TOWN OF TRUCKEE California

PLANNING COMMISSION RESOLUTION 2025-07

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-000000016/DP AMD-PD AMD-ZC (SOARING RANCH PHASE 2)

WHEREAS, the Town of Truckee has received an application requesting approval of a Development Permit Amendment, Planned Development Amendment and Zoning Clearance to modify the previous land use approvals for the Soaring Ranch project within the Joerger Ranch Specific Plan Area and approve Soaring Ranch Phase 2, a mixed-use development with two buildings and 108,502 square feet of floor area located at 10501 Soaring Way (APN 019-620-066) in the CR (Regional Commercial) zoning district. The proposed project includes Building D, a single-story commercial building with 23,635 square feet of commercial floor area and nine tenant spaces (retail, office and restaurant); Building E, a four-story building with 84,867 square feet of residential floor area and 86 multifamily residential units (14 affordable units deed restricted to low-income households, 17 unrestricted market-rate units, and 55 market-rate units deed restricted for rent to local workers within the Truckee-Tahoe Unified School District (TTUSD) school district boundary); and 272 parking spaces are proposed; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits, Planned Developments, and Zoning Clearances when associated with other discretionary land use permit requests; and

WHEREAS, in January 2015, the Planning Commission recommended approval of the Joerger Ranch Specific Plan, which included policies and standards to direct development of the Regional Commercial (CR) zone district; and

WHEREAS, in March 2015, the Town Council approved the Joerger Ranch Specific Plan; and

WHEREAS, in March 2015, the Town Council certified the Environmental Impact Report (EIR) for the Joerger Ranch Specific Plan, which included buildout of the CR zone district; and

WHEREAS, on January 16, 2018, the Planning Commission approved the Soaring Ranch project (Town of Truckee Application #2017-00000078, Commission Resolution 2018-01), including a Development Permit to allow construction of 54,704 square foot regional shopping center, a Tentative Map to create a three-lot subdivision within a 16.3-acre parcel, and a Planned Development to allow minor deviations to the Town's sign regulations and to approve the proposed site plan for all three phases of development totaling 119,704 square feet of commercial development (54,704 square feet in Phase 1 and 65,000 square feet in Phase 2) within the Joerger Ranch Specific Plan Area; and

WHEREAS, the Planning Commission determined the project consistent with the adopted Joerger Ranch Specific Plan thereby precluding any further environmental review consistent with CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan,

General Plan or Zoning); and

WHEREAS, on January 26, 2018, the Town of Truckee received an appeal challenging the Planning Commission's approval of the project (Town of Truckee Application #2018-0000007); and

WHEREAS, due to submittal of the appeal, the Town Council became the final decision-maker on the project and was required to make findings in order to approve or deny the project; and

WHEREAS, on March 13, 2018, the Town Council took action to deny the appeal and uphold the Planning Commission's action (Council Resolution 2018-15) with the exception of removing Commission-recommended Condition of Approval #97, modifying Condition of Approval #86, and adding Environmental Impact Report Mitigation Measures 3.2-4, 3.2-5, 3.2-6 and 3.2-7 as Conditions of Approval #99-102; and

WHEREAS, on November 27, 2018, the Town Council approved an addendum to the Joerger Ranch Specific Plan EIR (Council Resolution 2018-78) and amended the Mitigation, Monitoring and Reporting Program; the Joerger Ranch Specific Plan conditions of approval; and the Soaring Ranch conditions of approval; and

WHEREAS, on February 19, 2021, the Planning Commission approved Soaring Ranch Phase 2 (Town of Truckee Application #2019-00000178, Commission Resolution 2020-24), including a Development Permit Amendment, Planned Development Amendment, Tentative Map Amendment and Use Permit to modify the previous land use approvals for the Soaring Ranch project and approve a mixed-use project with a total of 31,523 sq. ft. of commercial floor area (15,984 square feet of retail space, 6,339 square feet of office space and 9,200 square feet of restaurant space) and 69 rental multifamily residential units (61 unrestricted market-rate units and 8 deed-restricted affordable housing units); and

WHEREAS, on June 8, 2021, the Town Council approved amendments to the Joerger Ranch Specific Plan and adopted an Addendum to the Environmental Impact Report (Town of Truckee Application #2021-00000012, Council Resolution 2021-14) for the purpose of clarifying the Plan's housing allowances and requirements, including workforce and inclusionary housing requirements, thereby correcting inconsistencies and streamlining review for projects that incorporate housing; and

WHEREAS, on March 3, 2025, a complete Preliminary Housing Development Application was submitted for Soaring Ranch Phase 2 (Town of Truckee Application #2025-0000017), proposing a mixed-use project with 86 multifamily residential units and 108,944 square feet of floor area (85,309 square feet of residential floor area and 23,635 square feet of commercial floor area) in two buildings at 10501 Soaring Way (APN 019-620-066). Pursuant to Government Code Sections 65941.1 and 65589.5, an applicant for a housing development project that includes 1) residential units, 2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes, or 3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in the Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought. After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire. Once a complete Preliminary

Application is submitted, the zoning, design, subdivision and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process. This letter is intended to acknowledge that you submitted a complete Preliminary Application on March 3, 2025. The Town of Truckee requirements in effect as of March 3, 2025 include the Joerger Ranch Specific Plan amended on June 8, 2021, 2040 General Plan adopted on May 9, 2023, and the Truckee Development Code in effect as of December 10, 2024; and

WHEREAS, a land use entitlement application for Soaring Ranch Phase 2 (Town of Truckee Application #2025-0000016) was submitted on February 12, 2025 and deemed complete for processing on April 1, 2025. The project requests approval of a Development Permit Amendment, Planned Development Amendment and Zoning Clearance to construct a mixed-use commercial and residential project with 108,944 square feet of floor area in two buildings at 10501 Soaring Way (APN 019-620-066). The proposed project includes Building D (a single-story commercial building with nine tenant spaces for retail, office and restaurant uses and 23,635 square feet of commercial floor area); Building E (a four-story building with 86 multifamily residential units and 85,309 square feet of residential floor area); and 272 parking spaces. Town staff determined that the application had been submitted and deemed complete within the required timeframes under State law; therefore, the project is subject to the development standards in place as of March 3, 2025, including the 2021 Joerger Ranch Specific Plan, 2040 General Plan and December 10, 2024 Development Code; and

WHEREAS, all relevant EIR mitigation measures have been incorporated into this Resolution; and

WHEREAS, the project is consistent with the adopted Joerger Ranch Specific Plan thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur); and

WHEREAS, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Development Permit Amendment, Planned Development Amendment and Zoning Clearance.

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2025-00000016 (Soaring Ranch Phase 2):

- 1. Approve a Development Permit Amendment, Planned Development Amendment and Zoning Clearance for the Soaring Ranch Phase 2 project, subject to the conditions of approval set forth in Exhibit "A" (Conditions of Approval), attached hereto and incorporated herein;
- 2. Determine the project consistent with the adopted Joerger Ranch Specific Plan thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur).

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

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 17th day of June 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh – Chair Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A – Conditions of Approval Exhibit B – Plan Set Exhibit C – Findings

PLANNING COMMISSION RESOLUTION 2025-07

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-000000016/DP AMD-PD AMD-ZC (SOARING RANCH PHASE 2)

EXHIBIT A

CONDITIONS OF APPROVAL

General Conditions of Approval

- 1. A Development Permit Amendment, Planned Development Amendment and Zoning Clearance are hereby approved to modify the previous land use approvals for the Soaring Ranch project within the Joerger Ranch Specific Plan Area and approve Soaring Ranch Phase 2, a mixed-use development with two buildings and 108,502 square feet of floor area located at 10501 Soaring Way (APN 019-620-066) in the CR (Regional Commercial) zoning district of the Joerger Ranch Specific Plan Area. The approved project includes Building D, a single-story commercial building with 23,635 square feet of commercial floor area and nine tenant spaces (retail, office and restaurant); Building E, a four-story building with 84,867 square feet of residential floor area and 86 multifamily residential units (14 affordable units deed restricted to low-income households, 17 unrestricted market-rate units, and 55 market-rate units deed restricted for rent to local workers within the TTUSD school district boundary); and 272 parking spaces, as described in the June 17, 2025 Planning Commission staff report and as shown on the plan set approved by the Planning Commission on June 17, 2025, on file in the Community Development Department, except as modified by the these conditions of approval. (Planning Division Recommendation)
- 2. The effective date of approval shall be June 28, 2025, unless the approval is appealed to the Town Council by 5:00 p.m. on June 27, 2025. *(Planning Division Recommendation)*
- 3. In accordance with Section 18.84.050 of the Development Code, the land use permits shall be exercised within two (2) years of the effective date of approval (by June 28, 2027), and the project shall be completed within four (4) years after the effective date of approval (by June 28, 2029). At the end of that time, if such rights have not been exercised, the approval shall expire and become null and void unless the time limits of the land use permit are extended per 18.84.055 of the Truckee Development Code. (Development Code Section 18.84.050)
- 4. 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 \$190 for the Planning Division and \$205 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 Recommendation*)

