTING
BASIS OF DESIGN:
PITCH SINGLE BY TECH LIGHTING
DARK SKY COMPLIANT



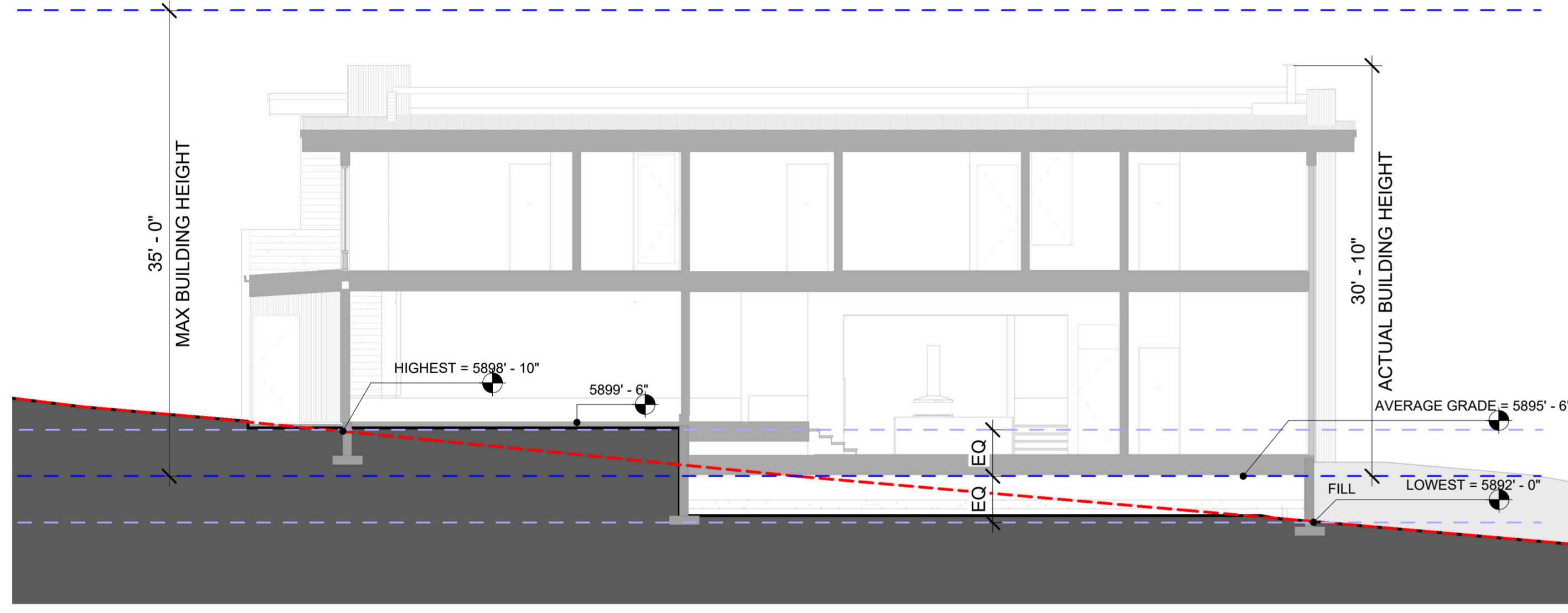
1 LOT 21/22 BUILDING HEIGHTS (STEPPED UNIT)
1009 18" x 11" RE: 1/A111



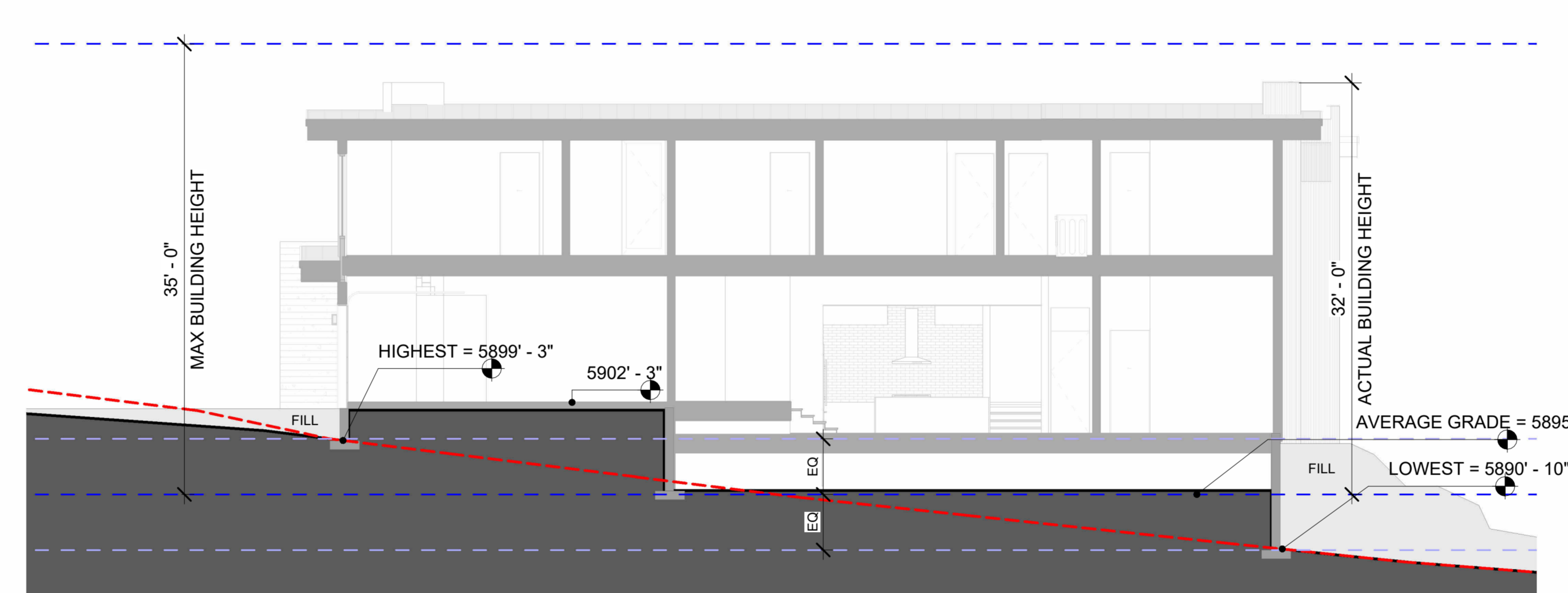
2 LOT 23/24 BUILDING HEIGHTS (STEPPED UNIT)
1009 18" x 11" RE: 1/A111



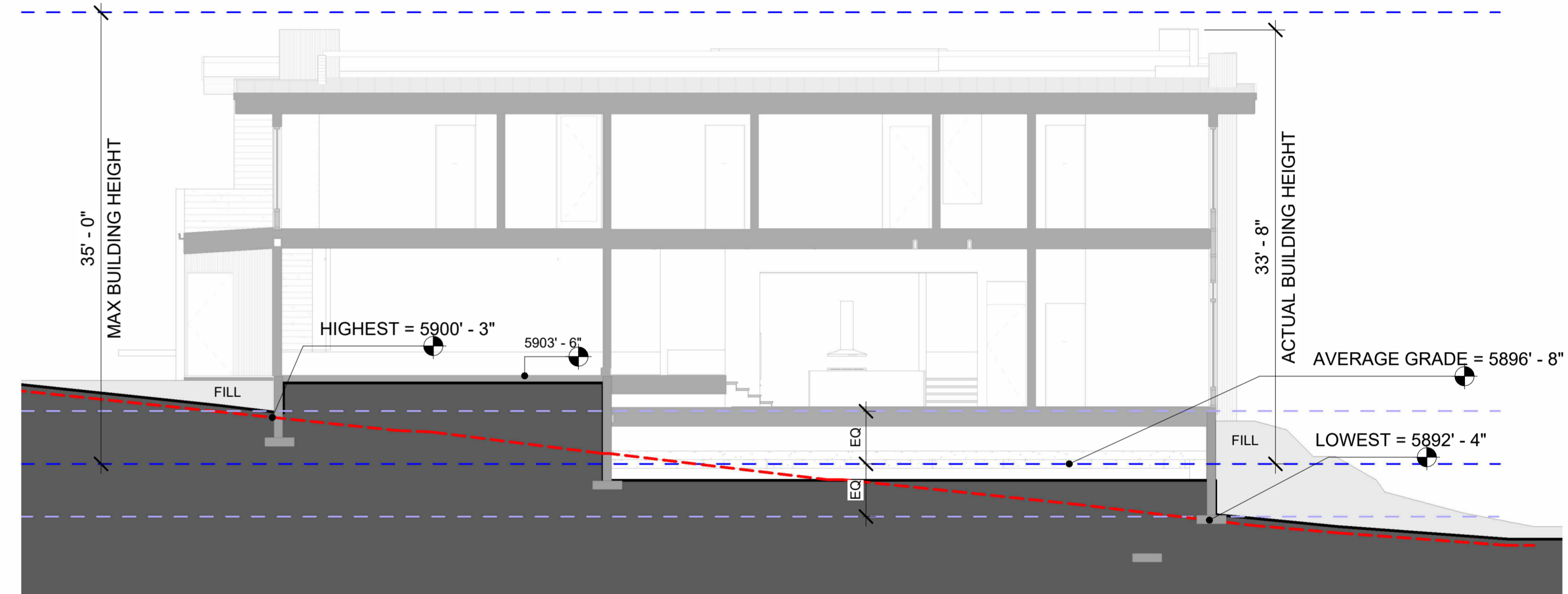
3 LOT 25/26 BUILDING HEIGHTS (DOWNHILL UNIT)
1009 18" x 11" RE: 1/A111



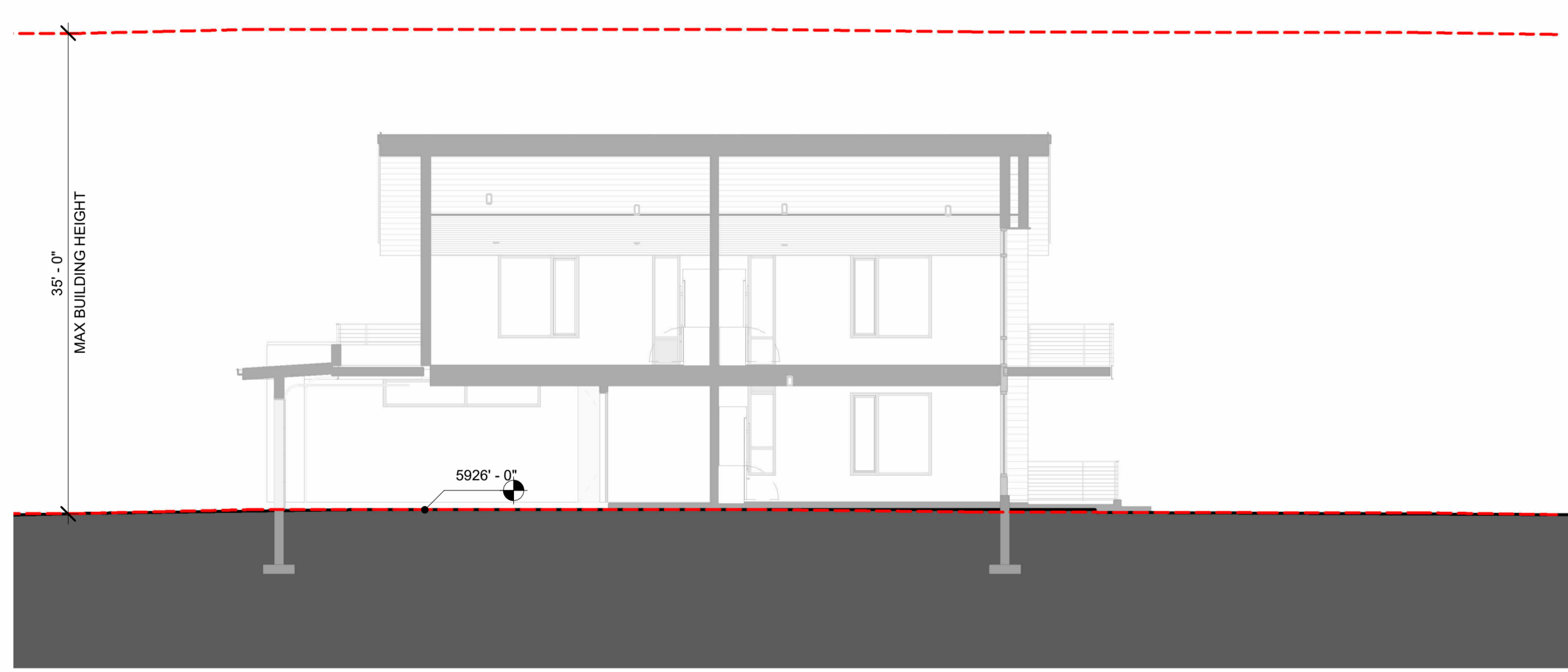
4 LOT 27/28 BUILDING HEIGHTS (DOWNHILL UNIT)
1009 18" x 11" RE: 1/A111



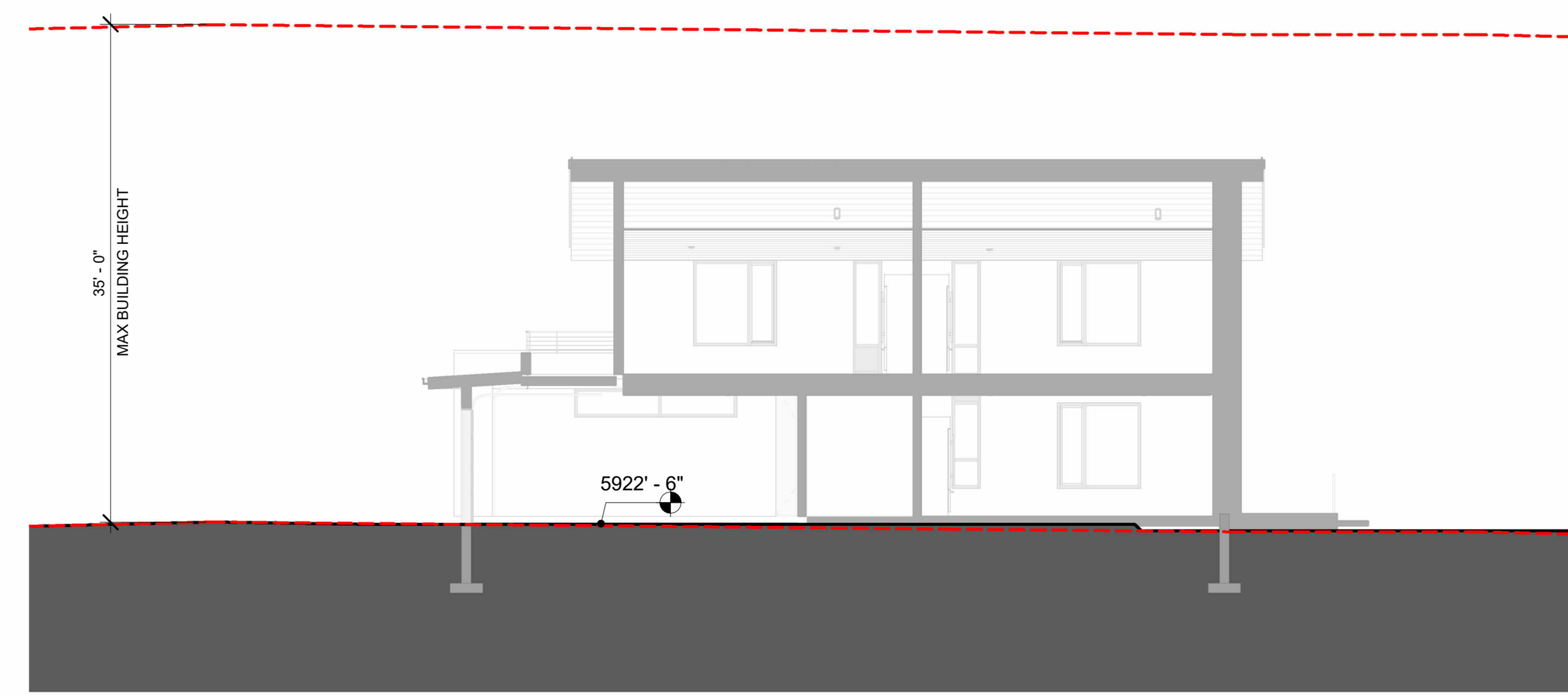
5 LOT 29/30 BUILDING HEIGHTS (DOWNHILL UNIT)
1009 18" x 11" RE: 1/A111