- 5. 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 Recommendation)*
- 6. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 18.84.070.B.1 of the Development Code only if the Community Development Director finds such changes and alterations to be in substantial compliance with the approved 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 Recommendation*)
- 7. Except as modified by these conditions of approval, the project shall comply with all applicable provision and standards of the Development Code (effective date December 10, 2024) and the Joerger Ranch Specific Plan (effective date June 8, 2021). *(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 issuance of a final invoice. 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 Recommendation)*
- 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 Recommendation)*
- 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 Recommendation)*

- 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 Environmental Health Department
 - Tahoe Truckee Sierra Disposal Company
 - Southwest Gas (*Planning Division Recommendation*)
- 13. Prior to the issuance of grading or building permits, the applicant shall pay a construction mitigation monitoring fee—as set by the Town fee schedule in effect at the time of building permit issuance—to the Planning Division for monitoring of project during construction. The current construction mitigation monitoring fee is \$1,614. (*Planning Division Recommendation*)
- 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 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)*

Joerger Ranch Specific Plan Conditions of Approval (Amended on June 8, 2021)

17. All mitigation measures identified in the certified EIR and the addendums thereto approved by the Town Council (Resolutions 2018-78 and 2021-14) shall be incorporated into the

project as conditions of approval. Such mitigation measures and conditions of approval shall control in the event of any inconsistency between themselves and any mitigation measures and conditions of approval as amended by the Planning Commission. *(Joerger Ranch Specific Plan)*

- 18. Woodstoves, fireplaces, zero clearance fireplaces, and other wood-burning devices shall be prohibited. The Community Development Director may approve wood-fired ovens (one per business maximum) for restaurant use with payment of the air quality mitigation fee per Town Council Resolution 2003-52. *(Joerger Ranch Specific Plan)*
- 19. All building construction shall comply with the Particulate Matter Air Quality Management Plan and Town Council Resolution 2003-52 with regard to the payment of impact fees for vehicle emissions and re-entrained road dust. This requirement applies to Large and Small projects, as defined in the Management Plan. *(Joerger Ranch Specific Plan)*
- 20. If conflicts occur between the existing land use regulations and the requirements of the Joerger Ranch Specific Plan, the requirements of the Joerger Ranch Specific Plan shall control. *(Joerger Ranch Specific Plan)*
- 21. Prior to further subdivision of parcels or development following the Phase I Parcel Map, engineered improvement plans that address necessary common infrastructure and frontage improvements—as defined in Specific Plan Chapter 7 (Implementation and Phasing) and amended by the conditions of approval—shall be submitted to, reviewed by, and approved by the Town Engineer. (*Joerger Ranch Specific Plan*)
- 22. Prior to future subdivision or development, the developer shall become members of the Truckee North Tahoe Transit Management Association. This membership shall remain in effect as long as transit services are provided within the Joerger Ranch Plan Area. If creation of a future homeowners association or commercial property owners association occurs during development of any residential or commercial phase of the project, this membership may be assumed by the owners association's Request of Truckee North Tahoe Transit Management Association. (Joerger Ranch Specific Plan)
- 23. No development shall occur without construction of adequate infrastructure and frontage improvements as determined by the Town Engineer. *(Joerger Ranch Specific Plan)*
- 24. All mitigation measures required in the Final Environmental Impact Report shall be implemented during all phases of the Specific Plan. These mitigation measures and associated timing, monitoring and enforcement requirements are specified in the Mitigation Monitoring and Reporting Program. *(Joerger Ranch Specific Plan)*
- 25. Foundations shall be installed for a minimum of 72-unit workforce housing project within the Residential Multi-Family, 20 units per acre (RMW-20) zone prior to buildout of 40% of the Joerger Ranch Specific Plan Area (a maximum of 139,828 square feet of residential and non-residential floor area), and adequate performance guarantees shall be provided to ensure completion of the workforce housing construction in compliance with Development Code Chapter 18.84 (Performance Guarantees. *(Joerger Ranch Specific Plan)*
- 26. The issuance of building permits shall be prohibited once a total of 139,828 square feet of

residential and non-residential floor area has been constructed if foundations have not been installed for a minimum of a 72-unit workforce housing project and adequate performance guarantees provided for the workforce housing project. *(Joerger Ranch Specific Plan)*

EIR Mitigation Measures

- 27. To reduce Area Source Emissions, the project applicant shall implement the following:
 - Only natural gas burning fireplaces/hearths (i.e. no wood burning fireplaces/hearths shall be allowed). Wording relating to this restriction shall be included within the project's CC&R's.
 - Only low VOC paint and architectural coatings (interior and exterior) shall be used on the project site. The use and application of all paints and architectural coatings shall meet the requirements of Rule 218 of the Placer County Air Pollution Control District. Wording relating to this restriction shall be included within the project's CC&R's. (*Mitigation Measure 3.1-1*)
- 28. To reduce Energy Source Emissions, the project applicant shall implement the following:
 - Residential dwellings shall be designed to exceed applicable Title 24 energy standards by 15%.
 - Non-residential structures shall be designed and constructed to achieve LEED certification requirements, or an equivalent level of energy efficiency.
 - Install high efficiency lighting (indoor and outdoor)
 - Install high efficiency appliances (refrigerator, fans, washers)
 - Structures shall be solar oriented (predominantly north-south facing direction), to the extent practical, and plant low-emitting shade tree and shrub species near structures in such an arrangement to shade and cool structures during warmer seasons yet allow for solar heating and wind breaks during cooler months.
 - Landscape with native drought-resistant species (plants, trees, and shrubs) to reduce the demand for gas-powered landscape maintenance equipment.
 - Incorporate passive solar space heating designs and solar water heaters into residential units.
 - Install energy-efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units.
 - Electrical outlets should be installed on the exterior walls of all residential and commercial buildings to promote the use of electric or battery-operated yard and landscaping equipment (*Mitigation Measure 3.1-2*)
- 29. To reduce Mobile Source Emissions, the project applicant shall implement the following:
 - Street shall be designed to maximize pedestrian access to transit stops.
 - Provide for on-site road and off-site bus turnouts, passenger benches and shelters as demand and service routes warrant subject to review and approval by local transportation planning agencies.

- Install electric vehicle charging stations at strategic locations within the project. The number and locations should be determined in coordination with the Town of Truckee and the NSAQMD.
- Safe and convenient bicycle and pedestrian paths/sidewalks connecting proposed residential uses to nearby trails and commercial/and uses.
- Encourage telecommuting and alternative work schedules (10% employee work 9/80)
- Ensure that the final design includes:
 - Residential density at a minimum of 12 units/acre.
 - A walkable design/improved pedestrian network (i.e. walkways, paths, sidewalks, trails, etc.).
 - Destination accessibility (connectivity to/from project amenities).
 - Increase transit accessibility (ensure that the minimum distance to a transit/bus facility is .25 miles). (*Mitigation Measure 3.1-3*)
- 30. Consistent with the requirements of the Town of Truckee Particulate Matter Air Quality Management Plan, the proposed project must eliminate or offset 100% of the PM10 and PM2.5 emissions generated by the project. The project applicant shall prepare a Particulate Matter Reduction Plan that includes all feasible mitigation measures to reduce particulate matter emissions to the greatest extent feasible. PM emissions calculation methodologies for vehicle tailpipe and re-entrained road dust shall be consistent with those identified in the Particulate Matter Air Quality Management Plan. The Particulate Matter Reduction Plan shall be submitted to the NSAQMD for review and approval prior to the issuance of the first building permits for the project. If the Particulate Matter Reduction Plan cannot achieve a 100% reduction in PM emissions associated with project operations, the project applicant shall be required to pay an in-lieu mitigation fee. The in-lieu mitigation fee shall be calculated based on the fee established by the Town Council resolution and in effect at the time of building permit issuance or final map recordation (*Mitigation Measure 3.1-4*)
- 31. To reduce short-term construction related emissions, the contractor shall be required to implement the following standard NSAQMD measures:
 - a) Alternatives to open burning of vegetative material will be used unless otherwise deemed infeasible by the District. Among suitable alternatives are: chipping, mulching, or conversion to biomass fuel.
 - b) Adequate dust control measures will be implemented in a timely and effective manner during all phases of project development and construction.
 - c) All material excavated, stockpiled, or graded should be sufficiently watered, treated or covered, to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.
 - d) All areas (including unpaved roads) with vehicle traffic should be watered or have dust palliatives applied as necessary for regular stabilization of dust emissions.
 - e) All on-site vehicles should be limited to a speed of 15 mph on unpaved roads.

- f) All/and clearing, grading, earth moving or excavation activities on a project will be suspended as necessary when winds are expected to exceed 20 mph.
- g) All material transported off-site will be either sufficiently watered or securely covered to prevent a public nuisance.
- h) If serpentine rock is found in the area, the presence of asbestos, in the chrysotile or amphibole forms must be determined. Additional mitigations may be needed on a site-specific basis.
- Temporary traffic control will be provided during all phases of the construction to improve traffic flow as deemed appropriate by local transportation agencies and/or Caltrans.
- j) Construction activities should be scheduled to direct traffic flow to off-peak hours as much as practicable.
- k) All inactive portions of the construction site should be covered, seeded, or watered until a suitable cover is established.
- I) The applicant will be responsible for applying Town-approved non- toxic soil stabilizers (according to manufacturer's 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 stabilization of soils include petroleum resins, asphaltic emulsions, acrylics and adhesives which do not violate Regional Water Quality Control Board or California Air Resource Board standards.
- m) During initial grading, earth moving, or site preparation, larger projects may be required to construct a paved (or dust palliative treated) apron at least 100 feet in length onto the paved road(s).
- n) Wheel washers will be installed where project vehicles and/or equipment enter and/or exit onto paved streets from unpaved roads on larger projects. Vehicles and/or equipment will be washed prior to each trip, if necessary. *(Mitigation Measure 3.1-5)*
- 32. To reduce NOx emissions during the site preparation and grading phase of construction, the contractor shall be required to implement the following measures:
 - All offroad construction equipment engines must either be CARB certified as at least Tier 2 engines or be equipped with either a Diesel Oxidation Catalyst or a Diesel Particulate Filter that is in good repair and maintained according to the manufacturer's specifications and recommendations. (*Mitigation Measure 3.1-6*)
- 33. Prior to approval of Grading or Improvement Plans, (whichever occurs first), the applicant shall submit a fugitive dust control plan to the NSAQMD in accordance with Rule 226 *(Mitigation Measure 3.1-7)*
- 34. Thirty days prior to commencement of construction, the project proponent shall retain a qualified biologist to perform a preconstruction survey to ensure that there are no occupied nests, including but not limited to raptors, if construction occurs during the nesting season (March to September). If it is determined from the preconstruction survey that there are occupied nests, then the project proponent shall either avoid the project area until the nesting season is over, or seek consultation with the appropriate regulatory agency (CDFW

or USFWS) for the appropriate permits and mitigation measures. If it is determined that the project site does not contain occupied nests then no additional action is necessary. *(Mitigation Measure 3.2-1)*

35. Prior to construction, all Plumas ivesia located in areas of the site proposed for ground disturbance will be hand excavated and immediately relocated to a pre-determined replanting site. The replanting site will contain similar suitable habitat conditions, within the study area or general vicinity, and will be located a minimum of 50 feet from proposed construction activities. The excavation, and replanting will be performed by a qualified botanist with previous Plumas ivesia experience. The re-planting area will be fenced to prevent undesirable entry into the replanting area. To ensure long-term protection, signage will be installed on the fence that designates this area as a sensitive restoration site and will provide standard no trespassing language.

A report summarizing the findings of excavation, and replanting efforts will be prepared and submitted to the Town of Truckee and CDFW. The replanting area will be monitored for three years to determine the success of replanting efforts. Success is determined by the number of relocated plants that survive and transplantation. If the success rate after three years is below 75%, consultation with CDFW will be required to develop appropriate remediation plans. *(Mitigation Measure 3.2-3)*

- 36. Prior to the issuance of a grading permit, the project proponent shall incorporate the following measures into project plans and specifications:
 - Certified, weed-free, imported erosion-control materials (or rice straw in upland areas) will be used.
 - The project proponent will coordinate with the county agricultural commissioner and land management agencies to ensure that the appropriate BMPs are implemented.
 - Construction supervisors and managers will be educated about noxious weed identification and the importance of controlling and preventing their spread.
 - Equipment will be cleaned at designated wash stations. *(Mitigation Measure 3.2-8)*
- 37. If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the Town of Truckee shall be notified, and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery.

The Town of Truckee shall consider mitigation recommendations presented by the qualified archaeologist for any unanticipated discoveries and shall carry out the measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources. *(Mitigation Measure 3.3-1)*

38. If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the Town of Truckee

shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes. *(Mitigation Measure 3.3-2)*

- 39. If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. *(Mitigation Measure 3.3-3)*
- 40. Prior to the issuance of grading permit, the project proponent shall ensure that project plans adequately address grading, erosion, sediment, and pollution control requirements of the Regional Water Quality Control Board (RWQCB). If one acre or more of land will be disturbed, the project proponent shall submit a Notice of Intent (N.O.I.) with appropriate fees and a Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB. The SWPPP shall include non-structural and structural BMPs such as: minimizing disturbance, preserving natural vegetation, good housekeeping (i.e. daily clean-up), mulch, grass, stockpile covers, silt fences, inlet protection, stabilized construction entrances, and sediment traps. (*Mitigation Measure 3.4-1*)
- 41. During construction, the project proponent shall ensure that control measures and practices are implemented, properly installed, and maintained. The project proponent shall develop and implement record keeping and data management procedures for evaluation of SWPPP compliance and reporting. The Town of Truckee shall inspect the construction site to verify that SWPPPs are being implemented. *(Mitigation Measure 3.4-2)*
- 42. Prior to bringing hazardous material onsite, the applicant and/or business owner shall submit a Hazardous Materials Business Plan (HMBP) to Nevada County Environmental Health Division (CUPA) for review and approval. If the inventory of reportable hazardous materials include fuels stored in Aboveground Storage Tanks (AST) that exceed 1,320 gallons (in containers >55 gallons) the applicant and/or business owner must file documents required by the California Aboveground Storage Tank Act (APSA). If one of the AST's is larger than 20,000 gallons or the accumulative storage capacity exceeds 100,000 gallons a Spill Prevention and Countermeasures Plan (SPCC) will be required. If during the construction process the applicant and/or business owner must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law). *(Mitigation Measure 3.6-1)*
- 43. Prior to the issuance of a grading permit, the project proponent shall appropriately dispose of all materials on the project site that are cited within the Phase I ESA. This includes drums/containers, equipment, parts, metal and wood debris, and other refuse. *(Mitigation Measure 3.6-2)*
- 44. During grading activities, if there is any evidence of soil discoloring or odors that indicate a potential contamination anywhere on the project site including, but not limited to the areas

around the pump house and where the drums/containers were stored, the project proponent shall perform soil testing to determine the type and extent of the contamination. In addition, the project proponent will be responsible for the cleanup activities necessary to remove and dispose of such contamination if discovered. *(Mitigation Measure 3.6-4)*

45. The project applicant shall prepare a site-specific and construction phase-specific storm water pollution prevention plan (SWPPP) in conformance with the California Stormwater Quality Association Construction Handbook (Construction Handbook), in compliance with the requirements of the State General Construction Activity Storm Water Permit (CGP), and in compliance with project guidelines for erosion control published by the Lahontan RWQCB, as well as demonstrate compliance with sediment reduction measures associated with the total maximum daily loads (TMDL) for Sediment for the Middle Truckee River watershed. The SWPPP shall be prepared using current templates and formats provided by the California Stormwater Quality Association. The Construction Handbook provides general guidance for selecting and implementing best management practices (BMPs) that will eliminate the discharge of pollutants from construction sites, and the SWPPP will document the selection and implementation of BMPs for the particular construction projects on the site. The site-specific SWPPP must describe the site, as well as the proposed erosion and sediment controls (BMPs for water quality), the means of waste disposal, implementation of approved local plans, control measures of post-construction sediment and erosion, monitoring and maintenance responsibilities, and non-stormwater management controls. Dewatering, if needed, shall be done in a manner so as to prevent the discharge of pollutants, including earthen materials, from the site. The project applicant shall submit the SWPPP to the Town of Truckee and the Lahontan RWQCB for review and approval.

The project applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. BMPs identified in the SWPPP shall be utilized in all project site development activities. Implementation of appropriate, effective water quality controls will ensure that stormwater discharges that will result with implementation of the project are in compliance with all current requirements of the Lahontan RWQCB. *(Mitigation Measure 3.7-1)*

- 46. Grading activities shall be prohibited during the winter months, unless approved by the Town of Truckee consistent with Development Code Section 18.30.050.C.4 and the Lahontan RWQCB. Exposed graded areas shall be protected during the winter months using appropriate methods. *(Mitigation Measure 3.7-2)*
- 47. Prior to the issuance of grading permits, the project applicant shall submit and obtain approval of a storm water management plan (SWMP) consistent with the Town's Municipal Code and Storm Water Quality Ordinance. The SWMP shall, at a minimum, include the following:
 - A written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, proposed on- and off-site improvements and detention/retention facilities, and other features to protect downslope areas from degradation of storm water quality.
 - Information demonstrating that the project design would result in drainage flow conditions below pre-project flow rates and volumes.
 - The SWMP and subsequent site development submittals shall address storm

drainage management during construction and thereafter and shall include provisions for the application of best management practice (BMP) measures to reduce erosion, water quality degradation, etc. Stormwater drainage management, BMPs, and water quality control features shall be identified for construction staging areas, building sites and site improvements. Permanent water quality control features, including LID facilities, described in the report shall demonstrate (at minimum) that the water quality controls are adequate to prevent any increase in sediment or other pollutants to downslope areas over pre-development conditions.