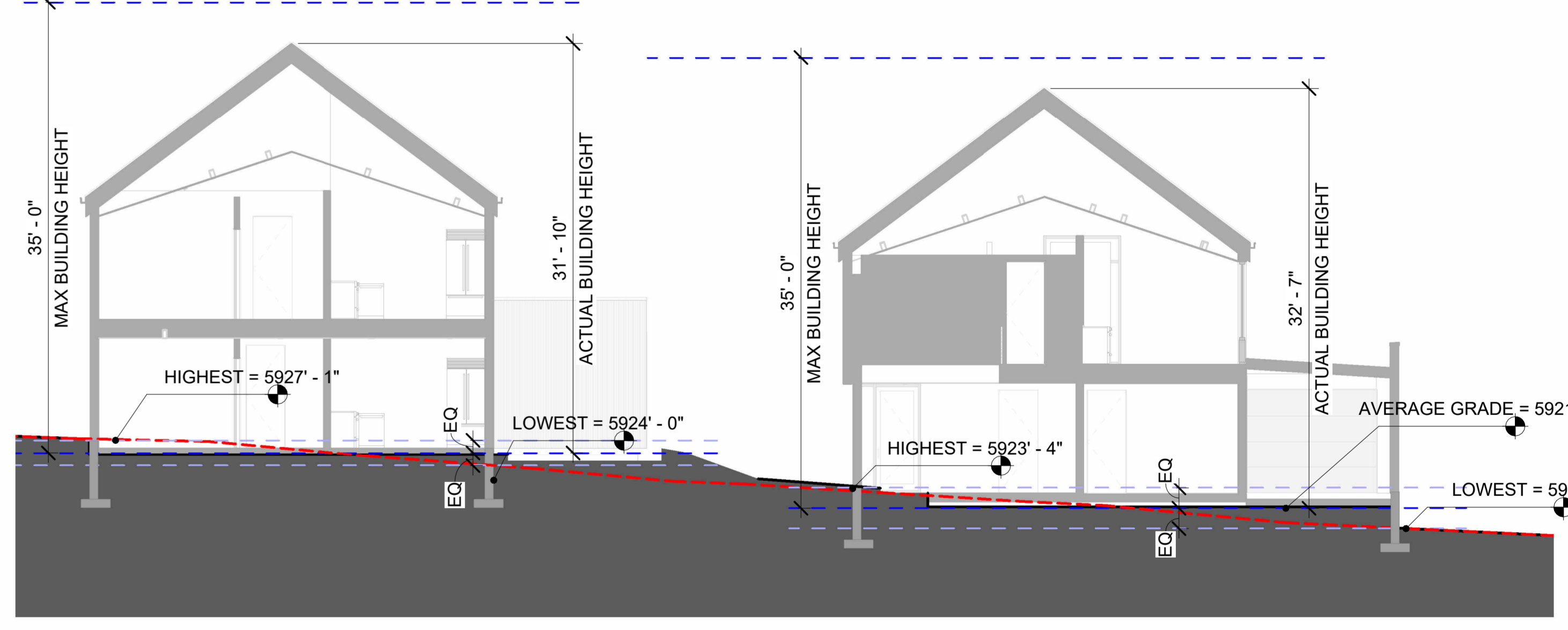
6 LOT 31/32 BUILDING HEIGHTS (DOWNHILL UNIT)
1009 18" x 11" RE: 1/A111



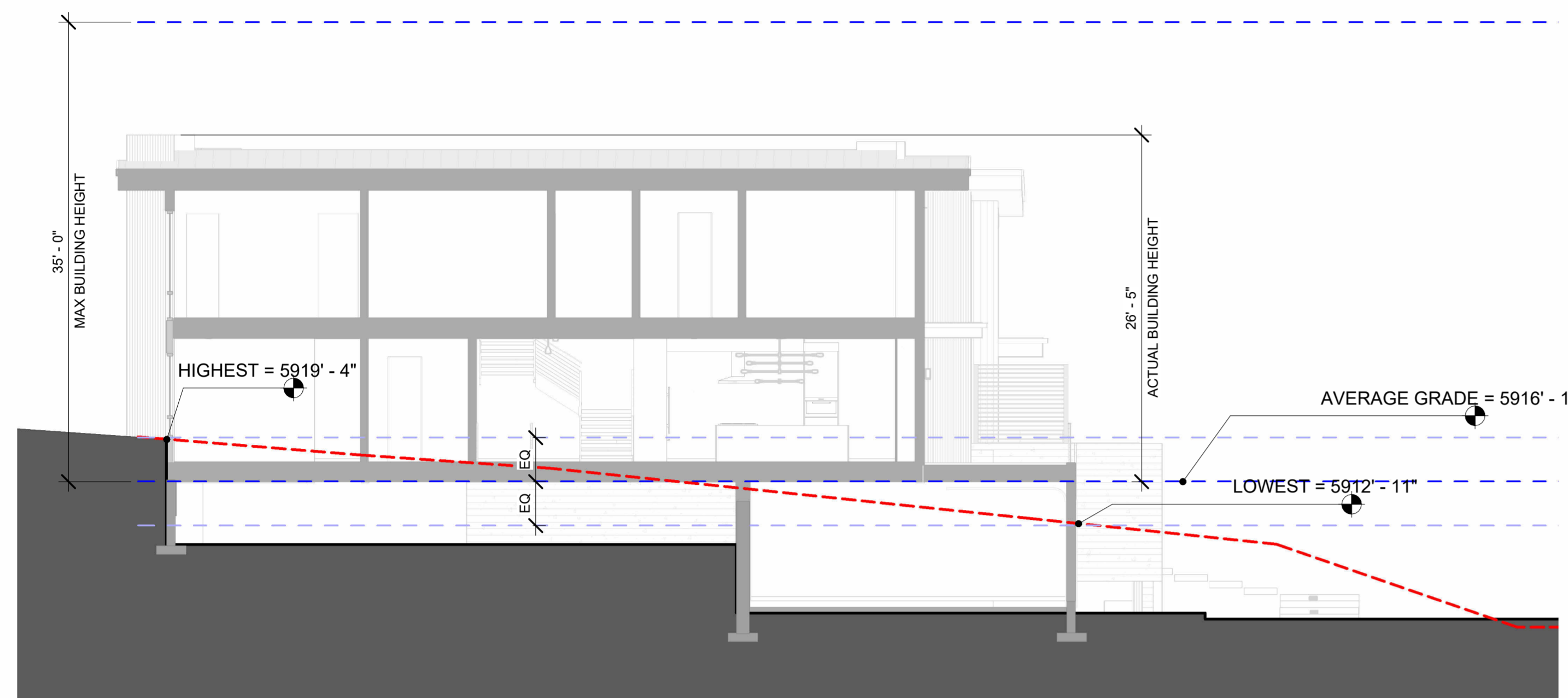
7 TOWNHOME BLDG A BUILDING HEIGHT
1009 18" x 11" RE: 1/A111



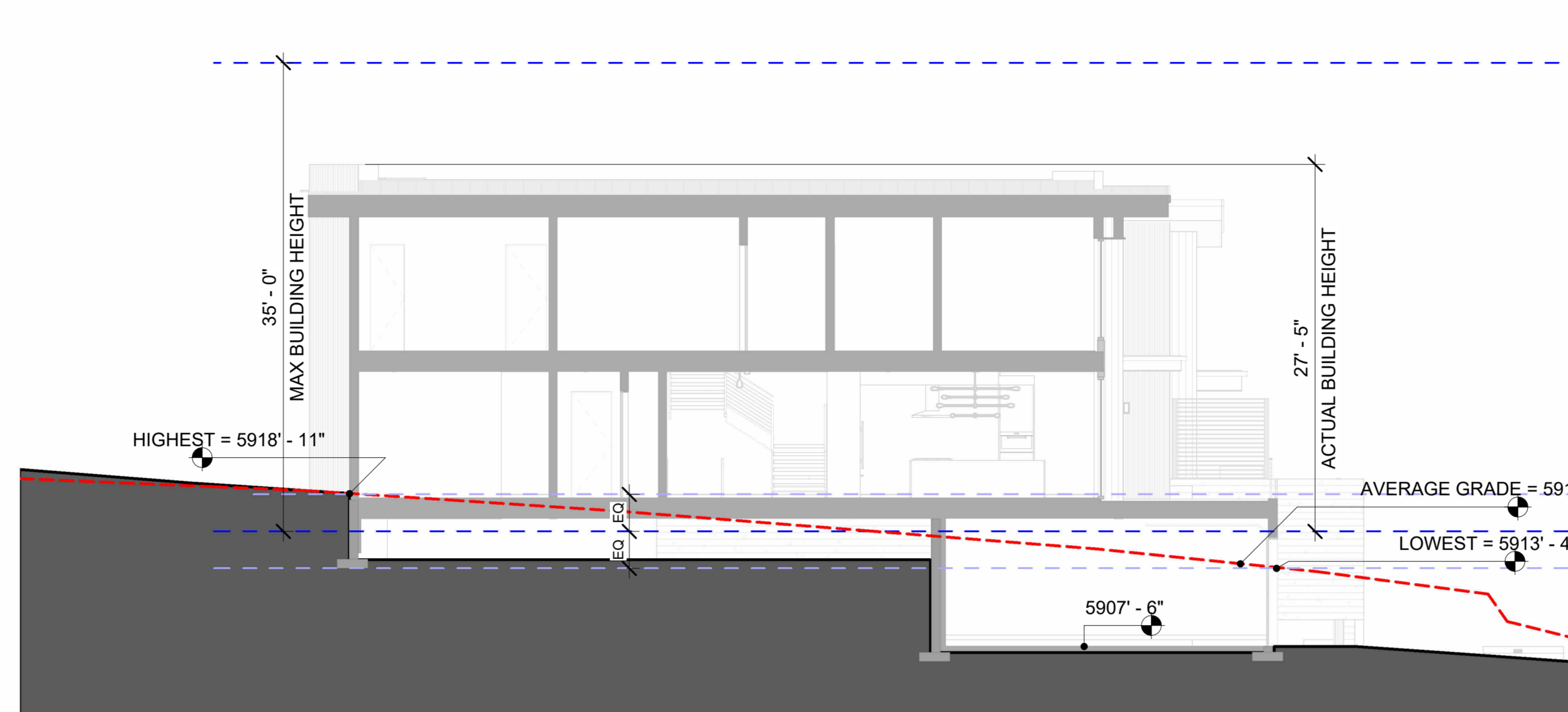
8 TOWNHOME BLDG B BUILDING HEIGHT
1009 18" x 11" RE: 1/A111



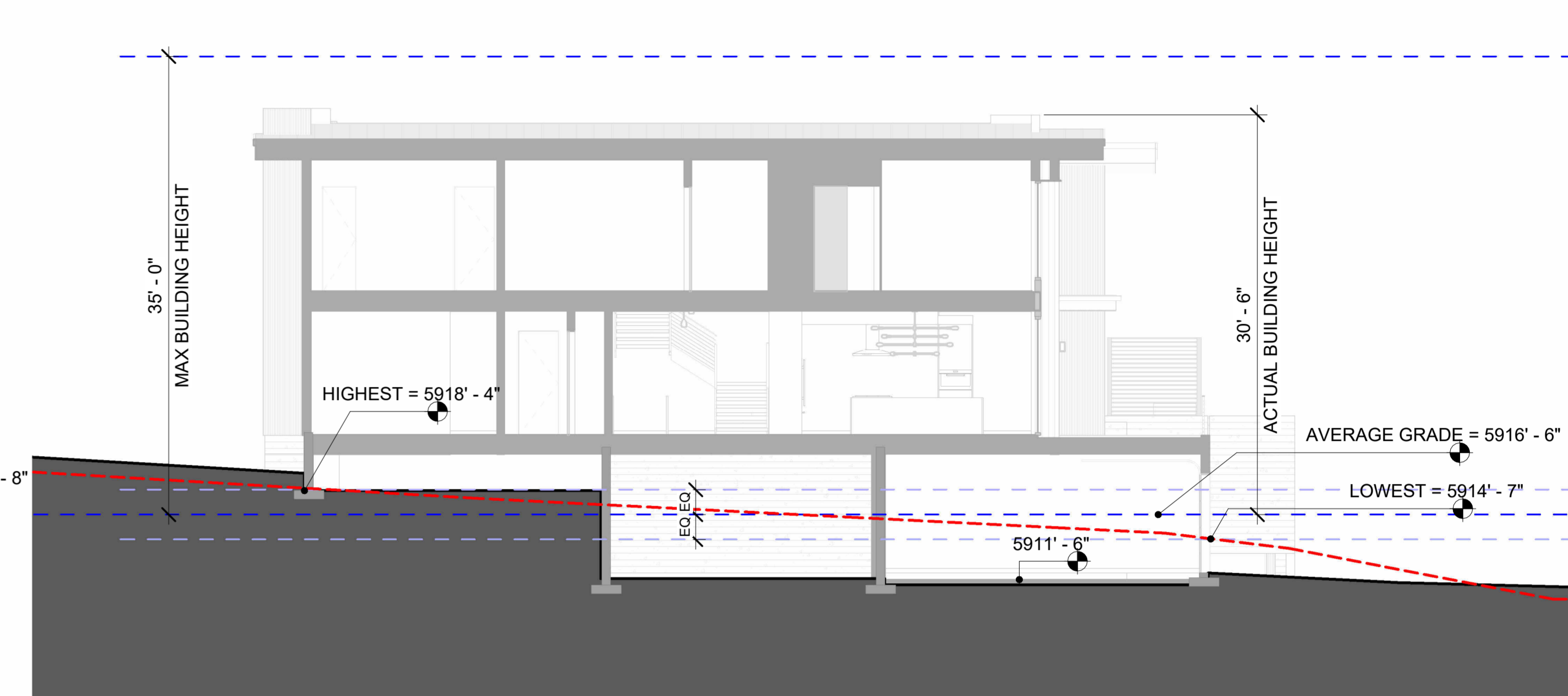
9 TOWNHOME CROSS SECTION BUILDING HEIGHTS
1009 18" x 11" RE: 1/A111



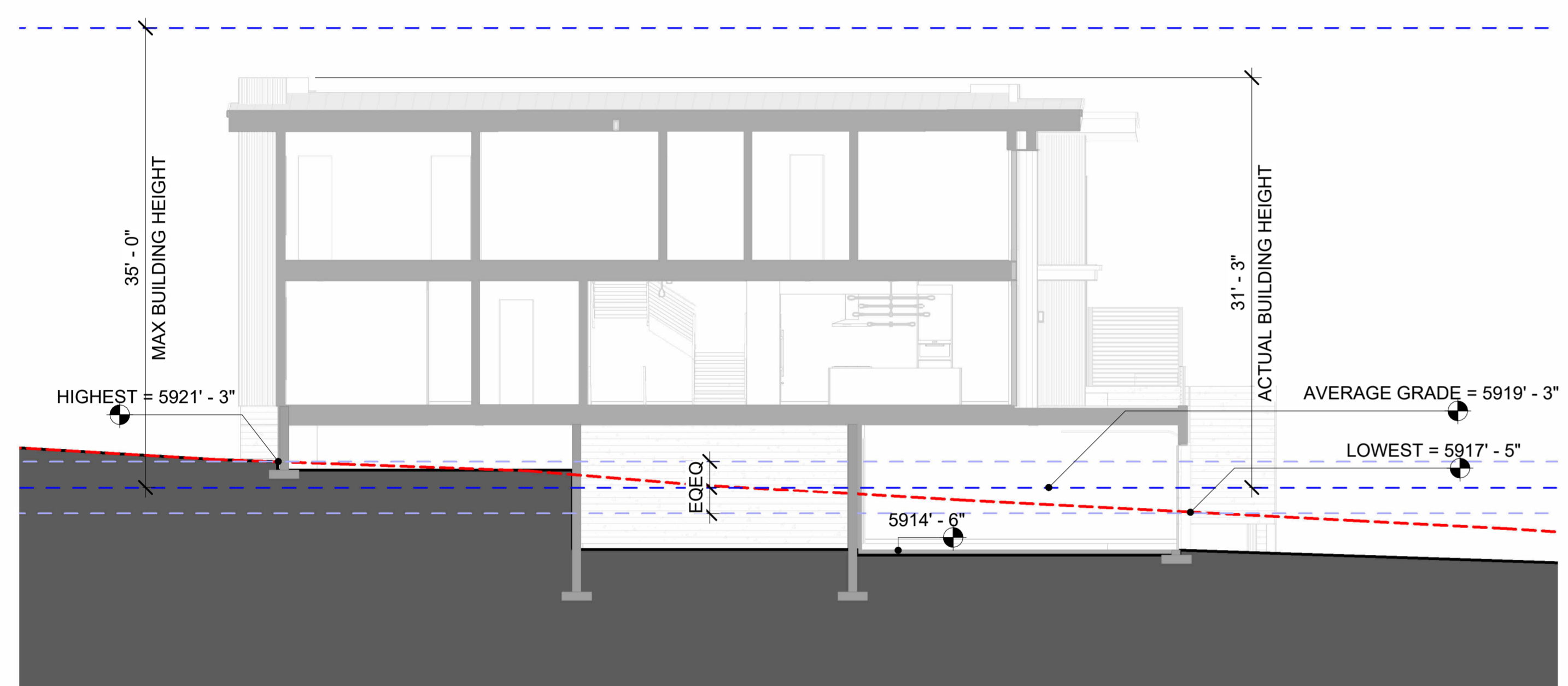
1 LOT 3/4 BUILDING HEIGHTS (UPHILL UNIT)
1008 1/8" = 1'-0" RE: 1/A111



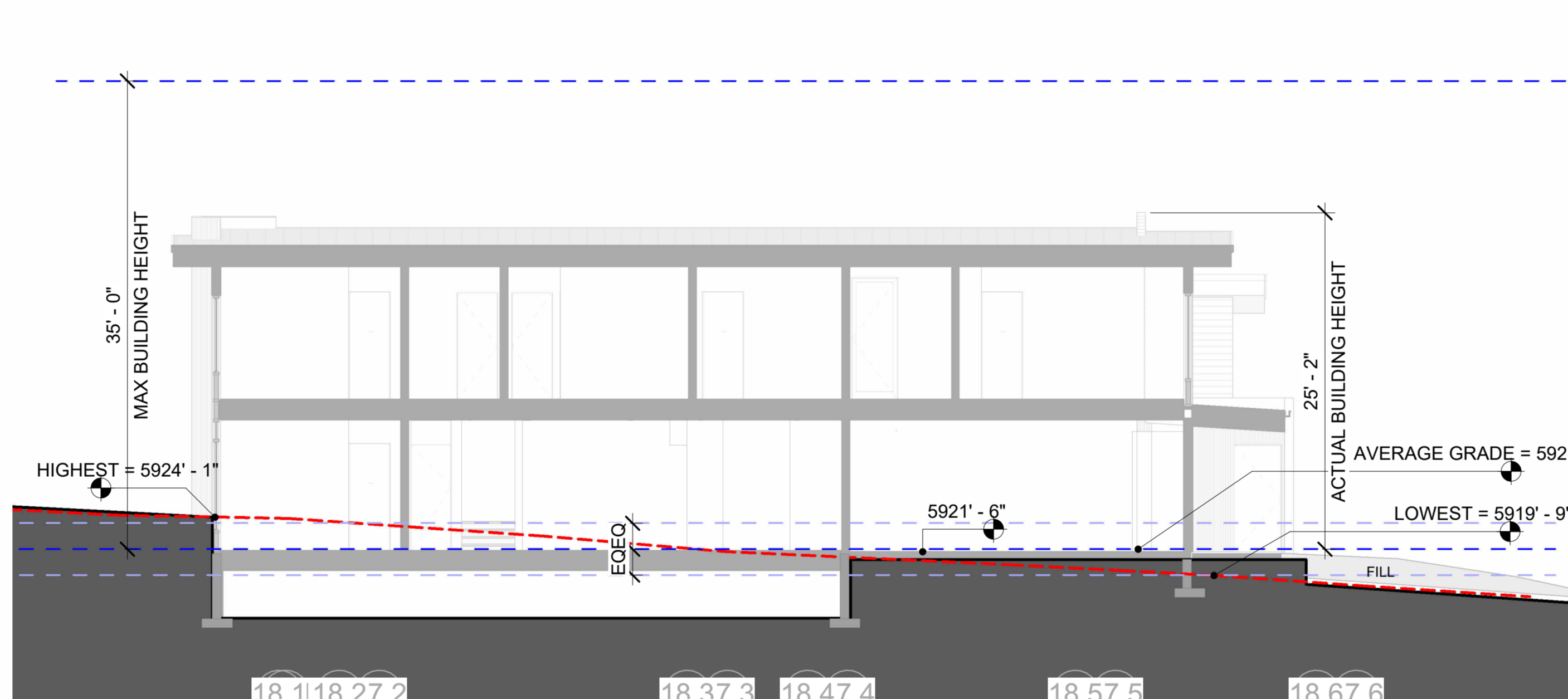
2 LOT 5/6 BUILDING HEIGHTS (UPHILL UNIT)
1008 1/8" = 1'-0" RE: 1/A111



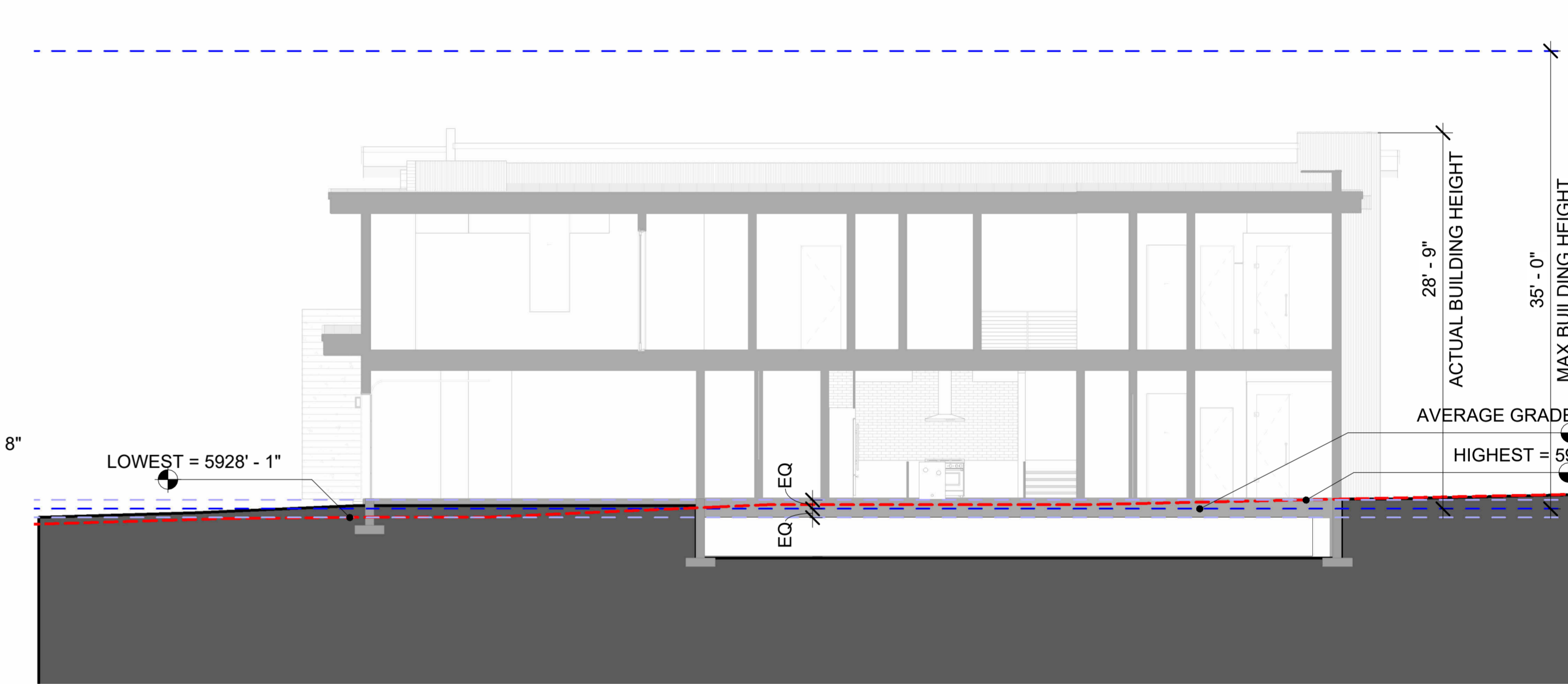
3 LOT 7/8 BUILDING HEIGHTS (UPHILL UNIT)
1008 1/8" = 1'-0" RE: 1/A111



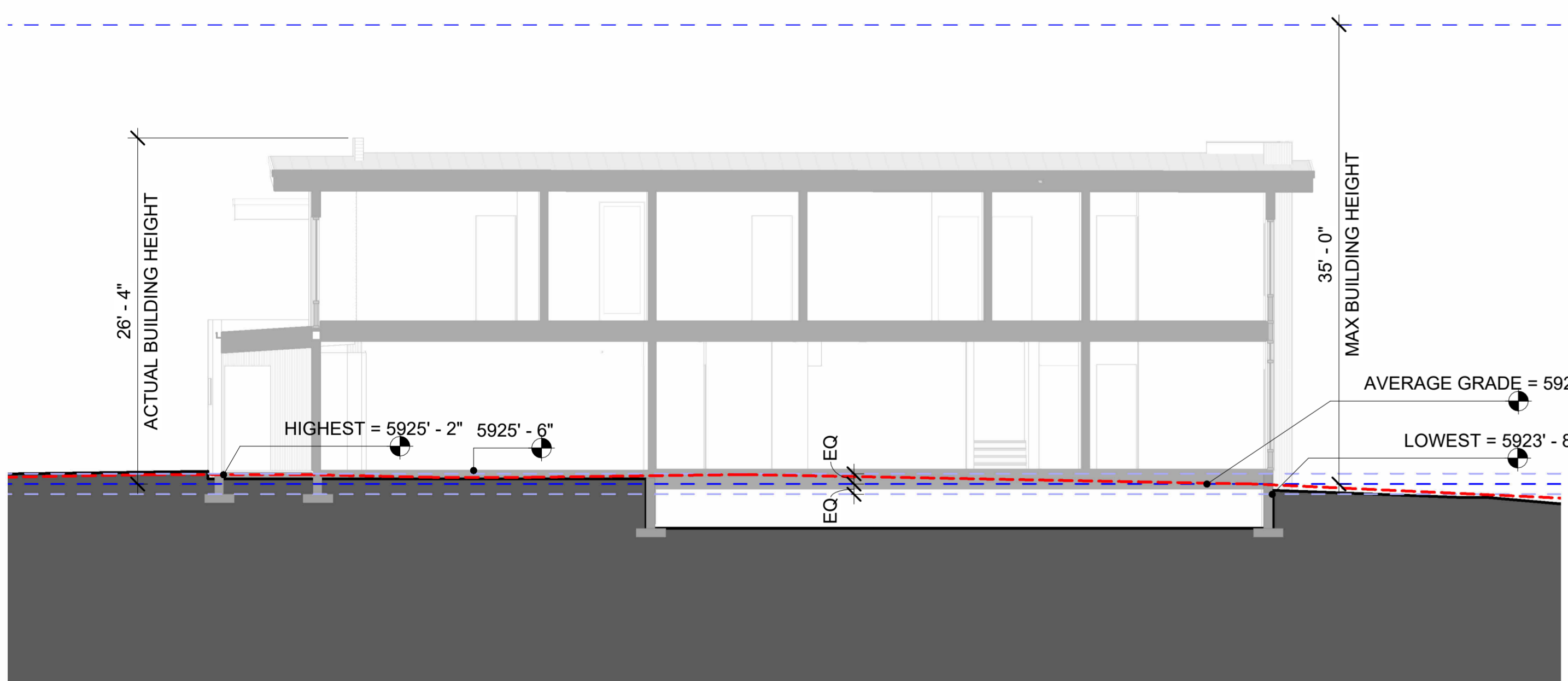
4 LOT 9/10 BUILDING HEIGHTS (UPHILL UNIT)
1008 1/8" = 1'-0" RE: 1/A111



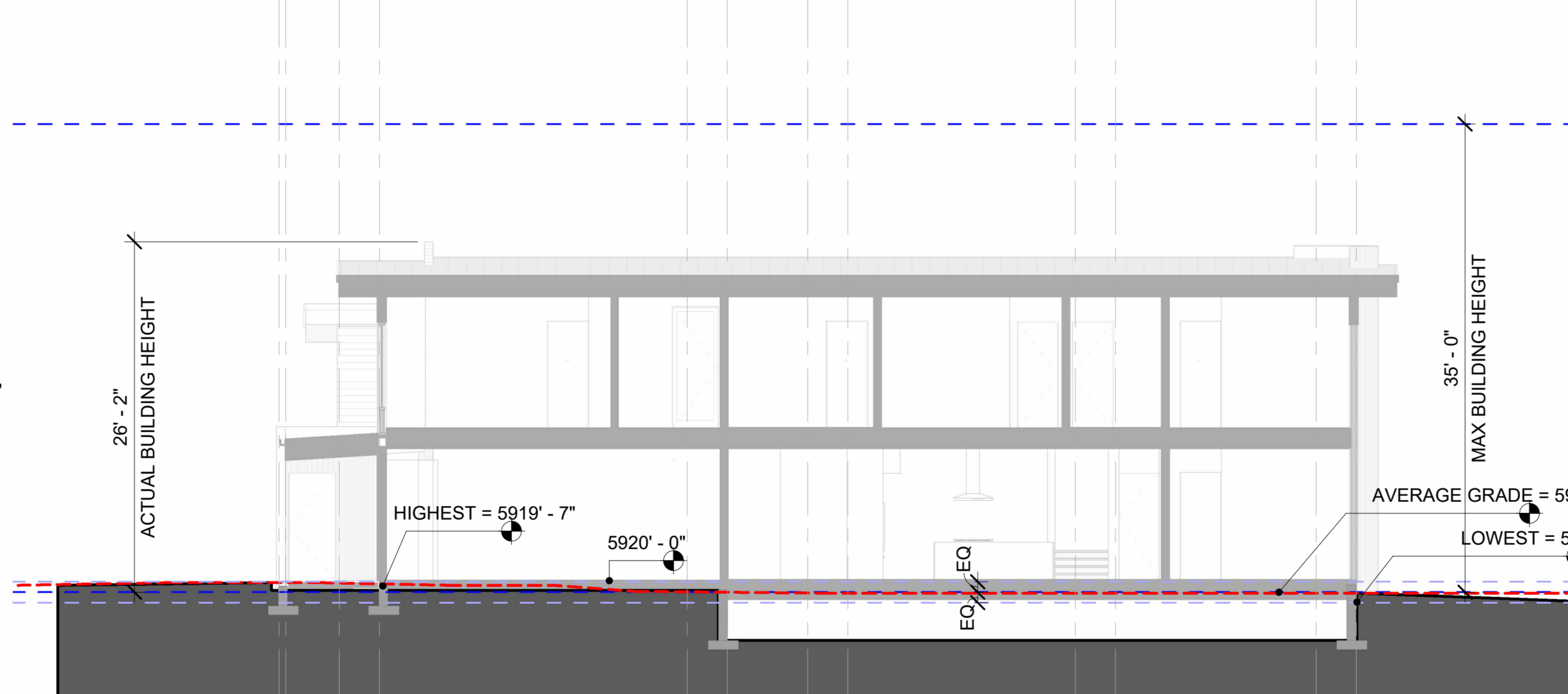
5 LOT 11/12 BUILDING HEIGHTS (STEPPED UNIT)
1008 1/8" = 1'-0" RE: 1/A111



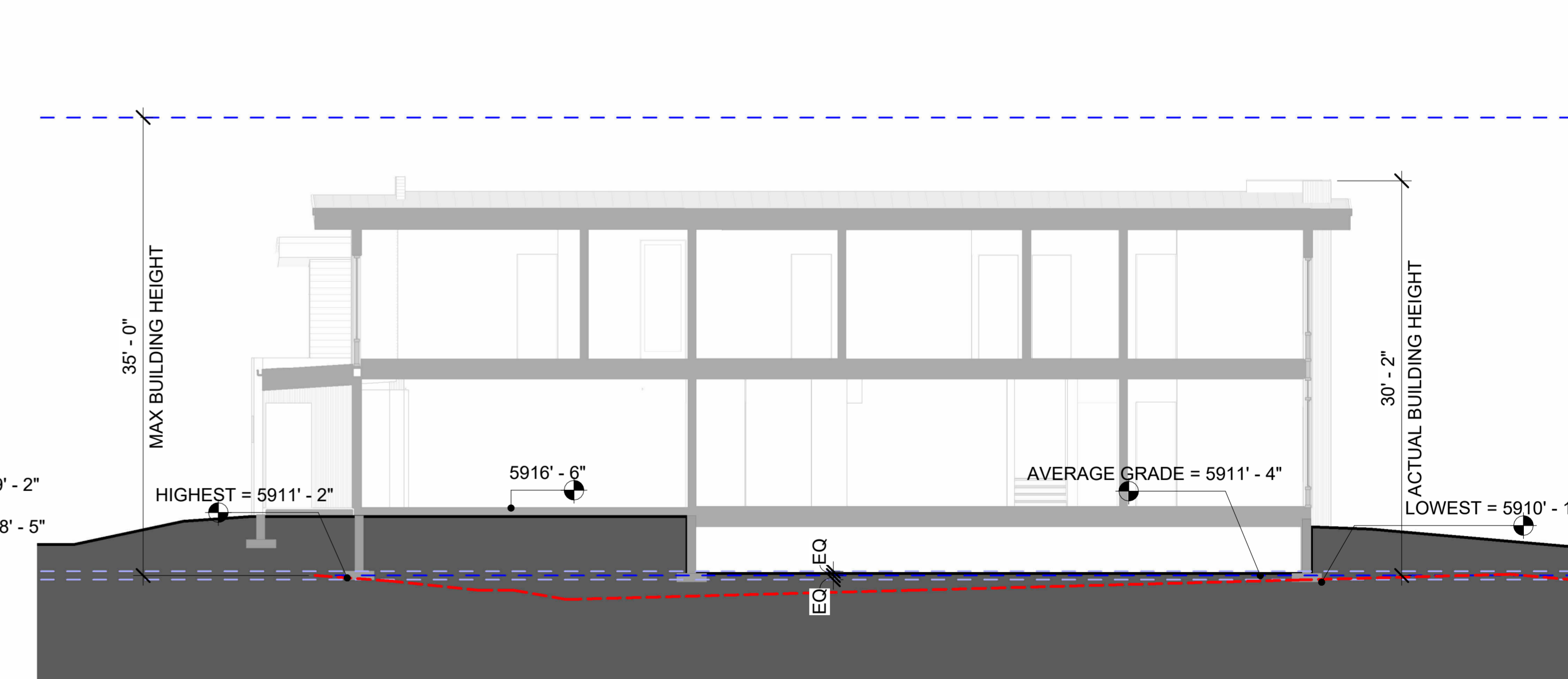
6 LOT 13/14 BUILDING HEIGHTS (STEPPED UNIT)
1008 1/8" = 1'-0" RE: /