- Prior to the design of new detention/retention basins that will serve the project site, soil borings shall be taken at representative locations to analyze the subsurface soils that are present and the elevation of the subsurface water table. If these soil borings identify perched groundwater within 2 feet of the proposed bottom elevation of these detention/retention basins, a liner, filter fabric, or other remedial measures shall be incorporated into the design of the applicable storm water facilities to prevent intrusion of development-related pollutants to groundwater.
- Snow storage and management practices. Snow will be stored on-site in landscape areas and other undeveloped areas. If the required amount of snow storage cannot be handled on-site, the applicant shall provide a long-term snow-hauling plan consistent with Development Code Section 18.30.130.B.3.b. Stormwater runoff from snow storage areas will be routed through water quality treatment facilities prior to discharge. Snow removal shall be further described in a Maintenance Agreement between the property owner and the Town of Truckee as required by Development Code Section 18.30.105.B.
- Storm drainage from on-site impervious surfaces shall be treated and infiltrated through buffers or be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment debris and oils/greases. Maintenance of facilities shall be identified.
- All related underground and surface drainage systems must be addressed in order to ensure full integration of areas that will generate runoff. These areas will include rooftops, sidewalks, cut/fill slopes, streets, parking lots, up-gradient off-site source areas, and impervious landscaping areas.
- All required approvals associated with construction-related storm water permit requirements of the current federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program and other associated permit approvals from the Lahontan RWQCB.
- All required approvals associated with Phase II Small MS4 General Permit (Order 2013-0001-DWQ) requirements, which became effective on July 1, 2013. This shall include consistency with the Guidance Document for the permit that supersedes the Town of Truckee Storm Water Management Program 2007-2012 (December 2007). (*Mitigation Measure 3.7-3*)
- 48. Project drainage improvements will be required to provide detention/retention storage and LID measures that will prevent increases in storm runoff rates and volumes during storm events consistent with the Town's then-current National Pollutant Discharge Elimination System NPDES) permit. The design of detention/retention storage, LID facilities and other drainage facilities shall be supported by appropriate hydrologic and hydraulic evaluations

as part of project grading and drainage plan submittal process, all of which will be prepared by a registered civil engineer. All facilities shall be designed in compliance with Town of Truckee standards. *(Mitigation Measure 3.7-4)*

- 49. Construction 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.
 - Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Locate stationary noise generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
 - Utilize "quiet" air compressors and other stationary noise-generating equipment where appropriate technology exists.
 - The project sponsor shall designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. The project sponsor shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the Plan Area. Additionally, the project sponsor shall send a notice to neighbors in the project vicinity with the information on the constructions schedule and the telephone number for number for noise complaints. *(Mitigation Measure 3.9-1)*
- 50. Construction activities shall be restricted between the hours of 7 a.m. and 7 p.m. Monday through Friday, and between the hours of 8 a.m. and 7 p.m. on Saturdays. No construction activities shall occur on Sundays and holidays. *(Mitigation Measure 3.9-2)*
- 51. Loading docks and truck circulation routes should be located at a minimum of 160 feet from future onsite residential uses to the greatest extent feasible. If these activities are located closer than 160 feet when tentative maps are prepared and individual development projects are proposed, a qualified acoustical consultant shall determine appropriate mitigation measures in order to reduce noise exposure to residential uses to the levels established in the Town of Truckee Development Code. Noise reduction measures shall be determined and established by a qualified acoustical consultant, and shall be reviewed and approved by the Town. Noise reduction measures may include, but are not necessarily limited to: shielding loading dock areas from residential areas with sound walls, landscape berms or other suitable noise attenuation features; locating loading docks on the opposite sides of the buildings from the residential uses, and/or enclosed loading docks. *(Mitigation Measure 3.9-3)*
- 52. Prior to the approval of improvement plans, the project proponent shall incorporate the following requirements into improvement plans/drawings:

Hydrants and Fire Flow

- 1) Hydrants shall be spaced a maximum distance of 500 feet apart in residential areas, so that no point on any road is more than 250 feet from a hydrant.
- 2) Additional hydrants will be required in the areas with commercial development.

- 3) All hydrants shall be of the dry barrel type and be identified with an 8' snow stake.
- 4) If necessary hydrants shall be protected with bollards.
- 5) Provide a minimum fire flow of 1500-gpm for a 2-hour duration with 20-psi residual in residential areas.
- 6) Fire flow in commercial areas is a minimum of 2000 gpm, however, may be larger depending on the size of the structures. In addition the demand of the largest fire sprinkler system must be added to the minimum fire flow. These requirements are for a 2 to 4 hour duration (depending on size) with 20 psi residual.
- 7) Water system shall be installed and serviceable prior to any construction.

Roads and Driveways

- 1) All roads and driveways shall be a minimum of 24' wide with an all-weather surface capable of supporting a 40,000-lb vehicle. This shall include the emergency fire access roads.
- 2) Gated access shall require the installation of a Knox box system for fire district access and approved ratio operation.
- 3) Roads and driveways shall have a minimum unobstructed eight of 13'6".
- 4) Roads and driveways shall have a minimum 50' radius.
- 5) All access will require fire department approval. (Mitigation Measure 3.10-1)
- 53. Prior to the approval of building plans, the project proponent shall incorporate the following requirements into building plans/drawings:

Automatic Fire Sprinkler and Fire Alarm Systems

- 1) The installation of an approved fire sprinkler system is required in all non-residential structures in excess of 3600 square feet, and in all residential structures.
- 2) Sprinkler systems shall comply with NFPA 13 requirements and shall be approved by the TFPD prior to installation.
- 3) Approved fire alarm systems shall be installed where required.

Construction

- 1) Construction shall comply with all current codes and local ordinances.
- 2) Project shall comply with all requirements OF THE State Public Resource Code Section 4290 and 4291.
- 3) Mitigation fees shall be applied to all building construction at the applicable rate.
- 4) Full drawings shall be submitted to the TFPD for review and approval.
- 5) No shakes or shingles of any kind will be allowed to be used for roofing materials.
- 6) The development project must provide, in some fashion acceptable to the District, mitigation revenue equivalent in accordance with their current rates at the time of payment for new residential and new non-residential development. The manner and means of such payment will be determined by the Fire Chief or his designee after consultation with the applicant. *(Mitigation Measure 3.10-2)*

54. Prior to the commencement of building construction, the project proponent shall implement the following:

Wildland Fire Protection

- 1) Remove all flammable vegetation, which could pose a threat within 30' of all structures.
- 2) A 15-foot fuel modification zone shall be required on both sides of all roads and driveways. *(Mitigation Measure 3.10-3)*
- 55. Installation of a traffic signal at the Bridge Street/Donner Pass Road intersection is included in the Town's Traffic Impact Fee Program. Payment of traffic impact fees is considered to be an adequate mitigation measure for this intersection. Following recordation of a Phase I Map totaling five or fewer parcels, but prior to any further parcel subdivision or issuance of any grading or building permits on the project site, the project proponent shall pay Town of Truckee traffic impact fees contributing to this improvement. (*Mitigation Measure 3.11-1B*)
- 56. Installation of a traffic signal at the Bridge Street/West River Street Intersection is included in the Town's Traffic Impact Fee Program. Following recordation of a Phase I Map totaling five or fewer parcels, but prior to any further parcel subdivision or issuance of any grading or building permits on the project site, the project proponent shall pay Town of Truckee impact fees contributing to this improvement. *(Mitigation Measure 3.11-1C)*

Engineering Division Conditions

57. 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.

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 during plan review. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs provided by the applicant and confirmed by Town staff. The plan check fee, due prior to receiving the first round of plan check comments from the Engineering Division, is equal to the following formula based upon the agreed upon 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 building (grading) permit issuance, is equal to the following formula based upon the agreed upon 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 Requirement)

- 58. Prior to Phase 2 building (grading) permit issuance, improvement plans for the following shall be submitted to and approved by the Town Engineer:
 - Class I trails along both sides of Brockway Road (connecting SR 267 to the Martis Drive intersection);
 - Class I trail connection between Brockway Road and the Martis Valley Trail, paralleling Hope Court west of SR 267; and
 - Frontage improvements along the entire Phase 2 Parcel consistent with the frontage improvement condition below.

No part of this approval shall be construed as an approval of the preliminary plans.

All aforementioned improvements shall be constructed and complete prior to issuance of any Certificates of Occupancy within Phase 2 of the Soaring Ranch Planned Development. *(Engineering Division Requirement)*

- 59. 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 Requirement)*
- 60. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, 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 Requirement)*
- 61. 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 Requirement)*
- 62. Since the project disturbs one acre or more or is part of a larger planned development, the project shall 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 Quality Control Board. *(Engineering*)

Division Requirement)

- 63. Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface or is part of a larger planned development, 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 Requirement)*
- 64. Prior to building (grading) 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 BMPs 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 Requirement)*
- 65. Prior to building (grading) permit issuance, the applicant shall provide a design for the stormwater conveyance, including: modified roadway drainage that is proposed to be culverted; safe release stormwater from Phase 2; and culverted pass through from the Phase 3 property and other areas to the south, to the north side of Soaring Way and ultimately conveyed to the Soaring Way/Truckee Airport Road intersection. It is not clear if the grades within the drainage ditch on the north side of Soaring Way, including any regrading, will be permissible to convey stormwater as proposed. Modifications to preliminary design plans will likely be required prior to permit issuance. In addition, it is highly likely that there are utility conflicts related to grading of the drainage ditch on the north side of Soaring Way east of Aviation Way, which will likely require the project to relocate utilities to accomplish the preliminary design. Any utility relocation required to convey stormwater through the site, across Soaring Way, along the north side of Soaring Way, to the existing invert location at the Soaring Way/Truckee Airport Road intersection is the sole responsibility of the Project. *(Engineering Division Requirement)*
- 66. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, for stormwater conveyance routes through Phases 1, 2, and 3 of Soaring Ranch that are outside of the Soaring Way right-of-way, the applicant is required to dedicate and record drainage easements to the benefit of the other properties for to provide legal ability to convey the stormwater. It is the responsibility of the property owner to maintain all drainage facilities proposed by the Project on the Soaring Ranch properties. *(Engineering Division Requirement)*
- 67. Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated traffic impact fees for the proposed project are **\$1,001,397.61**. The actual traffic impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2024-06 for more information on the Town's AB1600 Fee Program. *(Engineering Division Requirement*)

- 68. Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated facilities impact fees for the proposed project are **\$184,824.41**. The actual facilities 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 Requirement)*
- 69. Prior to building (grading) permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties/right-of-way. *(Engineering Division Requirement)*
- 70. Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer. This project will utilize a portion of the Phase 3 property to the south (within 50' of Phase 2 driving surfaces) as its on-site snow storage locations, and shall otherwise be consistent with the following requirements:
 - Show snow storage calculations (50% of impervious driving area), locations, and how snow will be put in those locations.
 - Snow storage locations should be easily accessible (i.e. no curbs)
 - Designed and located to limit night-time noise impacts to nearby residential areas.
 - Snow storage locations must be within 50' of a paved surface and ramping may be permissible by the Town Engineer.
 - Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas).
 - Snow storage is not permissible within or above stormwater conveyance and treatment facilities.
 - Prior to development on the <u>Phase 3</u> property, the snow storage areas on Phase 3 that are utilized by Phase 1 and 2, will need to be relocated and managed as part of an overall snow management plan.

At the Town Engineer's discretion, and likely necessary to accommodate snow from the combination of Phases 1, 2, and 3, a snow off-haul plan may be prepared by the applicant for <u>50% of the required snow storage</u> on the combined site. Prior to building (grading) permit issuance of Phase 3, the *Operational Snow Off-Haul Plan - Soaring Ranch Phase* 1-3 developed in 2022, needs to be updated to reflect the proposed site layout of Phase 2 and subsequent Phase 3. Updated calculations, temporary and permanent snow storage locations, and all other modifications need to be considered and included in the plan. An updated letter from TTAD to JMA, or similar property owner letter, will be necessary to approve an off-site snow storage location. This plan shall be reviewed and approved by the Town Engineer prior to building (grading) permit issuance. *(Engineering Division Requirement*)

71. Frontage improvements will be required for the project. On-street parking, trails, and a minimum six-foot-wide clear path of travel/sidewalk will be required along the Soaring Way frontage and in other proximal locations as required in these conditions. A pedestrian connection between the proposed buildings and the public way (sidewalk) will be required

to meet California Building Code. Frontage improvements, including landscaping (atgrade, low-lying, hardy/snow storage resistant, with no above-grade planters only), sidewalks, and/or on-street parking may be allowed within the existing 5-foot-wide Snow Storage Easement and Drainage Easement along the Soaring Way frontage. Bulb outs of the proposed sidewalk, curb, and gutter at the driveway locations, extending to the edge of the bike lane along the property frontage, will be required as part of the final design of the frontage improvements prior to permit issuance. The limits and design 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. **(Engineering Division Requirement)**

- 72. Prior to building (grading) permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement (HHMA) for any and all frontage improvements. For on-street parking along the south side of Soaring Way, the applicant will be required to enter into said HHMA (or similar legal agreement) with the Town, which will describe the responsibilities for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the on-street parking improvements. The Town has no plan to build or maintain on-street parking along the property frontage, and will likely utilize the area beyond the edge of the bicycle lanes for roadway snow storage (i.e. within the on-street parking area). The adjacent property owner will be responsible for on-street parking and all frontage improvement maintenance as outlined in the required Hold Harmless and Maintenance Agreement. The allowance for improvements to be constructed in the Town's 5-foot-wide Snow Storage Easement and Drainage Easement will be memorialized in the HHMA. (*Engineering Division Requirement*)
- 73. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town a public access easement for any portions of the frontage improvements that are outside of the Soaring Way right-of-way. *(Engineering Division Requirement)*
- 74. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to dedicate access easements to the benefit of all associated parcels, for all shared routes/drive aisles through Phases 1, 2, and 3 of Soaring Ranch that are outside of the Soaring Way right-of-way. Each Phases' access routes shall be approved by the Truckee Fire Protection District. *(Engineering Division Requirement)*
- 75. Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance Agreement (or similar legal agreement) with the other phases within Soaring Ranch for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the shared drive aisle(s) from Soaring Way to the connection point at the Phase 3 parcel. The Agreement will be reviewed and approved by the Town Engineer and Town Attorney, and will be recorded against the property. *(Engineering Division Requirement)*
- 76. Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, 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 Requirement)*

- 77. 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 Requirement)*
- 78. Prior to Certificate of Occupancy, the Joerger Drive waterline and dry utility improvements must be completed to the satisfaction of the Truckee Donner Public Utility (TDPUD). Documentation of acceptance of those utility improvements by the TDPUD must be provided to the Town prior to Certificate of Occupancy. *(Engineering Division Requirement)*
- 79. 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 adopted Joerger Ranch Environmental Impact Report—Mitigation Monitoring and Reporting Program. *(Engineering Division Requirement)*
- 80. 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 <u>and</u> 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.
- 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 Requirement)*

Planning Division Conditions

- 81. All building materials and colors shall be consistent with the approved plans. The color palette shall be limited to earth-tone colors and shall exclude the use of white, light tan or beige colors. Verification of compliance with these requirements is required prior to grading or building permit issuance. *(Planning Division Recommendation)*
- 82. If a national chain is proposed within either a Phase 1 or 2 tenant space, an economic analysis is required prior to issuance of a Zoning Clearance or building permit for tenant improvements. The economic analysis shall demonstrate that such uses will benefit the Town as a whole and avoid or minimize economic impacts to the Downtown. *(Joerger Ranch Specific Plan)*
- 83. A Zoning Clearance is approved to establish commercial uses in nine tenant spaces within Building D as follows:

Unit 1	Restaurant, Table Service	3,441 square feet (2,065 square feet of patron area
		and 1,376 square feet of service area) plus 1,302
		square feet of outdoor dining area
Unit 2	Retail	1,589 square feet
Unit 3	Retail	1,589 square feet
Unit 4	Retail	2,527 square feet
Unit 5	Restaurant, Coffee Shop	2,000 square feet
Unit 6	Office, Professional	2,600 square feet
Unit 7	Retail	2,359 square feet
Unit 8	Retail	1,589 square feet
Unit 9	Restaurant, Table Service	3,989 square feet (2,394 square feet of patron area
		and 1,595 square feet of service area)

(Planning Division Recommendation)

- 84. Future changes of use shall require submittal of a Zoning Clearance or Streamlined Zoning Verification application (for permitted uses in the CR zoning district) or Use Permit (for conditionally allowed uses). As part of the future land use permit review, the Planning Division shall review the parking demand for the proposed uses to verify that the parking demand does not exceed the amount of parking approved by the Planning Commission. Approval of a building permit for tenant improvements may also be required by the Town of Truckee Building Division. *(Planning Division Recommendation)*
- 85. No signs are proposed or approved as part of this approval. A Sign Plan application shall be submitted for each building in Phase 2 for review and approval by the Planning Division prior to issuance of building permits. With the exception of the standards for monument signs, the final Sign Plan shall comply with all development standards specified in Development Code Chapter 18.54 (Signs) in effect at time of building permit submittal. All monument signs shall comply with the Planned Development approved by the Town Council on March 13, 2018. 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)*