7 LOT 15/16 BUILDING HEIGHTS (STEPPED UNIT)
1008 1/8" = 1'-0" RE: 1/A111



8 LOT 17/18 BUILDING HEIGHTS (STEPPED UNIT)
1008 1/8" = 1'-0" RE: /



9 LOT 19/20 BUILDING HEIGHTS (STEPPED UNIT)
1008 1/8" = 1'-0" RE: /

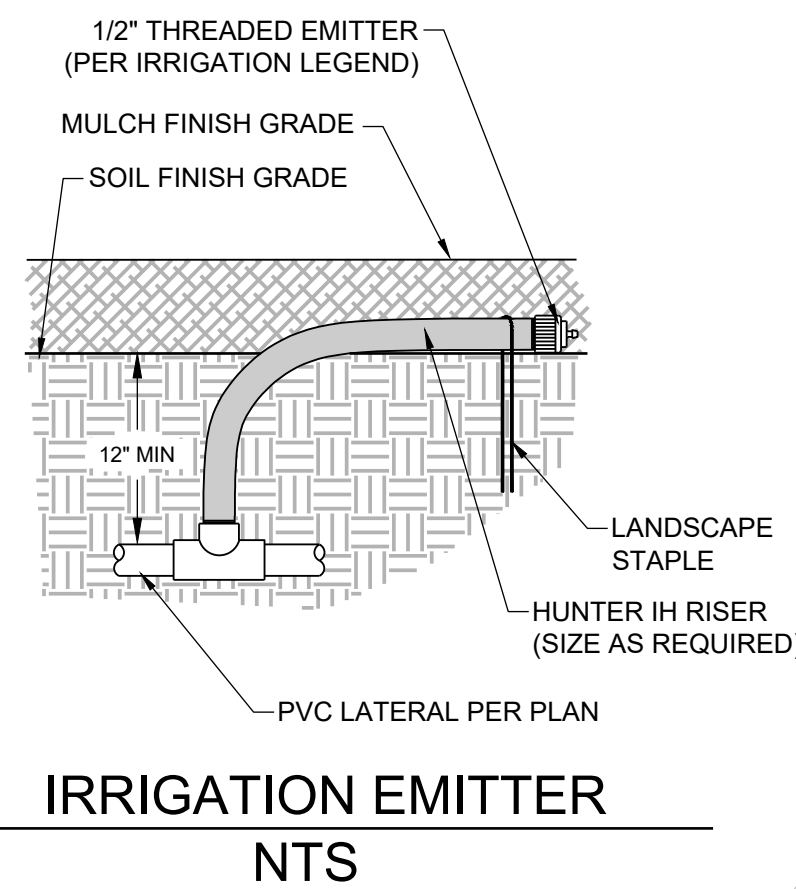
VILLAGE AT GRAY'S CROSSING LOT F

TRUCKEE, CALIFORNIA 96161

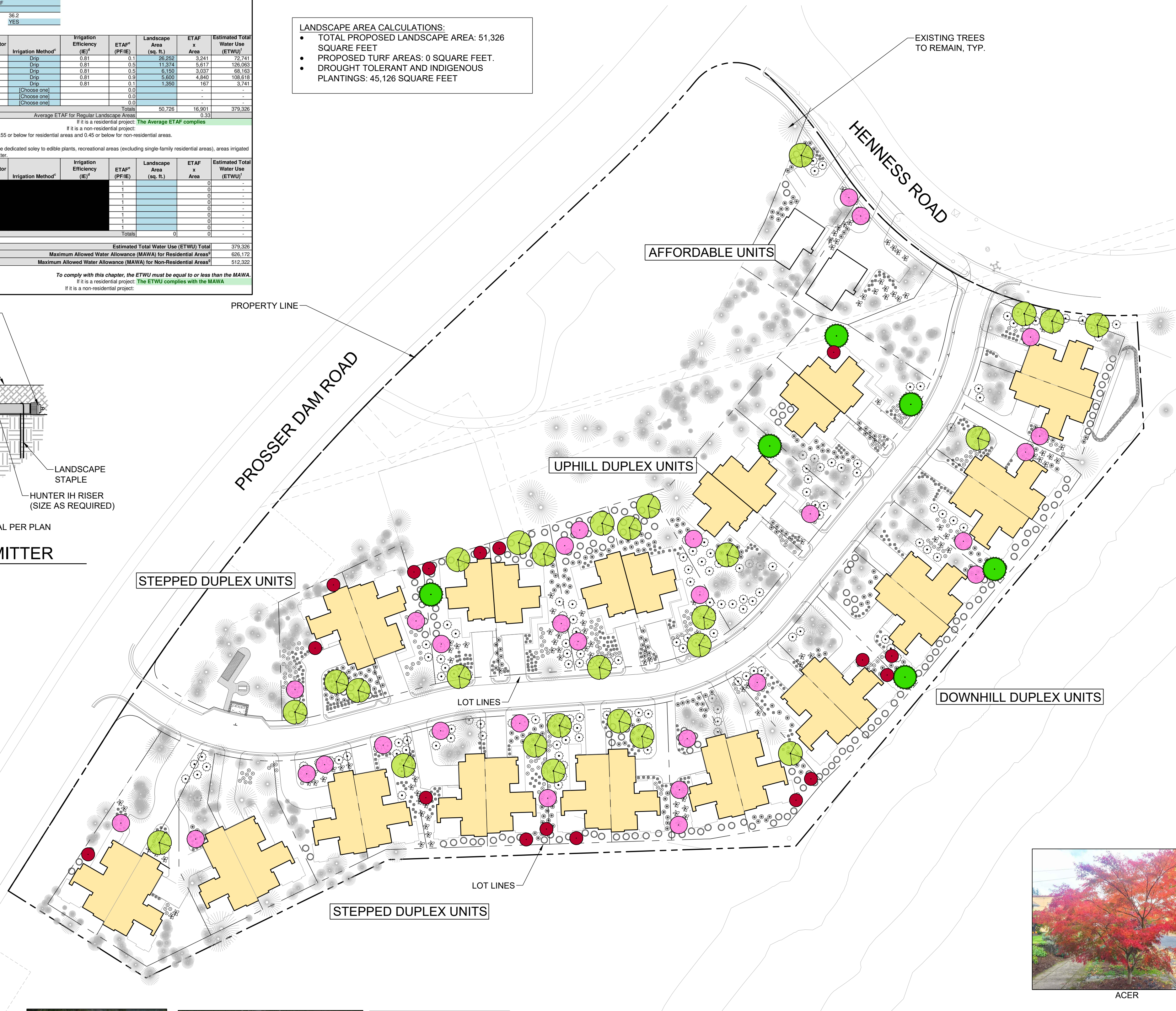
WORKSHEET A - WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Village at Gray's Crossing Lot F										
Planning Application or Building Permit: N/A										
Reference Evapotranspiration (ET _{ref}) - Is this a residential project? 36.2										
Is this a residential project? YES										
Regular Landscape Areas										
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)		
1	low	0.15	drip	0.95	0.14	26,252	3,675	27,741		
2	moderate	0.40	drip	0.85	0.34	11,374	3,867	126,263		
3	moderate	0.40	drip	0.85	0.34	8,169	2,777	69,153		
4	high	0.70	drip	0.85	0.59	5,600	3,304	109,619		
5	low	0.15	drip	0.85	0.13	1,350	187	3,741		
6	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)					
7	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)					
8	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)					
Average ETAF for Regular Landscape Areas						59,726	16,901	379,320		
If it is a residential project, the Average ETAF complies.										
If it is a non-residential project, the Average ETAF must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.										
Special Landscape Areas (SLA) - Areas of the landscape dedicated solely to edible plants, recreational areas (excluding single-family residential areas), areas irrigated with recycled water, or water features using recycled water.										
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)		
1										
2										
3										
4										
5										
6										
7										
8										
Estimated Total Water Use (ETWU) Total						379,320				
Maximum Allowed Water Allowance (MAWA) for Residential Areas						650,170				
Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas						512,320				
To comply with this chapter, the ETWU must be equal to or less than the MAWA.										
If it is a residential project, the ETWU complies with the MAWA.										
If it is a non-residential project, the ETWU complies with the MAWA.										

LANDSCAPE AREA CALCULATIONS:
 • TOTAL PROPOSED LANDSCAPE AREA: 51,326 SQUARE FEET
 • PROPOSED TURF AREAS: 0 SQUARE FEET.
 • DROUGHT TOLERANT AND INDIGENOUS PLANTINGS: 45,126 SQUARE FEET



IRRIGATION EMITTER NTS

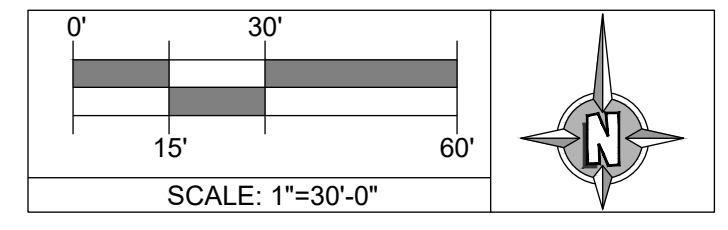
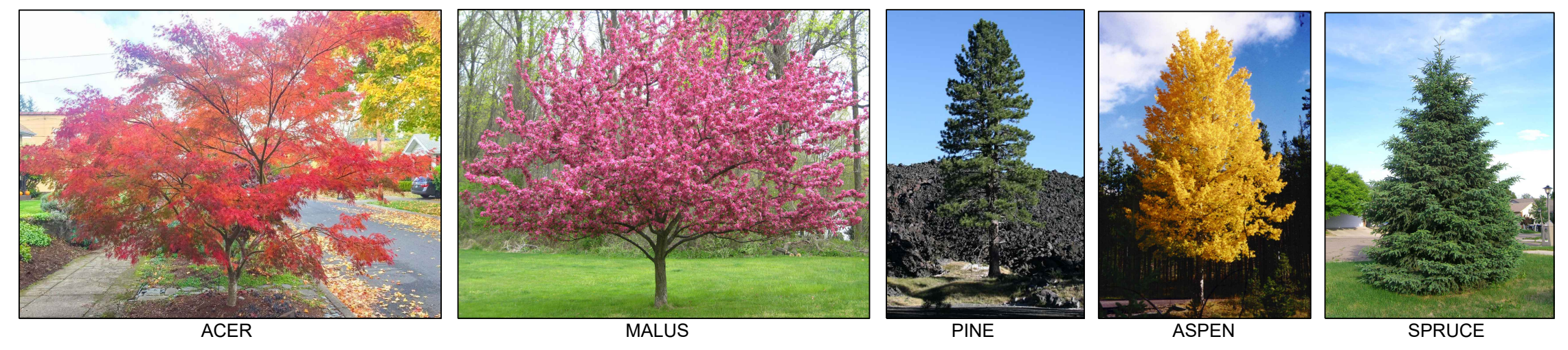


PRELIMINARY PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME (WATER USE)	SIZE	QTY	REMARKS
TREES				
●	ACER PALMATUM/ JAPANESE MAPLE (MED)	15 GAL	17	STANDARD
●	MALUS 'BRANDYWINE'/ CRABAPPLE (MED)	15 GAL	19	STANDARD
●	PICEA GLAUCA 'DENSATA'/ BLACK HILLS SPRUCE (MED)	15 GAL	10	
●	POPULUS TREMULOIDES/ QUAKING ASPEN (HIGH)	15 GAL	27	STANDARD
●	PINUS JEFFREYI / JEFFREY PINE (LOW)	15 GAL	6	STANDARD
SHRUBS/GROUNDCOVER				
○	ARTEMISIA TRIDENTATA VASEYANA/ MOUNTAIN SAGEBRUSH (V. LOW)	1 GAL	202	
●	ACHILLEA MILLEFOLIUM/ COMMON YARROW (LOW)	1 GAL	471	
●	BERBERIS AQUIFOLIUM 'COMPACTA'/ OREGON GRAPE (LOW)	5 GAL	282	
●	COTONEASTER D. 'EICHHOLZ'/ EICHHOLZ COTONEASTER (LOW)	5 GAL	168	
●	ROSA WOODSII 'ULTRAMONTANA'/ MOUNTAIN ROSE (MED)	5 GAL	123	
●	RUBEBECKIA SP / BLACK-EYED SUSAN	5 GAL	37	
●	SALVIA MAY NIGHT/ MAY NIGHT SALVIA (MED)	5 GAL	107	
●	SPIRAEA DENSIFLORA/ MOUNTAIN SPIRAEA (MED)	1 GAL	100	
UPHILL UNITS PATIO PLANTERS				
○	CAREX SPP / SEDGE (LOW)	1 GAL	-	
○	IRIS SIBIRICA/ SIBERIAN IRIS (MED)	1 GAL	-	
○	PENSTEMON SPECTABILIS/ SHOWY BEARDTONGUE (LOW)	1 GAL	-	

LANDSCAPE NOTES

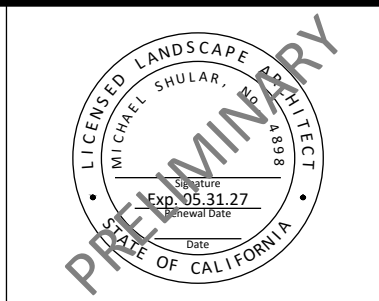
- PLANTING**
- PLANTING SHALL CONFORM TO TOWN REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
 - PROVIDE MINIMUM SLOPE OF 1 1/2% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
 - THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
 - ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
 - ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
 - ALL NON-TURF AND NON-BIOSWALE PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
 - THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE.
 - PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.
- IRRIGATION**
- DRIP IRRIGATION SYSTEM TO BE INSTALLED FOR PLANTING AREAS. PVC SCHEDULE 40 PIPE TO BE USED FOR WATER SUPPLY. 1/2" HUNTER IRRIGATION DRIP TUBE AND POINT SOURCE EMITTERS TO BE USED FOR DRIP COMPONENTS. HUNTER IRRIGATION CONTROLLERS AND VALVES TO BE USED.
 - IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES FOR MAXIMUM SYSTEM PERFORMANCE BEFORE AND AFTER EMITTER INSTALLATION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BEGINNING WORK.
 - SUBSTITUTIONS, DELETIONS OR CHANGES TO THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
 - ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
 - THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONTROLLER WIRING TO THE POWER SOURCE. THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL ORDINANCES THAT APPLY.
 - THE FINAL LOCATION OF THE IRRIGATION CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.



PRELIMINARY LANDSCAPE PLAN

MAY 15, 2025

MSLA
 Landscape Architecture, Inc.
 306 Canyon Falls Dr.
 Folsom, CA 95630
 916.989.3372
 www.msladesign.com



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PLANNING COMMISSION RESOLUTION NO. 2025-12

EXHIBIT "A"

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2022-00000079/DP-TM
(GRAY'S CROSSING LOT F DEVELOPMENT PERMIT AND TENTATIVE MAP)**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit and Tentative Map are hereby approved to construct 15 duplexes (30 attached residential units) and two triplex buildings (six attached residential units), and disturb 26,000 s.f. or more of the site, establishing the following permitted uses: "multi-family dwellings, individual ownership" and "multi-unit dwellings" on Assessor's Parcel Number 043-010-007-000 and a Tentative Map to subdivide Lot F into 32 multi-family residential lots, four common area/open space lots, one right-of-way lot, and associated easements, including public improvements such as a Class I Bicycle Path connecting Lot A to the existing Class I bike trail, as shown on the site plans, elevations, floor plans, and civil drawings as approved by the Planning Commission on October 21, 2025 on file in the Community Development Department except as modified by these conditions of approval. ***(Planning Division Recommendation)***
2. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to submittal of a grading or building permit application to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently \$186 for the Planning Division and \$200 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. ***(Planning Division)***
3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made to the approved plan set design. ***(Planning Division)***
4. The effective date of approval shall be November 3, 2025 unless the approval is appealed to the Town Council by 5:00 PM on October 31, 2025. In accordance with Section 18.84.050 of the Development Code, Development Permit shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise, the approval shall become null and void unless an extension of time is granted by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). ***(Planning Division)***
5. The applicant shall submit a Final Map to the Planning Division for review and approval,

prepared by a licensed land surveyor or engineer, in accordance with the Subdivision Map Act and Town Subdivision Ordinance. The Final Map shall be recorded within two years of the date of approval (by November 3, 2027); otherwise, the approval of the Tentative Map shall become null and void, unless an application for a Time Extension is filed and approved per Section 18.96.150 (Extensions of Time for Tentative Maps). **(Planning Division)**

6. The Community Development Director may authorize minor alterations to the approved Development Permit in accordance with Section 18.84.070(B)(1) of the Development Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 18.84.070(B)(2) of the Development Code. **(Planning Division)**
7. Except as modified by these conditions of approval, the project shall comply with all applicable provision and standards of the Development Code (June 23, 2022) except where specifically modified by these conditions of approval or when substituted by the regulations of the Gray's Crossing Specific Plan. The provisions and standards include, but are not limited to, the following:
 - a) Air Emissions in accordance with Section 18.30.030;
 - b) Drainage and Stormwater runoff in accordance with Section 18.30.050;
 - c) Bicycle Parking in accordance with Section 18.48.090
 - d) Snow Storage in accordance with Section 18.30.130
 - e) Exterior Lighting accordance with Section 18.30.060;
 - f) Fences, Walls, and Hedges in accordance with Section 18.30.070;
 - g) Grading and Vegetation Removal in accordance with Section 18.30.080;
 - h) Property Maintenance in accordance with Section 18.30.100;
 - i) Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
 - j) Landscaping in accordance with Chapters 18.40 and 18.42; **(Planning Division Recommendation)**
8. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division)**
9. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Planning Commission, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**
10. Prior to issuance of any grading or building permits for the project, the applicant shall provide performance guarantees with sufficient legal commitments and financial sureties to guarantee the faithful performance of any and all conditions of approval and completion of the phase or to guarantee the restoration of the site if the phase is not completed. The form, manner, and amount of the guarantee shall comply with the requirements of the Town Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. **(Development Code Section 18.84.040)**

11. Prior to commencement of any work on the site, the applicant shall obtain building permit(s) for all work on the building(s) and site. Complete building plans and engineering in accordance with the current Town Building Code will be required for all structures. The building plans shall include details and elevations for all State of California, Title 24, and accessibility regulations. Please contact the Building Division at (530) 582-7821 to determine what permits are required. **(Building Division)**
12. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Nevada County Department of Environmental Health
 - Tahoe Truckee Sierra Disposal Company
 - Southwest Gas **(Planning Division)**
13. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. **(Planning Division)**
14. **Construction Hours:** Hours of operation of construction activities shall be limited to Monday through Saturday 7:00 AM to 9:00 PM and Sunday and any federally designated holidays 9:00 AM to 6:00 PM, unless the Community Development Director authorizes an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction. Notice of the hours of construction shall be on the plan set prior to building permit issuance. **(Development Code Section 18.44.070)**
15. **Cultural Resources:** In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note should be included in the construction plan set. **(Development Code Section 18.30.040)**
16. **Cultural Resources:** If human remains are encountered during construction, the County Coroner shall be notified. If the remains are determined to be Native American, the

Coroner has 24 hours to notify the Native American Heritage Commission of the findings. This note should be included in the construction plan set. (**Development Code Section 18.30.040**)

Engineering Division Conditions

17. Prior to building (grading) permit issuance, the project proponents shall submit improvement plans stamped by a licensed civil engineer to the satisfaction of the Town Engineer for all work both in and out of the proposed public right-of way, easements and private roadways. Since the roadway and right-of-way are being designed to the Town's private road standards, the roadway, drainage, and all other related facilities or improvements will never be accepted for maintenance by the Town of Truckee. Maintenance of these improvements will indefinitely be the responsibility the property owners or the Homeowners Association.