- 86. No temporary signage is approved with this project, including any "A-frame" or similar temporary signage. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. *(Planning Division Recommendation)*
- 87. With the exception of the approved outdoor dining area shown on the approved Phase 2 plan set, no outdoor uses (including outdoor storage and work areas or outdoor sales and display areas) are approved as part of this project. *(Planning Division Recommendation)*
- 88. Prior to building permit issuance, the applicant shall demonstrate compliance with Development Code Chapter 18.44 (Noise), including the interior noise standards for multifamily residential development. On a parcel where the existing exterior ambient noise level may exceed 60 dB(A) CNEL, the dwelling unit shall be designed to limit intruding noise to an interior CNEL of 45 dB, in compliance with California Code of Regulations Title 24, Part 2. (*Planning Division Recommendation*)
- 89. A Final Affordable Housing Plan shall be submitted for review and approval by the Planning Division prior to issuance of building permits, as discussed in the Planning Commission staff report dated June 17, 2025. The final plan shall include the following provisions:
 - A 50 percent density bonus is granted, allowing construction of 29 additional housing units within the Phase 2 project (an increase in density from 57 units at the allowed density of 12 units per acre on the 4.72-acre parcel to 86 units). Fourteen of the units (24 percent of the base density units) shall be deed restricted for affordability to low-income residents in compliance with Development Code Chapter 18.212 (Density Bonuses).
 - The residential units shall be located within Building E and shall include the following units (type, number and size based on gross floor area):
 - Studio: 11 units (575 square feet)
 - 1-Bedroom: 30 units (645 square feet)
 - 2-Bedroom: 41 units (980 to 1,050 square feet)
 - 3-Bedroom: 4 units (1,240 square feet)
 - The applicant shall comply with all terms and provisions included in the Draft Soaring Ranch Phase 2 Affordable Housing Agreement as revised on May 28, 2025, including the following:
 - The fourteen affordable units shall consist of two studio, four 1-bedroom, seven 2-bedroom, and one 3-bedroom units.
 - Two- and three-bedroom residential units shall include a bathtub.
 - The affordable units shall remain affordable to lower income for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
 - The units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as calculated in accordance with Section 18.210.050.A (Affordable Rent) and the Administrative Guidelines and Procedures.
 - Applicant eligibility and initial rental amounts for the affordable units shall be based on the Official State Income Limits (adjusted for family size) in effect

at the time of final Certificate of Occupancy.

- Lease agreements for all rental units shall include a minimum term of no less than six months.
- Lease agreements for all rental units shall prohibit subleases for a term of less than 31 consecutive days.
- Monitoring the above-listed terms, provisions and restrictions will be the responsibility of the property management. A full-time property manager will review all applications and verify employment and qualification criteria.
- A reduction to the off-street parking requirements for the project is granted in compliance with Development Code Section 18.212.040 (Concessions and Incentives for Physical Development), Subsection B (Parking Reduction). One off-street space is required for each studio or one-bedroom unit, and 1.5 off-street spaces are required for each two- or three-bedroom unit. These off-street parking requirements are inclusive of handicapped and guest parking. If the total number of parking spaces required for the residential project is other than a whole number, the number shall be rounded up to the next whole number. These off-street parking requirements apply to the entire project including market rate units.
- The following three density bonus concessions/incentives are granted for the project in compliance with Development Code Section 18.212.030 (Concessions and Incentives for Cost Reduction):
 - <u>Minimum Commercial Requirement:</u> Under Joerger Ranch Specific Plan General Development Standard CG-9, commercial and/or industrial uses shall be the primary components of a mixed-use project; residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. The applicant requested a waiver of this standard.
 - 2) <u>Maximum FAR:</u> A maximum 0.25 FAR is allowed for projects in the CR (Regional Commercial) zoning district, calculated per the FAR standards of the 2040 General Plan, which states that the FAR calculation for mixed-use projects includes both residential and commercial squre footage. The applicant requested a waiver of this standard.
 - 3) <u>Private Exterior Space Requirements:</u> Development Code Section 18.25.090.B (Balconies, porches, decks and patios) states that all residential units shall have one private balcony, patio, or deck that is a minimum of 48 square feet with no dimension less than six feet. The applicant requested a waiver of this standard.
- The following four density bonus development standard waivers/modifications are granted for the project in compliance with Development Code Section 18.212.040 (Concessions and Incentives for Physical Development):
 - Parking Lot Landscaping: Development Code Section 18.25.050.C.3.b (Parking lots) requires that in multifamily projects, every 10 parking spaces shall be separated from additional parking spaces by a landscaped bulb not less than ten feet wide. The applicant requested a waiver of this standard.
 - <u>Common Outdoor Area Requirements</u>: Development Code Section 18.25.050.D.2 (Common outdoor area requirements) states that all multifamily residential developments with five or more dwelling units shall

incorporate usable outdoor space, including a minimum of 250 square feet of common outdoor area for each dwelling unit. For the proposed project, this would require 21,500 square feet of common outdoor area (86 units x 250 sf). The applicant requested a modification of this standard to allow 11,000 square feet of common outdoor area.

- 3) <u>Storage:</u> Development Code Section 18.25.090.C.6 (Storage) requires multifamily projects to provide at least 40 square feet of storage for each residential unit, not including closets within bedrooms. The applicant requested a waiver of this standard.
- 4) <u>Parking Lot Perimeter Landscaping</u>: Development Code Section 18.40.040.B.3 (Parking lot perimeter landscaping) states that parking areas shall provide a perimeter landscaped strip at least six feet wide where the facility adjoins a side or rear property line unless the parking lot is jointly used with the adjacent parcel, with trees provided at the rate of one for every 20 linear feet of landscaped area or fraction thereof and shrubs provided at the rate of one for every five linear feet of landscaped area or fraction thereof. The applicnat requested a waiver of this standard.

Approval of the Final Affordable Housing Plan by the Community Development Director is required prior to building permit issuance. *(Planning Division Recommendation)*

- 90. The applicant shall comply with the requirements of Development Code Chapter 18.216 (Workforce Housing) and the Joerger Ranch Specific Plan. The following workforce housing calculations apply to the project:
 - <u>Commercial Uses:</u> 1 FTEE per 500 square feet of gross floor area: 23,635 / 500 = 47.27 full-time equivalent employees (FTEE)
 - <u>Workforce Housing Requirement:</u> 14% of FTEE x 42.27 = **6.6 workforce units**

A total of seven deed-restricted workforce housing units shall be constructed as part of the project, as proposed in the Workforce and Inclusionary Housing Plan. The applicant shall record a deed restriction on the workforce housing units that includes the following requirements:

- Employees of the non-residential businesses for which the workforce housing units are required shall have first right-of-refusal;
- 100% of the workforce housing units shall be deed restricted for rent to low-income households, per the affordability restrictions in the Draft Affordable Housing Plan;
- Short-term rentals (for both whole units and portions of the unit) shall be prohibited;
- The unit shall be required to be a primary residence; and
- A six-month initial lease shall be required.

The workforce housing units shall be constructed and offered for rent concurrently with or prior to completion of the Soaring Ranch Phase 2 project construction. Compliance with this requirement shall be verified prior to issuance of any certificate of occupancy for the project. *(Planning Division Recommendation)*

91. The applicant shall comply with the requirements of Development Code Chapter 18.214 (Inclusionary Housing) and the Joerger Ranch Specific Plan. The following inclusionary

housing calculations apply to the project:

- <u>Base Density</u>: 12 dwelling units per acre x 4.72 acres = 57 units
- Inclusionary Housing Requirement: 15% x 57 units = 8.6 inclusionary units

A total of seven inclusionary housing units shall be constructed as part of the project, as proposed by the applicant in the Workforce and Inclusionary Housing Plan. The inclusionary housing units shall be deed restricted for rent to low-income households, per the affordability restrictions in the Draft Affordable Housing Plan.