The plans shall be prepared in accordance with the Town of Truckee Public Improvement and Engineering Standards dated May 2003; shall comply with the design standards identified in Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004, such as hydro-modification requirements, or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit; and shall comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. The plans at a minimum shall incorporate proposed grades, drainage, driveway design and erosion control; and incorporate cost estimates for all work to be performed.

Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

5% of valuation from \$0 to \$50,000
3% of valuation from \$50,000 to \$250,000
1% of valuation above \$250,000

The inspection fee, due prior to start of construction, is equal to the following formula based upon the estimated construction costs:

6% of valuation from \$0 to \$50,000
4% of valuation from \$50,000 to \$250,000
1.5% of valuation above \$250,000

(Engineering Division)

18. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. (**Engineering Division**)
19. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review

and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. If the project is expanding an existing site and the new impervious area is more than 50% of the existing impervious surface, project shall treat all existing and proposed impervious areas. **(Engineering Division)**

20. If project disturbs one acre or more or is part of a larger planned development, the project shall also comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. **(Engineering Division)**
21. Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. **(Engineering Division)**
22. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMP's installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. **(Engineering Division)**. Since the roadway and right-of-way are being designed to the Town's private road standards, the roadway, drainage, and all other related facilities or improvements will never be accepted for maintenance by the Town of Truckee. Maintenance of these improvements will indefinitely be the responsibility the property owners or the Homeowners Association. **(Engineering Division)**
23. Prior to building permit issuance, the applicant shall pay traffic impact fees and facilities impact fees applicable at the time of building permit application. As of October 21, 2022, the estimated traffic impact fees for the proposed project are **\$370,496** and the estimated facility impact fees are **\$169,401**. The actual traffic impact fees and facility impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**
24. Structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, or onto adjacent parcels. **(Engineering Division)**
25. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area except in areas with a snow load of 200 pounds per square foot or greater, where the required snow storage area shall equal to at least 75% of the paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs). Provide snow storage as close to the source as possible. **(Engineering Division)**
26. Frontage improvements will be required for the project. A Class I Bicycle Path connecting Lot A to the existing Class I bike trail near the roundabout at the Hennes Road and Prosser

Dam Road intersection will be required along the Henness Road frontage. See Standard Drawing SD#9 of the Town Public Improvement Engineering Standards. The limits of the proposed improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. Prior to building permit issuance, the applicant will be required to enter into a maintenance and hold harmless agreement for any and all frontage improvements. There is a fee associated with the development of the Hold Harmless Maintenance Agreement. Prior to Final Map Recordation, the applicant is to offer for dedication a minimum 30' trail easement which follows the centerline of the Class I Bicycle Path. The actual extents of the easement may be widened to accommodate grading limits. Trail must remain at least 10' back from edge of roadway pavement or 4' back from edge of curb. **(Engineering Division)**

27. Prior to Final Map Recordation, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Henness Road right-of-way. **(Engineering Division)**
28. Prior to Final Map Recordation the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. **(Engineering Division)**
29. Prior to Final Map Recordation, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

“Cost of remaining improvements” includes construction management costs. The limits of the remaining improvements will be reviewed and approved by the Town Engineer. **(Engineering Division)**

30. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. **(Engineering Division)**
31. Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in the applicable environmental document. **(Engineering Division)**
32. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

Electronic files shall be submitted to the Town of Truckee in PDF format and in one or more of the following formats:

1. AutoCAD 2018 (or older) format *.dwg CAD files to generate all final drawings and maps, with any associated images as geo-referenced 8-bit PC format TIFF files, with coordinate system defined.
2. ArcGIS-compatible shapefiles or coverages, with images as geo-referenced 8-bit PC format TIFF files, and any raster data in ESRI GRID format, with coordinate system defined.

The CAD or GIS system must have a defined coordinate system. The Town prefers that all submitted data be in Lambert Conformal Conic NAD 1983 CA State Plane II FIPS project, to match the existing Town of Truckee GIS data. **(Engineering Division)**

33. A road maintenance agreement shall be approved by the Town Engineer for the subdivision common access road. The road maintenance agreement shall comply with all requirements of the Town Engineer and be recorded against each of the parcels accessing the common access road. Recordation of the road maintenance agreement shall be concurrent with the Final Map. **(Engineering Division)**
34. The minor approach along the Lot A roadway to its intersection with Henness Road shall be controlled by an R1-1 Stop Sign in accordance with guidance from the California Manual on Uniform Traffic Control Devices. **(Engineering Division)**
35. No structure nor required parking shall be allowed within any snow storage easement. **(Engineering Division)**
36. Within the right-of-way (and at the property line) residential driveway widths shall be 12' minimum and 24' maximum (not including radii). **(Engineering Division)**
37. Driveway radii (or tapers) located at the interface between the roadway and driveway shall be 3' minimum and 6' maximum. **(Engineering Division)**
38. The driveway shall remain within the limits of the side lot lines extended to the roadway being encroached upon. **(Engineering Division)**
39. No pavement shall be allowed within 5' of a side property line except for shared portions of driveway (if shared driveways are approved). If shared driveways are proposed, they must lie within an access easement. **(Engineering Division)**
40. Driveways shall not cover more than 50% of the snow storage easement. **(Engineering Division)**
41. Residential driveway grades within the right-of-way shall be 2% minimum and 6% maximum. Please adjust design to comply with this standard. **(Engineering Division)**
42. Driveway grades on private property shall be 16% maximum. **(Engineering Division)**
43. Driveways shall continue the existing roadway cross-sloped 2-feet beyond the edge of pavement of the roadway. **(Engineering Division)**

44. No structures shall be allowed within existing or proposed drainage easements. **(Engineering Division)**
45. Prior to building permit issuance, each residential parcel will be required to provide adequate onsite treatment capacity for stormwater runoff of all impervious surface created by each home. No infiltration will be allowed within 10' of building foundation. **(Engineering Division)**
46. No structures nor required parking will be allowed within an access easement. **(Engineering Division)**
47. Mailboxes need to be located in an access easement to benefit of all lots in subdivision or have this right to access the mailboxes written into CC&RS. **(Engineering Division)**
48. The drainage basin will require a drainage easement with a 5' offset from the top of the basin. **(Engineering Division)**
49. No landscape planting will be allowed within 10' from the edge of roadway pavement. **(Engineering Division)**
50. The following note (or approved alternative) shall be added to the Construction Documents prior to building permit issuance: The roadway and right-of-way are designed to the Town's private road standards. The roadway, drainage, and all other related facilities or improvements will not be accepted for maintenance by the Town of Truckee. Operation and maintenance of these improvements will indefinitely be the responsibility the property owners or the Homeowners Association. **(Engineering Division)**

EIR/MND Mitigation Measures

51. The applicant shall comply with all applicable mitigation measures in the adopted Gray's Crossing Specific Plan EIR. All EIR Mitigation Measures as shown in Exhibit "D" of this resolution. The applicant shall provide documentation of compliance at the required Pre-Submittal meeting. **(Planning Division)**

Specific Plan Conditions

52. Parking Requirements:
Parking requirements for the project were calculated per the Gray's Crossing Specific Plan Chapter IV Programs (Off Street Parking), except as modified below:
 - Duplex Units: 2 spaces for units with two more bedrooms, with at least one space enclosed = 60 spaces, 30 enclosed. Plus, 25% of the total required for guest parking = 15 spaces.
Modification: 60 enclosed spaces provided, and one tandem guest parking spot provided in each driveway.
 - Affordable Triplex units: 1.5 parking spaces required for studio units, no requirement for enclosed parking = 9 spaces. Plus, 25% of the total required for guest parking = 2 spaces.
Modification: 6 enclosed spaces provided, 4 surface parking spaces provided. A reduction of one guest space is approved.

(Planning Division Recommendation)

53. Affordable Housing Requirements:

PC-2 Policy 8 of the Gray's Crossing Specific Plan requires that the number of affordable units shall be equal to twenty percent of the number of market rate units (30 dwelling units X 20% = 6 affordable housing units).

Six affordable housing units are proposed, with three units receiving final certificate of occupancy prior to the first of 15 market-rate units receiving final certificate of occupancy. The remaining three affordable units will receive final certificate of occupancy prior to the 16th market rate unit receiving final certificate of occupancy.

For for-sale units, the affordable housing units shall be affordable to moderate income households. The monthly housing cost shall not exceed one-twelfth of the 35% of the maximum annual income for a moderate-income household. Monthly housing costs include, but are not limited to, loan or mortgage payment (principle and interest), property taxes, mortgage insurance, homeowner association dues, homeowners' insurance, and utility costs.

For for-rent units, the monthly rent shall not exceed one-twelfth of 30% of the maximum annual income for moderate-income household. Monthly rent shall include, but is not limited to, the monthly cost of rent or lease and utility costs.

The affordable housing units shall be deed restricted in perpetuity. The deed restriction shall be in compliance with Chapter 18.210.090 (Affordable Housing Agreement) and submitted prior to building permit issuance for review and approval by the Community Development Director and Town Attorney. Payment of the affordable housing in-lieu fee shall be made prior to building permit issuance. The deed restriction shall be recorded prior to issuance of temporary or final occupancy. ***(Planning Division Recommendation)***

Other Conditions of Approval

54. Parking Requirements: Prior to the first triplex final certificate of occupancy, the applicants shall record a reciprocal access and maintenance agreement for the shared driveways and parking between both triplex lots. ***(Planning Division Recommendation)***
55. Parking Requirements: The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow must be kept on the confines of the property as approved, and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. ***(Development Code Chapter 18.48)***
56. Exterior Lighting: Prior to building permit issuance, a lighting plan identifying locations, types, and lumens for all lights on site, including building and site lighting shall be submitted. All lights are required to be fully shielded and shall not trespass onto adjacent properties. The fixture design(s) shall be reviewed and approved by the Community Development Director for compliance with the Development Code and compatibility with the architecture. A photometric plan is required. If the photometric study shows that light will trespass onto adjacent properties or the light output from the light fixtures overlap, the lighting plan shall be modified and/or light fixtures shall be removed. Timers and sensors

are required to be used to ensure that excessive lighting is avoided. The lighting for the project, shall not exceed 100,000 x acres lumens and shall be limited to the minimum necessary to address building code or safety concerns as identified by the Chief Building Official or lighting specialist. Lights shall be color corrected with warm color temperatures, 3,000K or less. (**Development Code Section 18.30.060**)

57. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. (**Development Code Section 18.30.160**)
58. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For residential projects, one long-term parking space is required for each unit that does not have a fully enclosed garage, and additional short-term bicycle parking provided for guests at a rate of one space per ten residential units (a minimum of two guest spaces shall be provided in all cases). Two short-term spaces must be provided for the triplex units. Long-term bicycle parking shall be located at ground level and covered from the elements and may be located in a locked enclosure or secure area internal to a building. Prior to building permit issuance, the Planning Division shall verify that the project provides the required number of secure bicycle parking spaces or storage prior to building permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). (**Development Code Section 18.48.090**)
59. Prior to final certificate of occupancy of the first triplex, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking. (**Development Code Section 18.48.090**)
60. Any mechanical equipment, including utility meters and individual air conditioning units, shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents, gutters, and bear boxes shall be painted in a color to blend with adjacent building colors. Prior to building permit final, all screening will be inspected to ensure compliance with this condition. (**Development Code Section 18.30.110**)
61. Prior to building permit issuance, any/all roof-mounted and ground-mounted equipment shall be shown on the plans for review and approval. Roof-mounted equipment shall comply with the height requirements of the applicable zoning district. Prior to final occupancy, any/all roof-mounted and ground-mounted equipment shall be screened with an architectural compatible design, in accordance with Development Code Section 18.30.110.D. (**Development Code Section 18.30.110**)
62. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with

Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a “will-serve” letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the residential units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times. (**Planning Division, Development Code Section 18.30.150**)

63. Multi-family trash service (shared service) is offered for lots with five or more units. Since a lot will be created for each triplex building and each duplex unit, individual residential trash service will be provided. Each triplex unit shall have their own trash containers labelled with their unit number to differentiate services. (**Solid Waste Division**)
64. All building materials and colors shall be consistent with the approved plan set, and as described in the October 21, 2025 Planning Commission staff report. The use of cultured stone shall be prohibited. Natural stone and/or natural stone veneer may be used. (**Planning Division Recommendation**)
65. Signs: No new signs are proposed or approved as part of this approval, including any “A-frame” or similar temporary signage. A Sign Plan application, consistent with the Development Code requirements for signs, shall be submitted for review and approval by the Planning Division prior to installation of any signage. The required Sign Plan review fee will be based on the Town of Truckee fee schedule in effect at the time the Sign Plan application is submitted. (**Planning Division Recommendation**)
66. No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. (**Planning Division Recommendation**)
67. Prior to building permit issuance, the applicant shall provide a dust suppression plan, in compliance with Development Code Section 18.30.030 (Air Emissions). (**Development Code Section 18.30.030**)
68. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer prior to building permit issuance. Permanent erosion control measures in accordance with Best Management Practices of the “Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit” as adopted by the Lahontan Regional Water Quality Control Board shall be reviewed by the Town Engineer prior to building permit

issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. (***Development Code Sections 18.30.030 and 18.30.050***)

69. Survey: Prior to building permit issuance, a survey shall be submitted that shows topography, all existing improvements, and easements on the property. The survey is required to be stamped and signed by a licensed surveyor. (***Planning Division***)
70. Prior to building permit issuance, the applicant shall provide a tree protection plan in compliance with Development Code Section 18.30.155 (Tree Preservation). (***Development Code Section 18.30.155***)
71. No trees shall be removed unless a grading permit or building permit is issued by the Town of Truckee Building Division. (***Development Code Section 18.30.080***)
72. Final Landscaping Plan: The project shall provide landscaping in accordance with Chapters 18.40 and 18.42 and Section 18.30.155 of the Development Code, and as follows:
 - Prior to building permit issuance, the applicants shall submit a final landscaping plan for review and approval by the Community Development Director. All plants shall be appropriate for the Truckee climate. Native, adapted, and drought tolerant plants are preferred. The final landscape plan shall include the irrigation design plan. Projects requiring Commission approval due to their size or use shall require plans be prepared by a licensed landscape architect or licensed contractor contracted to complete the installation.
 - Prior to building permit issuance, the applicant shall submit documentation of compliance with Development Code Section 18.40.060 (Water Efficient Landscape Ordinance), including all required Water Efficient Landscape Worksheets including Worksheet A (Maximum Allowed Water Allowance) for review and approval by the Community Development Director.
 - Prior to issuance of a temporary or final certificate of occupancy, the applicant shall submit to the Planning Division Worksheet B (Certificate of Completion) of the Water Efficient Landscape Ordinance and a complete maintenance plan and contract, ensuring proper maintenance of all landscaping and irrigation, to be approved by the Community Development Director. The property owner shall be responsible for maintaining all plantings and irrigation, and in any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials.
 - At least one week prior to issuance of a temporary or final certificate of occupancy, the applicant shall request an on-site inspection from the Planning Division for all landscaping and irrigation, and the applicant shall submit a landscape inspection fee in the amount established by the Town Fee Schedule at the time of the request (currently \$306). All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions prior to issuance of a temporary certificate of occupancy OR installation of the landscaping shall be guaranteed by a performance guarantee or other acceptable security prior to issuance of a temporary certificate of occupancy and installation shall be completed prior to issuance of a final certificate of occupancy.
 - Maintenance of all plantings and irrigation is required. In any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials (***Development Code Section 18.40.030***)

73. The applicant shall pay all required impact fees as required by each respective District, including fire, school and recreation fees. Enforcement and clarification of any of these agency/district requirements and the necessary timing for satisfying these requirements is at the discretion of the respective agency/district. **(Planning Division)**
74. The unpermitted mailbox cluster and associated paving and roadway encroachments onto Prosser Dam Road, located on the Open Space Parcel, must be removed and revegetated as part of the required improvement plans. **(Planning Division Recommendation)**

Tentative Map Conditions of Approval

75. The applicant shall submit Final Map check prints, all required information, and applicable fees to the Planning Division for review and approval with the Final Map application. The Final Map shall be prepared by a licensed land surveyor or engineer in accordance with the Subdivision Map Act and Town Subdivision Ordinance. **(Development Code Section 18.98.040)**
76. The applicant shall submit a certified copy of the tax certificate executed by the Nevada County Tax Collector prior to Final Map recordation. **(Nevada County Tax Collector's Office)**
77. The CC&Rs shall be submitted to the Community Development Director for review and approval prior to recordation of the Final Map. The CC&Rs shall be filed and recorded concurrently with the recording of the Final Map. **(Planning Division Recommendation)**
78. Wood burning devices shall be prohibited within the subdivision by placing a deed restriction on the title and the Final Map. **(Planning Division Recommendation)**
79. The applicant shall pay the park and recreational fee (Quimby fee) prior to map recordation. The fee that shall be paid is the latest fee that was adopted by Town Council resolution at the time of payment. The applicant may pay the Quimby fee at any time after tentative map approval but is required to be paid prior to map recordation. **(Truckee Donner Recreation and Park District)**
80. A note shall be placed on the Final Map stating that future residential subdivisions and/or creation of additional residential units shall require payment of additional Quimby fees based on the latest fee that was adopted by Town Council resolution at the time of payment. **(Truckee Donner Recreation and Park District)**
81. Prior to the recordation of any final map for residential lots, the Landowner shall grant an aircraft overflight easement to the Truckee Tahoe Airport District. The easement shall include the language shown in the "Typical Overflight Easement" sample provided in the Airport Land Use Planning Handbook. **(Planning Division)**
82. The following corrections to the tentative map shall be addressed at Final Map submittal.
 - There is no Lot A identified on the current tentative map submitted. Lot C, the open space parcel, shall be renamed Lot A and restricted in perpetuity to the Open Space uses as defined in the Gray's Crossing Specific Plan.

- Lot B is a common area parcel and no development is currently proposed or approved. Only the “Allowed Uses” under Development Code Section 18.46.050.G are allowed with Town approval.
 - Lot C is a common area parcel approved for the construction of the proposed bocce court and mailbox cluster. Beyond those improvements, only the “Allowed Uses” under Development Code Section 18.46.050.G are allowed with Town approval.
 - Lot D is a common area parcel. No development is proposed or allowed as it provides the required buffer from Prosser Dam Road and the golf course.
83. The applicant shall submit to the Community Development Director a proposed street name for the private road accessing the townhomes. The street names shall not be identical or similar to existing street names in the Town of Truckee or the surrounding area. The street names shall be approved by the Community Development Director prior to issuance of any certificates of occupancy for structures served by the street. **(Planning Division Recommendation)**
84. The applicant shall pay their fair share of the fee to participate in and fund a transit plan, per Mitigation Measure 4.2.9 of the EIR. The applicant shall either enter into an agreement with the Gray’s Crossing Master Association or with the Town to pay their fair share based on the Northeast Truckee Transit Plan, dated February 20, 2007 and the “Agreement Regarding Implementation of Permit Conditions Regarding Gray’s Crossing Transit Plan” and any subsequent amendment. An updated study may be used with Town of Truckee approval. If an agreement is pursued with the Gray’s Crossing Master Association, the agreement shall be provided to the Town of Truckee for documentation. If an agreement with the Town is pursued, the agreement shall be reviewed and approved by the Town Attorney. The agreement shall be recorded prior to final occupancy of any unit of the Lot F subdivision. **(Planning Division)**

Other Agencies

85. As determined by the Community Development Director in coordination with the District Fire Marshal, the project shall comply with all applicable Truckee Fire Protection District (TFPD) ordinances and requirements related to the construction or installation of physical infrastructure, facilities, and improvements and the payment of mitigation fees for the construction of facilities and the purchase of equipment. These ordinances and requirements may include, but not be limited to, roads and driveways, installation of fire hydrants and extinguishers, minimum fire flow, fire department access and safety, automatic sprinkler and alarm system for the building, driveway and width, and paving specifications, wildland fire protection, and payment of fire mitigation fees. The physical infrastructure, facilities, and improvements shall be installed at the time of development and completed prior to temporary occupancy of buildings and the land, and the mitigation fees shall be paid in accordance with adopted Council rules for administration of the mitigation fee program. The project must also have Fire Protection Water in accordance with Section 507 of the Fire Code and Fire Apparatus access in accordance with Section 503 of the Fire Code. **(TFPD)**
86. Truckee Fire has adopted the 2019 Californian Fire Code with amendments. Truckee Fire has also adopted local ordinance 02-2012 in conjunction with PRC 4291 that specifies

defensible space and fuels mitigation requirements for vacant lots and improved parcels. The developer would be required to establish and maintain defensible space in conjunction with a vegetation management plan for the development in perpetuity. Zone 0 defensible space requirements would also be in play for any new construction after January 1 of 2023. Mitigation fees would need to be paid at the applicable rate. **(TFPD)**

87. The project shall comply with all requirements of CalFire, including, but not limited to, filing a Timber Harvesting Conversion and Timber Harvest Plan or Notice of Conversion Exemption Timber Operations with the California Department of Forestry and Fire Protection. **(CalFire)**
88. The project applicant shall comply with all requirements of CalFire, which may include a requirement for a Timber Harvest Plan. **(CalFire)**
89. The applicant shall comply with all requirements of the Truckee Donner Public Utility District Water Department (TDPUD) including, but not limited to, the following:
 - The Grading, Drainage and Utilities Plan included with the routing shows the proposed water pipeline with a dead end near the southwestern end of Lot A. The District will require that the water pipeline loop to the existing water pipeline located in Prosser Dam Road about 200 feet to the west. Appropriate easements for this water pipeline will be required and should be shown on the Tentative Map.
 - The original construction of the Gray's Crossing subdivision included two water pipe stubs from Henness Road to provide future service to Lot F. The Grading, Drainage, and Utilities Plan included with the routing show the proposed water pipeline connecting to one of these existing stub pipes. The District will require that the other stub pipe to be permanently abandoned at the main in Henness Road per piping sketch provided.
 - Based on the information in the routing, the each of 30 market rate units will have separate ownership. Therefore, a separate water meter will be required for each unit and it assumed that each unit will be equipped with an individual fire sprinkler system that complies with NFPA 13D.
 - Further discussion with the owner/developer is necessary regarding the water metering methodology and fire sprinkler system for the two triplex units.
 - A common irrigation system that encompasses multiple lots under separate ownership will not be allowed. Further clarification is needed regarding whether irrigation is planned on the common area/open space parcels. If irrigation is planned on these parcels, a separate dedicated irrigation meter will be required. **(TDPUD Water)**
90. The Owner/Developer will be required to comply with District rules and regulations for the subject project. An agreement for the modification of electric facilities will be necessary. The scope of modifications required and the associated costs will be determined after a development application has been filed with the District and the District review of specific project information **(TDPUD Electric)**
91. The applicant shall comply with all requirements of the Truckee Sanitary District (TSD). **(TSD)**
92. For any project where more than one acre of natural surface area is to be altered or where the natural ground cover is removed, a dust control plan must be submitted to and approved by the Air Pollution Control Officer before topsoil is disturbed on the project.

Written verification of compliance from the Northern Sierra Air Quality Management District (NSAQMD) is required prior to issuance of grading and/or building permits.
(NSAQMD)

PLANNING COMMISSION RESOLUTION NO. 2025-12

EXHIBIT "C"

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2022-00000079/DP-TM
(GRAY'S CROSSING LOT F DEVELOPMENT PERMIT)**

FINDINGS

Development Permit

1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit and complies with all other applicable provisions of this Development Code, the Municipal Code, and the Public Improvement and Engineering Standards.

The proposed development is for the construction of 15 duplexes (30 attached residential units) and two triplex buildings (six attached residential units), and disturbance of 26,000 s.f. or more of the site, establishing the following permitted uses: "multi-family dwellings, individual ownership" and "multi-unit dwellings" and a Tentative Map to subdivide Lot F into 32 multi-family residential lots, four common area/open space lots, one right-of-way lot, and associated easements, including public improvements such as a Class I Bicycle Path connecting Lot A to the existing Class I bike trail and on Assessor's Parcel Number 043-010-007-000. The proposed development is subject to the requirements of the Gray's Crossing Specific Plan. "Multi-family dwellings, individual ownership" and "multi-unit dwellings" are all identified allowed uses within the Attached Residential District of the Gray's Crossing Specific Plan. The development is consistent with the standards of the Gray's Crossing Specific Plan, the Development Code (where applicable), Town Municipal Code, and the Public Improvements and Engineering Standards, as modified by the recommended conditions of approval and mitigation measures. This finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report.

2. The proposed development is consistent with the General Plan, any applicable Specific Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan, and the Particulate Matter Air Quality Management Plan.

The proposed development is subject to the requirements of the Gray's Crossing Specific Plan (GCSP) and has been found consistent with the standards and guidelines of the GCSP. The proposed development is also consistent with the 2025 General Plan. The development is consistent with the Particulate Matter Air Quality Management Plan and the Truckee Tahoe Airport Land Use Compatibility Plan, as modified by the recommended conditions of approval and mitigation measures. This finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report.

3. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood.

The proposed project is consistent with the Attached Residential District design guidelines and the 2025 General Plan PC-2 design policies. The project has similar design and architecture when compared with the surrounding neighborhood. This finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report.

4. The Development Permit approvals are in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The Town certified the Gray's Crossing Specific Plan Final Environmental Impact Report (SCH #2002072115) in February 2004 based on a finding that the Gray's Crossing Specific Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact 4.4.6 (Cumulative Air Quality) and Impact 4.2.12 (Cumulative Traffic on I-80) for which the impacts are identified as significant and unavoidable and overriding considerations were adopted. The project is determined to be exempt from additional environmental review pursuant to Government Code Section 65457 (Residential Projects Consistent with a Specific Plan, EIR adopted after 1980). It is staff's opinion that the mitigation measures developed for the project are adequate in meeting the requirements of the California Environmental Quality Act (CEQA) as well as the goals and policies of the General Plan.

5. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and all development fees have been paid prior to occupancy of the buildings and the land.

The public utility districts and agencies have indicated that they are able to provide for public electricity, sewer, and water, provided that the project proponent complies with their conditions and regulations, which have been included within the project as conditions of approval. The Truckee Fire Protection District (TFPD) submitted comments stating that they do not object to the project as proposed provided that the project proponent complies with their conditions and regulations. Original comments from TFPD required a redesign of the project to remove a cul-de-sac and accommodate a through-road. TFPD is satisfied with the new road configuration. Comments received from outside agencies have been incorporated into the conditions of approval.

6. The subject site is physically suitable for the type and density/intensity of development being proposed and is adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code. The subject site is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

With the incorporated conditions of approval, this finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report. All existing roadways to serve the project site are in compliance with the Town Development Code and Public Improvement Standards. The project roadway meets the Town's private roadway standards and will not be maintained nor dedicated to the Town of Truckee.

7. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use, and disposal of hazardous materials.

The Nevada County Environmental Health Department and Truckee Fire Protection District has submitted comments stating that they do not object to the project as proposed provided that the project proponent complies with their standard conditions and regulations. The project does not propose the transport, use, and disposal of hazardous materials.

Tentative Map

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable provisions of the Subdivision Map Act, the General Plan, any applicable Specific Plan and/or Master Plan, the Development Code, the Trails Master Plan, the Particulate Matter Air Quality Management Plan, and the Public Improvements and Engineering Standards.

The Tentative Map subdivides Lot F of the Gray's Crossing Phase 3 subdivision. All agencies, Town divisions and utilities have reviewed the Tentative Map and no objections were filed and comments were incorporated as conditions of approval. With the incorporated conditions of approval, the proposed subdivision is consistent with the above-mentioned plans. This finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report.

2. The site is physically suitable for the type and density/intensity of development being proposed;

The Gray's Crossing Specific Plan envisioned this site for 42 attached residential housing units. The proposed 36 attached units are consistent with the intent of the specific plan and suitable for the site. This finding is supported in the "Discussion/Analysis" section of the October 21, 2025 Planning Commission staff report.

3. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean:
 - a. There is available capacity in community sewer and/or water systems serving the subdivision or the subdivision will be served by on-site septic systems and/or private wells that comply with Nevada County Environmental Health Department regulations;
 - b. Distribution and collection facilities for sewer and water and other infrastructure are installed to lot boundaries; and
 - c. Recreation development fees are paid prior to map recordation.

Public sewer and water are proposed for this project. The Truckee Donner Public Utility District (TDPUD) is the water supplier within Truckee. The TDPUD, Truckee Sanitary Agency and Tahoe-Truckee Sanitation Agency reviewed the project and no objections were filed. Conditions of Approval from the utility districts have been incorporated within this Resolution including installation of new or upgraded utilities and infrastructure, payment of fees, dedication of facilities, and Development Agreements. Prior to Final Map recordation, all distribution and collection facilities for sewer and water and other infrastructure shall be installed or a financial surety in the amount of 125% of the remaining improvements shall be provided to the satisfaction of the Town Engineer. New residential parcels will be required to pay the applicable subdivision park and recreational fees (Quimby Fees) prior to recordation of the Final Map, as provided in the Conditions of Approval.

4. The tentative map approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources, including fish, wildlife, and their habitat, that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The Town certified the Gray's Crossing Specific Plan Final Environmental Impact Report (SCH #2002072115) in February 2004 based on a finding that the Gray's Crossing Specific Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact 4.4.6 (Cumulative Air Quality) and Impact 4.2.12 (Cumulative Traffic on I-80) for which the impacts are identified as significant and unavoidable and overriding considerations were adopted. The project is determined to be exempt from additional environmental review pursuant to Government Code Section 65457 (Residential Projects Consistent with a Specific Plan, EIR adopted after 1980). It is staff's opinion that the mitigation measures developed for the project are adequate in meeting the requirements of the California Environmental Quality Act (CEQA) as well as the goals and policies of the General Plan.

5. The subdivision will not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity in which the property is located;

The proposed map has been reviewed by all public service agencies within the Town and, with incorporation of the recommended conditions of approval, would not be detrimental to public health, safety or welfare.

6. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision unless alternate easements for access or use will be provided and the alternate easements will be substantially equivalent to ones previously acquired by the public;

All existing easements are maintained. New easements for utilities, snow storage, access and drainage are proposed. The new Class 1 bike trail will be dedicated for public use upon completion.

7. The discharge of sewage from the proposed subdivision into the community sewer system will comply with the requirements prescribed by the Lahontan Regional Water Quality Control Board.

Sewage from the proposed development will be discharged into the Truckee Sanitary District collection system and the Tahoe-Truckee Sanitation Agency treatment facility. The treatment facility has sufficient capacity to accommodate sewage flows from the development, thereby not negatively affecting TTSA's ability to comply with RWQCB requirements.

PLANNING COMMISSION RESOLUTION NO. 2025-12

EXHIBIT "D"

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2022-0000079/DP-TM
(GRAY'S CROSSING LOT F DEVELOPMENT PERMIT)**

**GRAY'S CROSSING SPECIFIC PLAN EIR
MITIGATION MEASURES**

This project is subject to the mitigation measures identified in the Gray's Crossing Specific Plan EIR, which was certified by the Town Council in 2004. Therefore, the below mitigation measures are required in addition to the project conditions of approval identified in Exhibit "B"

For access to the EIR, please use this link:

<http://laserfiche.townoftruckee.com/weblink/0/doc/4759648/Page1.aspx>

LAND USE

Mitigation Measure 4.1.1a The project applicant shall locate construction staging areas as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on the project site improvement plans and shall be included as part of the submittal package for subsequent site plans / final maps for each phase of the PC-2 Specific Plan.

Mitigation Measure 4.1.1b Included as part of the submittal package for subsequent site plans / final maps, project applicants shall demonstrate to the Town and the Northern Sierra Air Quality Management District (NSAQMD) compliance with the Implementation Guidelines of the Town of Truckee Particulate Matter Air Quality Management Plan (AQMP). Compliance shall be documented in a Fugitive Dust Prevention and Control Plan, and shall extract key information from the AQMP and list all Best Management Practices (BMP's) to be implemented for the control of fugitive dust emissions throughout construction phases.

Mitigation Measure 4.1.1c Prior to commencement of any construction activities requiring complete or partial closure of existing roadways surrounding the project site, the project applicant shall perform the following tasks to the satisfaction of the Town of Truckee Public Works Department and Community Development Department, Planning Division:

- Provide written notice to property owners along affected roadways one week prior to roadway closures.
- To ensure public safety, clearly mark and secure roadway construction areas.
- Steel plates shall be placed over open trenches at the end of each work day to restore vehicle access to all residents.