To address the remaining 1.6 inclusionary housing units required, an alternate equivalent proposal is approved pursuant to Development Code Section 18.214.040.D. The applicant shall deed restrict 55 market-rate housing units within the project for rent to local workers within the TTUSD boundary, as proposed by the applicant in the Workforce and Inclusionary Housing Plan. (*Planning Division Recommendation*)

92. Prior to building permit issuance, a draft of the workforce housing and inclusionary housing deed restrictions shall be submitted for review and approval by the Community Development Director. Recordation of the deed restriction is required prior to issuance of temporary of final certificate of occupancy. *(Planning Division Recommendation)*

	Parking Demand	SF	Required	Proposed	Difference
	1 per 250 sf + 1 per 600 sf storage + 1 per				
Retail	company vehicle	9,991	40	47	7
Office	1 per 250 sf for first 5,000 sf	2,684	11	11	0
Restaurant, Coffee Shop	1 space per 100 sf of gross floor area	2,072	21	21	0
Restaurant, Table Service	1 per 75 sf of patron area	4,607	61	61	0
	1 space per 300 sf service area	3,055	10	10	0
Outdoor Dining	1 per 100 sf	1,298	13	13	0
Total Commerical Parking			156	163	7
	Parking Demand (Density Bonus)	Units	Required	Proposed	Difference
Studio	1 per unit	12	12	12	-
1 bedroom	1 per unit	28	28	28	-
2 bedroom	1.5 per unit	42	63	63	-
3 bedroom	1.5 per unit	4	6	6	-
Total Residential Parking		86	109	109	-
Total Parking Paguirod			265	272	7

93. The number of required parking spaces shall be consistent with the approved plans, as described in the June 17, 2025 Planning Commission staff report. A total of 272 parking spaces are required for the proposed project, as calculated below:

(Planning Division Recommendation)

94. 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. Temporary storage of snow is allowed on the Soaring Ranch Phase 3 project site until such time as the Phase 3 project site is developed, at which time a snow off-haul plan is required, in compliance with all Engineering Division requirements. *(Development Code Chapter 18.48)*

- 95. The number of bicycle parking spaces shall comply with Joerger Ranch Specific Plan General Development Standard CG-13, as described in the June 17, 2025 Planning Commission staff report. The minimum number of bicycle parking spaces shall equal 25 percent of the parking demand for the project. At least 45 percent of the required bicycle parking shall be provided as enclosed bicycle parking spaces, such as bicycle lockers. Based on a Development Code parking demand of 346 parking spaces, the required bicycle parking is 87 spaces (346 x 0.25), with at least 48 short-term bicycle parking spaces and at least 39 enclosed parking spaces (87 x 0.45). *(Joerger Ranch Specific Plan)*
- 96. Prior to final certificate of occupancy, 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)*
- 97. Prior to building permit issuance, a final exterior 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 and/or a light output plan may be required if there appears to be lights close to property lines or if the Community Development Director determines that there is a potential excess of lighting. 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 472,000 lumens (100,000 lumens x 4.72 acres) 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)
- 98. 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 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. *(Development Code Section 18.30.150)*

- 99. The project shall provide landscaping in accordance with Development Code Chapters 18.40 and 18.42 and Section 18.30.155, and in compliance with the California Fire 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 \$313). 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. (*Planning Division Recommendation*)

- 100. Prior to grading or building permit issuance, a tree protection plan shall be submitted for review and approval by the Community Development Director which shall make every reasonable effort to avoid creating conditions averse to a tree's health, in compliance with Development Code Section 18.30.155 (Tree Preservation). There shall be no removal of trees outside the construction/disturbance areas of the proposed development. *(Development Code Section 18.30.155)*
- 101. 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)*
- 102. 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
- 103. 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)*
- 104. 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)
- 105. 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)*
- 106. 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 final, the permanent erosion control shall be reviewed and approved by the Building Division. *(Development Code Sections 18.30.030 and 18.30.050)*
- 107. 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 Recommendation)*
- 108. The applicant shall pay all required impact fees as required by each respective District,

including fire, school and recreation fees. Enforcement and clarification to 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 Recommendation)*

- 109. The applicant must comply with Americans with Disabilities Act and California Building Code accessibility requirements. Compliance with these requirements is the responsibility of the business and building owner(s). *(Building Division Recommendation)*
- 110. The applicant must comply with all current California Building Code requirements in effect at the time of a complete building permit submittal, including solar PV requirements. *(Building Division Recommendation)*
- 111. Prior to issuance of temporary or final certificate of occupancy, verification will be required that all requirements of the local utility companies have been met and that all required services have been provided to the project. *(Planning Division Recommendation)*

Special District/Agency Requirements

- 112. The applicant shall comply with all requirements of the Truckee Fire Protection District (TFPD), including the following:
 - The Fire District routinely adopts and amends the California Fire Code. New developments are required to comply with the locally adopted and amended Fire Code that is in effect at the time the project is permitted. Complete plans must be submitted the Fire District for review to and approval (https://www.truckeefire.org/plan-review). The developer will be responsible for plan review fees for both in house plan reviews as well as third party plan reviews conducted to ensure compliance with the locally adopted fire code. The developer is required to comply with the Fire District's interpretation of the Fire Code as the authority having jurisdiction. Some typical interpretations include: providing Knox key box access for building control rooms and gates, providing markers, snow removal, and vehicle impact protection for fire hydrants, providing and maintaining pre-fire safety plans for Fire District use and, limiting vertical combustible construction prior to completion of an emergency water supply.
 - The Fire District has adopted a capital facilities mitigation program that applies to new developments. The developer will be required to pay fire mitigation fees at the appropriate rate when the project is permitted.
 - The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required. Any new landscaping will need to comply with defensible space laws as outlined in PRC 4291 and local ordinance. Truckee Fire is not responsible for marking vegetation for removal or reviewing your landscape architecture plan to meet these requirements. This is the responsibility of the developer.
 - Inspections can be scheduled at <u>https://www.truckeefire.org/inspections-2</u>.
 - Sprinkler plans can be submitted as a deferred submittal to <u>https://engineeredfiresystems.com</u>.

- The development is located inside the Town of Truckee's boundaries which have been identified as a very high fire hazard severity zone. As such Title 14 requirements apply and would have additional requirements.
- Emergency Water: please develop calculations and ensure the availability of adequate fire protection water and pressure. At a recently constructed project nearby this activity was not properly done in preliminary stages and resulted in an expensive change late project delivery. This verification should be made with the local water purveyor Truckee Donner PUD. The calculation should be based on appendix B of the fire code and fire hydrant layout should be based on appendix C of the fire code. Fire sprinkler design will be based in NFPA 13. The Truckee Fire Protection District will need to approve the locations of the fire department connections and fire hydrants. (*Truckee Fire Protection District Requirement*)
- 113. The Truckee Donner Public Utility District has a no "will-serve" agreement in place for this project. The District will not serve electric or water service until such time as the project known as "Soaring Ranch off-sites" is completed. *(Truckee Donner Public Utility District)*
- 114. The applicant is responsible for complying with all requirements of the Truckee Donner Public Utility District (TDPUD), including but not limited to the following:

Water Department

- The project will be subject to the requirements of AB 1881.
- California SB 7 requires the installation of individual water meters for each unit in new multi-family residential structures beginning on January 1, 2018. It is suggested that the owner/developer contact the District to discuss how this requirement would apply to the proposed project.
- The preliminary utility plan shows one new fire hydrant located near the southeastern end of Building D. It is suggested that the owner/developer contact the Truckee Fire Protection District to determine if additional on-site fire hydrants will be required.
- The preliminary utility plan shows a new water main located close to the southeastern end of Building D. There is also a proposed row of Jeffrey pine trees to be planted along the curb line in this area. The District is concerned about access to this pipe and further discussion of the route of this pipe will be necessary.
- The preliminary utility plan shows two pipe stubs to the southwest intended for future connection. The most recent site plan for Soaring Ranch Phase 3 submitted to the District is dated October 27, 2021. The location of these piping stubs does not correspond to the site layout from 2021. Coordination of the site piping for phases 2 and 3 will be necessary when the project moves into detailed design.
- Further discussion with the owner/developer regarding the water metering methodology for Building D will be necessary.
- Based on the information provided, it is assumed that Building E will consist entirely of rental units under single ownership. It is assumed that there will be a single water meter serving the structure.

• The developer will be required to enter into a development agreement with the District and fulfill the requirements thereof regarding construction of the necessary water system infrastructure

Electric Department

• The developer will be required to enter into a development agreement with the District and fulfill the requirements thereof regarding construction of the necessary water system infrastructure.

Verification of compliance with the agency requirements is required prior to grading or building permit issuance. *(Truckee Donner Public Utility District)*

- 115. The applicant is responsible for complying with all requirements of the Truckee Sanitary District (TSD), including but not limited to the following: The project is required to go through Plan Check and provide improvement plans that meet TSD Code Ordinance 1-2021 Standards. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. *(Truckee Sanitary District)*
- 116. Prior to any building or grading permit issuance, the applicant shall pay all AB1600 Mitigation Fees and Quimby Act Fees for all approved residential units as required by the Truckee-Donner Recreation and Park District (TDRPD). The fees shall be based upon the most recent fee or fee schedule that was adopted by the Town Council and which is in effect at the time payment is made. *(Truckee Donner Recreation and Park District)*
- 117. The applicant is responsible for complying with all requirements of the Nevada County Environmental Health Department (NCEHD). Verification of compliance with the agency requirements is required prior to grading or building permit issuance. *(Nevada County Environmental Health Department)*
- 118. The project limits are located within Compatibility Zone D (Primary Traffic Pattern Zone) of the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP). An overflight easement per the requirements of the Truckee Tahoe Airport Land Use Commission (TTALUC) shall be recorded for all projects located within the Primary Traffic Pattern Zone, if required. *(Nevada County Transportation Commission)*

PLANNING COMMISSION RESOLUTION 2025-07

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-000000016/DP AMD-PD AMD-ZC (SOARING RANCH PHASE 2)

EXHIBIT B

PLAN SET

(See Attached)



VICINITY MAP N.T.S.