Mitigation Measure 4.1.1d During construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging construction equipment and vehicles on the project site at the end of each workday rather than removing them.

Mitigation Measure 4.1.1e Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.

Mitigation Measure 4.1.3 The proposed Gray's Crossing service station shall be reduced in capacity to a four station 8-pump station, which is more reflective of a neighborhood fueling station.

Mitigation Measure 4.1.4 As opposed to a membership only golf course, the Gray's Crossing golf course shall be operated to provide limited use to lodge guests, as well as the public. This is known as a semi-private golf course, meaning that the course has members, but is also open to the public and allows outside play by visitors at special times. An example would be that public tee times would be available two-and-one-half days per week: Wednesdays and Thursdays all day and Saturday from noon to 2 pm. Further, the Lodge will offer stay-and-play packages guaranteeing special tee times daily for its guests. At all other times, the course would remain a private course reserved exclusively for its members. The specific details regarding public and lodge guest use shall be worked out between the applicant and the Town of Truckee.

Mitigation Measure 4.1.5 The project applicant shall modify the proposed Gray's Crossing Trails Plan to provide connection between the 4' soft surface trail adjacent to SR 89 with the proposed Class I bike trail adjacent to Alder Drive. The Town of Truckee will make a final determination of the project's trails plan's consistency with the intent of the adopted Town of Truckee Trails Master Plan.

Mitigation Measure 4.1.8 All subsequent site plans and final maps shall conform to the provisions of the Tahoe Truckee Airport District Comprehensive Land Use Plan (CLUP) to include, but not be limited to, land use and height restrictions of the CLUP.

TRANSPORTATION AND CIRCULATION

Mitigation Measure 4.2.1 Prior to the issuance of the first building permit for the project or the recordation of final subdivision maps (whichever comes first), the project applicant shall pay its fair share cost of improvements at the SR 267 / Northstar Drive and Donner Pass Road / Bridge Street intersections as described in Table 4.2-15. Prior to issuance of the first Certificate of Occupancy or recordation of the Phase I Final Subdivision Map (whichever comes first), the project applicant shall conduct a signal warrant analysis at the SR 89 / Donner Pass Road intersection. If found by Caltrans to warrant improvement, the project applicant shall construct a signal or roundabout at this location as described in Table 4.2-15. If a signal warrant is not met prior to Phase 1 construction, at the Town's discretion, the project applicant shall be responsible for preparing a roundabout or signal design acceptable to Caltrans, posting a bond with the Town of Truckee equal to 125 percent of the construction cost of the improvement, conducting a signal warrant analysis on an annual basis, as well as for construction of a signal or roundabout when warrants are determined by Caltrans to be met. These signal warrant analyses will need to consider construction traffic impacts. Finally, if a signal or roundabout is not warranted prior to Phase 2 construction, the applicant will be required to provide traffic management at the intersection during those construction traffic periods at which average delay exceeds 50 seconds per vehicle, or provide a construction traffic management plan that avoids this level of delay.

In addition, prior to issuance of the first Certificate of Occupancy or recordation of the Phase I Final Subdivision Map for Grays Crossing Phase 1, the applicant shall construct a northbound left-turn lane at the SR 89 / Alder Drive / Prosser Dam Road intersection. The applicant can alternatively construct a signal or roundabout at this location prior to recordation of subdivision maps or building permits for Phase I, if identified as appropriate by Caltrans based upon a signal warrant analysis. If approval of a signal or roundabout is not granted by Caltrans, the project applicant shall be responsible for preparing a roundabout or signal design acceptable to Caltrans, posting a bond with the Town of Truckee equal to 125 percent of the construction cost of the

improvement, conducting a signal warrant analysis on an annual basis, as well as for construction of a signal or roundabout when warrants are determined by Caltrans to be met.

The applicant would have the opportunity to recover a portion of costs from fees collected in the future from projects also contributing to future traffic growth at this intersection, as required by the Town of Truckee. Finally, all construction traffic shall be prohibited from entering SR 89 from Prosser Dam Road when exiting the Phase II construction areas (exiting via the Donner Pass Road access point), unless a signal or roundabout is in place.

Please note that the SR 89 North / Prosser Dam Road intersection and SR 89 / Alder Drive / Prosser Dam Road intersection were analyzed as both signalized intersections and as roundabouts, as shown in the site plan. In 2005 with a roundabout, both intersections are expected to operate at a LOS B or better for both the weekend and weekday plus project conditions.

For the purposes of determining the project's fair share cost, the percentage the Gray's Crossing project contributes to the total future growth in PM peak-hour total intersection volume at each intersection requiring mitigation is presented in Table 4.2-16. None of the improvements identified above are included in the existing Placer County or Town of Truckee Traffic Fee Programs. The fair share cost to improvements within the Town of Truckee shall be paid to the Town of Truckee. Similarly, the fair share cost to improvements within Placer County shall be paid to Placer County.

However, please note that the Town of Truckee and Placer County are currently conducting a joint study of a potential joint regional traffic impact mitigation program, which could mitigate the impact of planned growth on these regional facilities. The timing of this project may provide an opportunity to mitigate identified impacts to regional transportation facilities through a larger coordinated program. Therefore, if a regional traffic impact fee program is implemented by the Town of Truckee and Placer County and all the intersections identified as requiring mitigation in this EIR are contained in this fee program, the project applicant shall pay the appropriate amount into this fee program prior to the issuance of the first building permit for the project or the recordation of final subdivision maps. The project applicant's fee will be determined by the methodologies adopted as a part of the regional fee program. If some of the roadways or intersections identified above are not contained in the fee program, the project applicant shall pay its fair share to the additional improvements.

Mitigation Measure 4.2.7 As shown in Table 4.2-19, a draft calculation of the Town of Truckee traffic mitigation fee estimates the project applicant will be required to pay approximately \$1,926,821 to the Town of Truckee in the form of a Traffic Mitigation Fee prior to the completion of the project. However, this fee is subject to change and shall be collected prior to or in conjunction with the issuance of building permits or the recordation of final subdivision maps. Therefore, these fees will be incrementally applied to the phases of development when building permits are issued.

Mitigation Measure 4.2.8 The Town of Truckee and Placer County are currently conducting a joint study of a potential joint regional traffic impact mitigation program, which could mitigate the impact of planned growth on these regional facilities. The timing of this project may provide an opportunity to mitigate identified impacts to regional transportation facilities through a larger coordinated program. Therefore, if a regional traffic impact fee program is implemented by the Town of Truckee and Placer County and all the intersections and roadway identified as requiring mitigation in this EIR are contained in this fee program, the project applicant shall pay the appropriate amount into this fee program prior to the issuance of the first building permit for the

project or the recordation of final subdivision maps. The project applicant's fee will be determined by the methodologies adopted as a part of the regional fee program. If some of the roadways or intersections identified above are not contained in the fee program, the project applicant shall pay its fair share to the additional improvements.

If such a fee program is not in place, prior to the issuance of building permits or the recordation of final subdivision maps, the project applicant shall pay its fair share cost of improvements at the SR 267 / I-80 Westbound Ramp, SR 267 / I-80 Eastbound Ramp, SR 267 / Brockway Road, SR 267 / Airport Road / Schaffer Mill Road, SR 267 / Northstar Drive, Donner Pass Road / Pioneer Trail, Donner Pass Road / I-80 Eastbound Off Ramp, Donner Pass Road / Glenshire Road, Donner / Pass Road / Bridge Street, and Donner Pass Road / West River Street intersections, as well as its fair share to the cost of widening SR 267 and Schaffer Mill Road. The cost of these improvements will be determined by the Placer County and Town of Truckee Public Works Departments.

However, the project applicant must construct either a signal or roundabout at the SR 89 / Alder Drive and SR 89 / Donner Pass Road intersections, as identified in Mitigation Measure 4.2.1. The project applicant may request reimbursement from other developments for these improvements. The specific improvements needed at each intersection are described in Tables 4.2-33 to 4.2-34.

Please note that the SR 89 North / Prosser Dam Road and SR 89 North / Alder Drive / Prosser Dam Road intersections were analyzed assuming the provision of both signalized intersections and roundabouts (as shown in the site plan). In 2023, the roundabouts would operate at a LOS B or better under all scenarios. An analysis of the LOS of roundabouts if they were placed at the accesses along Prosser Dam Road was also conducted. It was determined that a single-lane roundabout with an inscribed circle diameter of 100 feet and a 16-foot circulating width would operate at a LOS A in 2023.

Please note that the SR 89 North / Prosser Dam Road and SR 89 North / Alder Drive / Prosser Dam Road intersections were analyzed assuming the provision of both signalized intersections and roundabouts (as shown in the site plan). In 2023, the roundabouts would operate at a LOS B or better under all scenarios. An analysis of the LOS of roundabouts if they were placed at the accesses along Prosser Dam Road was also conducted. It was determined that a single-lane roundabout with an inscribed circle diameter of 100 feet and a 16-foot circulating width would operate at a LOS A in 2023.

Mitigation Measure 4.2.9 Prior to the first building permit or recordation of Final Subdivision Map under Phase II, the project applicant shall prepare a transit plan identifying methods and equipment necessary to provide transit services for project residents, guests and employees. The plan shall also identify onsite improvements required to facilitate efficient transit operations. Transit services shall provide transportation to downtown Truckee and provide connections to private and public transit providers. The transit plan shall be reviewed and approved by the Town of Truckee Public Works Director, and may consider programs that serve other existing and planned developments in the northeast portion of Truckee. In addition, the plan shall accomplish the following:

- a) Identify the future transit demand that will result along the SR 89 North corridor upon build out of the area and determine whether transit service is warranted based upon the level of demand.
- b) Identify the level of service (frequency, days and hours of service) needed to meet the warranted demand.

- c) Identify the project's fair share cost of providing the required transit service. This shall include both capital and operating costs of the service.
- d) Identify the period (number of years) that the project will be required to partially fund the transit service operation, which shall be used to calculate the present value.

NOISE

Mitigation Measure 4.3.2a It is Truckee Tahoe Airport District policy to obtain an aviation easement over any land proposed for development that lies within 10,000 feet of a runway - referred to as Safety Area 3 in the CLUP. Such an easement should be obtained from all future noise-sensitive land uses within Gray's Crossing which would be affected by the Airport District Policy.

Mitigation Measure 4.3.2b Policy 1.3 of the Town of Truckee General Plan Noise Element and Section 18.44.050 of the Truckee Draft Development Code require proponents of new residential developments within the 55 CNEL contour of Truckee Tahoe Airport to evaluate aircraft noise and incorporate mitigation that is sufficient to bring interior levels to 45 CNEL. Such evaluations should be conducted for all noise-sensitive development located within the future 55 dB CNEL contour of the Truckee Tahoe Airport.

Mitigation Measure 4.3.4 Construction activities shall adhere to the requirements of the Town of Truckee with respect to hours of operation, muffling of internal combustion engines, and other factors which affect construction noise generation and its effects on noise-sensitive land uses.

AIR QUALITY

Mitigation Measure 4.4.1a Place dust control mitigation requirements in all construction contracts. All construction contracts will require the following:

- All construction activities would be subject to the requirements of the NSAQMD's Regulation 2, Rule 226 regarding dust control.
- Alternatives to open burning of vegetative material on the project site shall be used unless deemed infeasible by the NSAQMD. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.
- Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
- All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas (including unpaved roads) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions.
- All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
- All land clearing, grading, earth moving or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, apply County--approved non-toxic soil stabilizers (according to manufacturers specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance. Acceptable materials that may be used for chemical soil stabilization include petroleum resins, asphaltic emulsions, acrylics, and

adhesives which do not violate Regional Water Quality Control Board or California Air Resources Board standards.

- Paved streets adjacent construction sites shall be swept or washed at the end of each day, or as required to remove excess accumulations of silt and / or mud which may have resulted from activities at the construction site.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
- Re-establish ground cover on the site through seeding and watering in accordance with the local grading ordinance.

Mitigation Measure 4.4.1b Place equipment and vehicle mitigation requirements in all construction contracts. All construction contracts will require the following:

- Contactors shall provide a plan for approval by the NSAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and / or other options as they become available.
- Properly maintain all mobile and stationary equipment.

Mitigation Measure 4.4.3 Incorporate the following measures as a condition of approval for subsequent site plans and / or final maps:

- Require that all golf carts, either privately owned or within a rental fleet, be electrically powered.
- Provision for onsite and offsite bus turnouts, passenger benches and shelters as demand and service routes warrant, subject to review and approval by local transportation planning agencies.
- Require the installation of secure bicycle parking facilities at project commercial areas, apartments and multifamily housing units.
- Require that residential garages have electrical service that would allow installation of electrical car recharge outlets at a later date.
- Require outdoor outlets at residences to allow use of electrical lawn and landscape maintenance equipment.
- Require that natural gas be available in residential backyards to allow use of natural gas-fired barbecues.
- Electrical or alternatively fueled equipment should be used at the golf course and by any Community Services District for maintenance of the area under its jurisdiction.
- Increase wall and attic insulation beyond Title 24 requirements.

Mitigation Measure 4.4.4a The Conditions of Approval and CC&R's for the project shall either explicitly forbid the installation or use of wood-burning devices within any portion of the project (natural gas fired decorative fireplaces would be allowed).

OR

As an alternative, the applicant may coordinate with the Town of Truckee and the NSAQMD for opportunities to reduce wood-burning emissions created elsewhere in the air basin to off-set new

emissions generated by the use of individual wood-burning devices within the project. Under this option, the Conditions of Approval and CC&R's for the project would still forbid the installation of open-hearth fireplaces or multiple wood-burning devices. However, a single wood-burning device would be acceptable in the event that an equal reduction has been achieved elsewhere in the basin, and the device would also need to meet EPA Phase II standards or better. Further, wood-burning devices must be installed in accordance with Town of Truckee regulations. Each residential unit and occupied commercial building shall not emit more than 7.5 grams per hour of particulate matter.

Mitigation Measure 4.4.4b The project applicant and Town of Truckee shall negotiate a mitigation fee, as outlined in Strategy 3 of the PM Air Quality Management Plan, to be paid as a means of off-setting project road dust impacts. The off-set shall be proportional to the fine and coarse particulate matter emissions generated by the project. As an example, collected funds may be used for improvement or expansion of street-sweeping programs in Truckee.

Mitigation Measure 4.4.5 Prior to construction of the service station, the project applicant shall obtain a permit from the NSAQMD. Prior to commencing construction of the fueling station, the NSAQMD will calculate risk assessment based on throughput and proximity to receptors. The applicant shall provide documentation of the permit to the Town of Truckee.

GEOLOGY, SOILS AND HAZARDOUS MATERIALS

Mitigation Measure 4.5.2 During construction activity, the project applicant shall adhere to the recommendations provided by Holdrege & Kull for mitigating seismic hazards, including:

- Buildings should be constructed in accordance with requirements in the Uniform Building Code for Seismic Zone 3.
- In general, design of cut or fill slopes shall be no steeper than 2:1 (H:V). Steeper slope inclinations should be evaluated on a case-by-case basis. All fill should be observed and tested by a qualified geotechnical engineering firm.

In the unlikely event a liquefaction potential is identified during construction activity, the developer shall take appropriate mitigative steps, including consultation with a qualified geotechnical engineer for the use of appropriate foundation types, compaction of fill under controlled conditions in accordance with specifications of a site-specific geotechnical investigation, and subdrains installed in high groundwater areas.

Mitigation Measure 4.5.4 The applicant shall have a site-specific geotechnical engineering report prepared by a licensed engineer. Subsurface investigations shall be conducted and appropriate geotechnical analytical work performed in order to define characteristics of underlying earth materials and conditions, including groundwater. The report shall provide a comprehensive list of geotechnical engineering recommendations for grading activity, including clearing and grubbing, preparation of fill placement, fill placement, differential fill depth, cut / fill slope grading, underground utility trenches, construction dewatering, surface water drainage, and construction monitoring. In addition, the geotechnical investigation shall provide recommendations for structural improvement design criteria, including foundations, seismic design criteria, slab-on-grade floor systems, retaining wall design criteria, and pavement design. All grading and structural improvement design criteria recommendations shall be incorporated into the final proposed grading plan and structural improvement designs for the Gray's Crossing project.

Mitigation Measure 4.5.7 Prior to approval of subsequent site plans and / or tentative maps, the project applicant shall prepare a Phase 1 Environmental Site Assessment for the project. The

Assessment shall be conducted in accordance with the American Society for Testing and Materials (ASTM) Practice E-1527-97 guidelines. If in the course of the Assessment substances are detected at concentrations that could pose a health hazard, remediation of the affected area shall be undertaken in accordance with the requirements of the California Department of Toxic Substances Control and State of California, Regional Water Quality Control Board, Lahontan Region (Lahontan).

HYDROLOGY AND WATER QUALITY

Mitigation Measure 4.6.3a Prior to grading plan approval, the applicant shall submit a Notice of Intent (NOI) or Coverage to the State Water Resources Control Board (SWRCB) under the State General Construction Activity Storm Water Permit.

Mitigation Measure 4.6.3b In compliance with the requirements of the State General Construction Activity Storm Water Permit, as well as the Water Quality Control Plan for the Lahontan Region (Basin Plan), the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. This plan shall cover the entire Gray's Crossing Specific Plan site. The SWPPP shall also be submitted to Town of Truckee Department of Public Works and the Lahontan for review and approval.

The applicant shall require all construction contractors to retain a copy of the approved SWPPP on each construction site. Water quality controls shall be consistent with the Town's Grading Ordinance and the Lahontan Board's North Lahontan Region Project Guidelines for Erosion Control and will demonstrate that the water quality controls will ensure no increase in turbidity, sediment or other pollutant loads in Prosser Creek and the Truckee River and that storm water discharges are in compliance with all current requirements of the Lahontan. Water quality controls may include, but are not limited to, the following:

- Prohibit placement of surplus or waste materials within the 100-year floodplain of onsite intermittent drainages.
- Stabilize all disturbed areas by October 15th of each year.
- Install temporary gravel dikes, earthen dikes or sand bag dikes to prevent the discharge of pollutants.
- Install infiltration trenches or other protection facilities.
- Revegetate disturbed areas and maintain vegetation.
- Compliance with Lahontan NPDES No. CAG996001 (National Pollutant Discharge Elimination System General Permit for Limited Threat Discharges to Surface Waters) for construction dewatering activities.

Mitigation Measure 4.6.3c During the long-term operational phase of the project, a permanent erosion and water quality control plan consisting of BMP's (attached as Appendix E3 in the technical appendices) shall be built into the infrastructure of the project's improvements and operational activities. It shall conform to requirements of the Lahontan and the Truckee Development Code.

Mitigation Measure 4.6.4 The project applicant shall develop a Chemical Application and Management Plan (CHAMP) that includes a Water Quality Monitoring Plan for the proposed golf course to minimize the effects of fertilizers and pesticides. The management plan shall be reviewed and approved by the Lahontan, Nevada County, and Town of Truckee. If the program does not meet the Town's, County's, or Lahontan's requirements, they may require changes and re-submittal of the CHAMP.

The golf course shall be designed to require minimal amounts of chemicals and fertilizers and to provide protection of surface water and water quality. Thus, the specifications for the maintenance products selected for use and the mode of application detailed in the management plan are intended to be flexible. This allows the management plan to incorporate the latest products and advances in turf management science. The CHAMP shall incorporate the following:

- A description of golf course design features that prevent direct discharges of surface runoff into stream channels.
- A description of chemicals authorized for use that are approved within the State of California, along with guidelines for their application. Guidelines shall include restrictions on their use near drainage systems. The list of chemicals shall include fertilizers, herbicides, fungicides, insecticides and rodenticides.
- Guidelines on the application of fertilizers and soil amendments that take into consideration the physical characteristics and nutrient content of the soil on the golf course site.
- Guidelines for the irrigation of the golf course that take into consideration the field capacity of soil types and the timing with chemical applications and varying weather.
- Utilization of a computer-controlled irrigation system to ensure proper application of irrigation water.
- A comprehensive Water Quality Monitoring Plan shall be developed. Water quality constituents for analyses will be those identified in the Lahontan's Water Quality Control Plan as objectives for the area of the Truckee River watershed that may be impacted by the proposed project. In addition, the CHAMP, or similar program, will reflect the water quality objective for pesticides as specified in the Lahontan Basin Plan. Components of a water quality sampling program would include: constituents for analysis and review, sampling locations for both surface and ground water, sample frequency and protocol, sample collection method, choice of laboratories, data collection format and reporting format, and coordination with the RWQCB and appropriate consultants.
- Chemical storage requirements and chemical spill response and chemical inventory response plans.

Mitigation Measure 4.6.7 The applicant shall develop a Master Drainage Plan in accordance with the requirements of Section 18.30.050 of the Town of Truckee Development Code and the Truckee Public Improvement and Engineering Standards (except as modified by this mitigation measure), which demonstrates how the proposed drainage improvements shall accommodate the additional runoff and limit the cumulative effects of runoff from development areas. The Plan shall contain an estimate of the amount of surface runoff that will be generated by the proposed development. The applicant shall calculate flows, size culverts, and size ditches consistent with surface runoff estimations. Detention ponds shall be designed and sized to a 20-year, 1-hour storm event prior to implementation of proposed construction activities. The applicant shall ensure that existing drainage systems are utilized to their fullest extent possible when designing storm water drainage systems. The plan shall be consistent with standards and guidelines established by the Lahontan and Caltrans. Both Lahontan and Caltrans shall be given an opportunity to review the final design and make a determination of the effectiveness of the proposed drainage facilities. If the facilities do not meet Lahontan or Caltrans requirements, they may require changes and re-submittal of the drainage documentation.

Mitigation Measure 4.6.9a Application of de-icers, including salt and sand on private streets and roads in the project area shall be in accordance with the Lahontan Basin Plan. Application shall

take place in a careful, well-planned manner, by competent, trained crews. If an environmentally safe and economically feasible deicer is available it is recommended and encouraged to be used in lieu of salt.

Mitigation Measure 4.6.9b Snow removed from roads, driveways and parking lots shall be stockpiled in a designated area designed to direct all stockpiled snow melt to a proper treatment facility prior to release to overland or concentrated flow. Acceptable facilities include retention basins, retention galleries, and mechanical facilities, and each facility shall be designed using Best Available Technology (BAT) or Best Control Technology (BCT). Facilities shall be regularly maintained to ensure their effectiveness in containing sediments is unimpaired.

BIOLOGICAL RESOURCES

Mitigation Measure 4.7.2 The project applicant shall obtain the following two designations: 1) Audubon International (AI) Approved Land Plan and 2) the Gold Seal of Sustainability, or the equivalent. Only after successful completion of final AI audits will the golf course receive a Gold Signature designation. The applicant must successfully complete and implement a Natural Resource Management Plan to AI specifications, host site visits during the construction of the project, and successfully pass an on-site environmental audit after the project is completed. The Natural Resource Management Plan will achieve natural resource sustainability through incorporation of Integrated Pest Management, BMP's, an assessment of environmentally sensitive areas, and a monitoring program for the golf course. The golf course must retain the Gold Seal designation through submission of annual reports, documentation of environmental issues, hosting of annual audits by AI scientist, and maintenance of annual membership dues.

The project applicant shall provide annually to the Town proof of certification of the project's golf course with the Gold Seal of Sustainability, or the equivalent, designation.

Mitigation Measure 4.7.4 Prior to issuance of a grading permit, a focused plant survey for Plumas ivesia, Donner Pass buckwheat, and Oregon fireweed shall be required to determine the presence / absence of these species on the project. The survey area shall include all areas proposed for grading or disturbance. The survey shall be completed by a qualified botanist during the blooming season for each species.

If these species are not found onsite then no further measures are required. However, if any of these species are found, each population shall be mapped and consultation with and technical assistance from CNPS and the California Department of Fish and Game shall be initiated. To the maximum extent possible, the project shall be designed to protect and preserve the plant populations in a manner in which the populations shall not be harmed. If the populations may be harmed by the activities of the project, a mitigation / conservation plan (e.g., transplant to an undisturbed site, or collect seeds and replant on other suitable habitat), preserve management, and monitoring strategies shall be developed in consultation with CDFG.

Mitigation Measure 4.7.5 As construction activity would occur during the raptor breeding season (April to early September), a focused annual survey for raptors and the above-listed special-status species shall be conducted within 30 days prior to the beginning of construction or grading activity by a qualified biologist in order to identify active nests onsite. If no nests are found during the survey no further measures are required. However, if an active nest is found during the survey, or at any time during project construction, no construction activities shall occur within 500 feet of the nest until the young have fledged from the nest and the nest is determined by a qualified biologist to be inactive. Trees containing nests, or burrows that must be removed as a result of

project implementation shall be removed during the non-breeding season (late September to March).

Mitigation Measure 4.7.6 Prior to grading or construction activity on an annual basis, a focused survey shall be conducted by a qualified biologist to determine the presence / absence of special status bat species roosts on the project. If no special status bat species are found roosting onsite, then no further actions are required. However, if special status bat species are determined to roost onsite, technical assistance from the California Department of Fish and Game and / or U.S. Fish and Wildlife Service shall be requested to determine measures to avoid disturbance during construction. If an active maternity roost is identified, at a minimum, no construction activities shall occur within 500 feet until the young are able to fly from the roost. If active day or night roosts are found onsite, measures shall be implemented to safely flush bats from the roost prior to the onset of construction activities. Such measures may include removal of the roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but prohibiting them from re-entering.

Mitigation Measure 4.7.7 Prior to grading or construction activity, on an annual basis, a focused survey for Sierra Nevada snowshoe hare shall be conducted to determine if this species is breeding on site. A qualified biologist shall conduct the survey during the breeding season at the time of day that this species is most active. Technical assistance from the CDFG and / or USFWS shall be requested to determine appropriate survey techniques. If no evidence of this species is found during the field survey, then no further measures are required. However, if active Sierra Nevada snowshoe hare nests are determined to occur on the site, technical assistance shall be requested from the appropriate regulatory agency to determine further action. At a minimum, construction activities shall not occur within 500 feet of an active nest.

Mitigation Measure 4.7.8a While the floodplain boundaries developed by the applicant in consultation with the Lahontan are generally conservative, an additional study of areas proposed for stream crossings will be necessary to show the exact limits of the floodplain. Upon verification by the Lahontan of the project applicant's delineation of the site's 100-year floodplain boundaries, this area will not be altered by project design utilizing the following two methodologies:

- Structures and earth disturbance shall not occur within the delineated zones.
- Design techniques, including free-span bridges and utility borings, shall be used where roadway, fairways, cart paths, and utilities cross these features.

Mitigation Measure 4.7.8b Prior to the issuance of a grading permit, the wetland delineation study and map prepared by EcoSynthesis, and relied upon by the project applicant for project design, shall be submitted to the U.S. Army Corps of Engineers for review and verification. The appropriate Section 404 CWA permit shall be acquired if impacts to waters of the U.S. cannot be avoided. Any wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no net loss" basis in accordance with the Corps mitigation guidelines.

Mitigation Measure 4.7.8c Prior to the issuance of a grading permit, a water quality certification / waiver shall be obtained from the Lahontan prior to issuance of a grading permits.

Mitigation Measure 4.7.8d Prior to issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Game pursuant to Section 1600 of the California Fish and Game Code, for stream crossings and any other activities potentially affecting the bed, bank, or associated riparian vegetation of the stream. If required, the

project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.

Mitigation Measure 4.7.10 The project applicant shall implement the following measures to minimize disturbance to migratory wildlife on the project site:

- Contiguous stands of trees within development areas shall be preserved and incorporated into the project design.
- Landscaping on the project site shall, to the greatest extent possible, consist of native Sierra Nevada flora.
- In addition, any security fencing for golf course or commercial buildings shall meet CDFG requirements in mountainous areas (this does not apply to individual homeowner privacy fencing).

CULTURAL RESOURCES

Mitigation Measure 4.8.1a Where feasible, the project shall be redesigned to avoid any direct impacts from ground-disturbing activities within all prehistoric site areas. Prior to commencement of construction activities, the developer shall prepare and implement a program to prevent and monitor potential indirect impacts resulting from the removal or disturbance of artifacts by unauthorized personnel. This mitigation shall be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric and historical archaeology.

If project redesign around a prehistoric site is not feasible, then additional archaeological investigation to evaluate the research, interpretive and cultural value of the site shall be completed. The investigation shall be conducted in accordance with the recommendations set forth in the Heritage Resources Inventory previously prepared for the project site by Susan Lindstrom in October 1999 as part of the Boca Sierra Estates environmental review (see Appendix H). Upon completion of the investigation, recommendations on the final disposition of the site shall be made and implemented. This mitigation shall be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric and historical archaeology.

Mitigation Measure 4.8.1b In the event that project / construction personnel encounter previously undiscovered prehistoric or historic archaeological deposits or human bone in an area subject to development activity, work in the immediate vicinity of the find should be halted and a professional archaeologist consulted. In the case of human burials, the County Coroner and the appropriate Native American most likely descendants should be contacted.

Mitigation Measure 4.8.2 Where feasible, the project shall be redesigned to avoid any direct impacts from ground-disturbing activities within all potentially significant historic site areas. Prior to commencement of construction activities, the developer shall prepare and implement a program to prevent and monitor potential indirect impacts resulting from the removal or disturbance of artifacts by unauthorized personnel. This mitigation shall be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric and historical archaeology.

If project redesign around a potentially significant historic site is not feasible, research to mitigate impacts to these sites shall be conducted. This research shall be conducted in accordance with the recommendations set forth in the Heritage Resources Inventory previously prepared for the project site by Susan Lindstrom in October 1999 as part of the Boca Sierra Estates environmental

review (see Appendix H). Upon completion of the research, recommendations on the final disposition of the site shall be made and implemented. This mitigation shall be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric and historical archaeology.

Mitigation Measure 4.8.2b In the event that project / construction personnel encounter previously undiscovered prehistoric or historic archaeological deposits or human bone in an area subject to development activity, work in the immediate vicinity of the find should be halted and a professional archaeologist consulted. In the case of human burials, the County Coroner and the appropriate Native American most likely descendants should be contacted.

VISUAL RESOURCES/LIGHT AND GLARE

Mitigation Measure 4.9.2a Based on the changed visual character of the SR 89 corridor south of Alder Drive due to construction of the SR 267 Bypass and the new middle school, the Town Council may make a policy decision allowing development within the 300-foot setback area, especially as the Village Center is intended to be a commercial area welcoming passing motorists.

OR

Require the project applicant to pursue a variance to allow an encroachment within the 300-foot setback area based on a Town policy decision allowing portions of the development within the setback.

OR

Require the project applicant to modify the tentative map based on direction from the Town Council as it relates to the SR 89 corridor adjacent to the Village Center.

Mitigation Measure 4.9.2b Regardless of the mitigation option chosen above under Mitigation Measure 4.9.2a, special design guidelines as detailed below shall also be applied. In order to screen views of the proposed Village Center and employee / affordable housing complex from motorists traveling along SR 89, the applicant shall prepare special design guidelines for the two eastern entryways into the project site specifically, and for the entire roadway length in general. Per the Town's Scenic Corridor Standards, a major component of the design guidelines shall be a landscape enhancement plan for the setback area, which would include identification of all trees to be removed and retained, proposed native vegetation for replanting, and a planned irrigation system designed to temporarily provide water through the plan establishment period. Further, the design guidelines shall require the construction of planted berms (not to exceed 10 feet in height) to the north and south of the two Village Center entrances along SR 89. The planted berms shall be designed to avoid existing mature trees and to connect to existing vegetated areas where denser tree coverage exists, ensuring that views of the project site are filtered by vegetation and topography. Planted trees and other landscaping material associated with the entryway berms shall reflect the plant community in which construction takes place. The design guidelines are to be reflected in subsequent site or grading plans and shall be submitted as part of the land use permit application for the project.

Mitigation Measure 4.9.3 Within the natural open space setback area along SR 89, activity shall be limited to preservation forestry practices only, including:

- Thinning for establishment of a healthy stand of trees and wildland fire protection.
- Removal of dead, diseased or dangerous trees; and
- Clearing of debris for fire prevention.

Mitigation Measure 4.9.6 The Town of Truckee shall incorporate and adopt the Gray's Crossing Lighting Master Plan, as well as the Lighting Program found in the Specific Plan, in conjunction with final project submittals, to include final maps and site plans. The Lighting Master Plan shall require that project lighting be designed to meet the Leadership in Energy and Environmental Design (LEED) recommendations for light pollution reduction, as well as adhere to the design criteria of the International Dark Sky Association (IDA).

COMMUNITY SERVICES

Mitigation Measure 4.10.2a Prior to approval of the final map, the project applicant shall provide verification to the satisfaction of the Town that all fire safe standards and conditions have been met as required by the Truckee Fire Protection District.

Mitigation Measure 4.10.2b Prior to approval of the final map, the project applicant shall prepare and submit a project site fuel modification plan to the Truckee Fire Protection District (TFPD) for review and approval. The plan shall include measures to reduce natural fire hazards, annual maintenance plans for minimum defensible space / fuel modification zones, and conformance with TFPD and State standards.

UTILITIES AND SERVICE SYSTEMS

Mitigation Measure 4.11.1 Prior to approval of the first phase of development, the project applicant shall prepare, for review and approval by the Truckee Donner Public Utilities District (TDPUD), a Water Distribution System Facilities Report for the proposed project. The report shall address the expansion of the water supply facilities and the specific requirements for all phases of the project. Further, the report shall incorporate the general guidelines for the water distribution system identified in the Gray's Crossing Specific Plan, Chapter VII, Programs, in addition to those identified below.

- The water distribution system for the Specific Plan area shall be designed in conformance with the provisions of the TDPUD Water System Master Plan.
- The water distribution system for the project area will be designed to be compatible with the future regional distribution facilities as depicted within the Town's General Plan for the project area. Each phase of development within the project area shall size and construct that portion of the system as determined by the TDPUD. Reimbursement agreements may be considered subject to TDPUD Standards.
- To supply water service to the Specific Plan area will require approximately 400,000 gallons of storage capacity. A combination of on- and / or off-site wells as determined by the TDPUD will provide the water source. Service to the individual development components within the project area will be via water distribution lines in various sizes located within the roadway right-of-ways.
- Water hook-up fees established by TDPUD for the purpose of capital improvements shall be paid. These fees shall be used for the purpose of making capital improvements (e.g., developing groundwater supply wells, increasing storage capacity) to serve the project and other projected development within TDPUD's service area. In accordance with TDPUD requirements, these fees shall be paid as a condition of issuance of building permits, and shall be based on the project's fair share for the cost of such improvements.