LEGEND

EXISTING TREES TO REMAIN
PROPOSED ASPHALT PAVEMENT
PROPOSED SIDEWALK
PROPOSED ASPHALT PAVEMENT
PROPOSED STAINED OR STAMPED CONCRETE, PAVERS OR SIMILAR TREATMENT
PROPOSED LANDSCAPING (SEE LANDSCAPE PLAN)
PROPOSED BIO-RETENTION AREA
EXISTING 20' DRAINAGE EASEMENT
EXISTING PUBLIC UTILITY EASEMENT
EXISTING 24' ACCESS EASEMENT (TO BE RELOCATED)
PROPOSED 24' ACCESS EASEMENT (TO PARCEL 3)
 ACCESSIBLE PATHWAY

PROPOSED LIGHTING (SEE LANDSCAPE PLANS)

PROJECT INFORMATION

DEVELOPER/APPLICANT

J-MAR II, LLC PO BOX 3938 TRUCKEE, CA 96160 530-295-8726 CONTACT: STACI TSUDA, PE PLANNING & ENGINEERING

MILLENNIUM PLANNING & ENGINEERING 471 SUTTON WAY, SUITE 210 GRASS VALLEY, CA 95945 530-446-6765 CONTACT: ROB WOOD, AICP

ARCHITECTURE

DAHLIN ARCHITECTURE 501 WEST BROADWAY, SUITE 1080 SAN DIEGO, CA 92101 858-350-0544 CONTACT: SEAN WHITACRE

LANDSCAPE ARCHITECTURE

LJM DESIGN GROUP PO BOX 507 TRUCKEE, CA 96160 530-587-6003 CONTACT: LAURA MELLO

SITE ADDRESS 10501 SOARING WAY

TRUCKEE, CA 96161

APN 019-620-066

SITE AREA OVERALL SITE = 4.72 ACRES

WATER & ELECTRIC SERVICE TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER SERVICE TRUCKEE SANITARY DISTRICT

FIRE PROTECTION TRUCKEE FIRE PROTECTION DISTRICT

OVERALL SITE PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

			SOARIN
гтбтті			г
EXISTING COMMERCIAL			
PER DOC.# 2019-0017573			
			EV CAPAGE
N30°	02'56.80"E	234 <mark>.00'</mark> , '1	R29.5'
			EA EA EA
	56' <u>22.92</u> "W	17.79 [']	
PUBLIC UTILITY EASEMENT			
PER DOC.# 2020-018033			N30. 0
EXISTING SUPERMARKET			
10' GAS EASEMENT	EV		
	E.V.		16
			26'-
•S30 ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲	03' 42.58"W	8.05	Provide Provide State
			AND AND
			Þsep: Co 37.12
			PE 20
SITE STATISTICS			
LAND AREA	AREA (SF)	% OF SITE	
ASPHALT PAVEMENT	91,373	~44.4%	RETAIL
CONCRETE (WALKWAYS & PATIOS)	22,787	~11.1%	RESTAURANT,
DEN SPACE / ANDSCADING	45,558	~22.2%	OFFICE
TOTAL	40,090 205,614	~22.3%	RESTAURANT
	I (4.72 ∆∩)		I NESTAUNANI

OUTDOOR DINING

MULTI-FAMILY





DATE SIGNED:_____





LEGEND			
	EXISTING TREES TO REMAIN		
×	TREES TO BE REMOVED (SIZE NOTED ON PLAN) (58 TREES TO BE REMOVED)		
NOTES:	·		

TREES LESS THAN 6" DIAMETER ARE NOT SHOWN.

TREE DRIP LINES ARE ESTIMATED BASED ON THE DIAMETER OF THE TREE AND ACTUAL DRIP LINE MAY VARY LOCATION AND TYPE OF TREE PROTECTION FENCING SHALL CONFORM TO TRUCKEE DEVELOPMENT CODE



0069

- NO IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN THE DRIPLINE OF A TREE WHICH MAY BE 1.7. DETRIMENTAL TO THE PRESERVATION OF THE TREE UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN PLANNER.
- 1.8. PAVING WITHIN THE DRIPLINE OF A TREE TO BE RETAINED SHALL BE MINIMIZED AND NO PAVING IS ALLOWED WITHIN 6' OF THE TRUNK.
- 2. A CERTIFIED ARBORIST OR PROFESSIONAL FORESTER MAY BE REQUIRED PRIOR TO CONSTRUCTION TO PROVIDE RECOMMENDATIONS FOR TREES TO BE RETAINED. THE CERTIFIED ARBORIST FOR THIS PROJECT IS LISTED BELOW:

<u>G</u>REG MATUZAK ISA CERTIFIED ARBORIST WE-8962A 10432 BOULDER STREET NEVADA CITY, CA 95959





DATE SIGNED:_____

ADDITIONAL TREE MITIGATION NOTES:

- FENCING, A MINIMUM OF 3' TALL WITH POSTS PLACED NO FURTHER THAN 10 FEET APART, SHALL BE INSTALLED AT THE EDGE OF THE TREE DRIPLINE. THE FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE DRIPLINES, INCLUDING BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH
- AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, EQUIPMENT OR PARKED VEHICLES. 4. THE TREE DRIPLINES SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS,
- PETROLEUM PRODUCTS AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUN-OFF. 5. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE DRIPLINE UNLESS APPROVED BY THE REVIEW
- AUTHORITY OR TOWN PLANNER.
- 6. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE UNTIL THE TOWN HAS INSPECTED AND APPROVED THE INSTALLATION OF THE REQUIRED TREE PROTECTION MEASURES AND A BUILDING AND/OR GRADING PERMIT HAS BEEN ISSUED BY THE TOWN.

TREE MITIGATION DETAIL SCALE N.T.S.





JOB NO. 19-0316 06.04.25



PRELIMINARY GRADING AND DRAINAGE PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161





DATE SIGNED:

LEGEND			
	EXISTING TREES TO REMAIN		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED SIDEWALK		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED LANDSCAPING (SEE LANDSCAPE PLAN)		
	PROPOSED BIO-RETENTION AREA		
	PROPOSED DRAINAGE INLET		
SD SD	PROPOSED STORM DRAIN PIPE		
	PROPOSED ARE DRAIN		
_ <u>2568.60 TOW</u>	TOP OF WALL ELEVATION		
_2554.0P	PAVEMENT ELEVATION		
_2554.0FG	FINISH GRADE ELEVATION		
_2554.0FL	FLOWLINE ELEVATION		

EARTHWORK CALCULATIONS

CUT:	30 C.Y.
FILL:	10,720 C.Y.



TYPICAL BIO-RETENTION DETAIL





JOB NO.	19-0316
DATE	06.04.25





PRELIMINARY UTILITY PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161





LEGEND				
	EXISTING TREES TO REMAIN			
	PROPOSED ASPHALT PAVEMENT			
	PROPOSED SIDEWALK			
	PROPOSED ASPHALT PAVEMENT			
	PROPOSED LANDSCAPING (SEE LANDSCAPE PLAN)			
	PROPOSED BIO-RETENTION AREA			
-8"SS - s	PROPOSED SEWER LINE			
-[8"W]w	PROPOSED WATER LINE			
JT JT	PROPOSED JOINT UTILITY TRENCH			
¥	PROPOSED FIRE HYDRANT			
S	PROPOSED SEWER MANHOLE			
*	PROPOSED SEWER CLEANOUT			

_____ SCALE: 1" = 30'



471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765



JOB NO. 19-0316 DATE 06.04.25



NOTES

1. ALL TREES TO BE SAVED SHALL BE ENCLOSED BY A CONSTRUCTION BARRIER PLACED AROUND THE DRIPLINE ZONE OF THE TREE. THE CONSTRUCTION BARRIER SHALL CONSIST OF FOUR-FOOT TALL MESH SAFETY FENCING IN A BRIGHT COLOR. THE FENCING SHALL BE TIED TO SIX-FOOT TALL METAL POLES SPACED A MAXIMUM OF TWENTY FEET APART. EACH POLE SHALL BE PLACED WITH TWO FEET BELOW THE SURFACE OF THE GROUND

- EACH CONTRACTOR SHALL BE NOTIFIED OF THE TREE PROTECTION PLAN PRIOR TO WORK BEGINNING
- FENCING SHALL BE INSTALLED BEFORE DEMOLITION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.

4. NO TRAFFIC, TRENCHING, COMPACTION, SOIL CUTS OR FILLS, OR WASHING OF TOOLS SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREAS WITHOUT CONSULTING WITH THE ARBORIST.

PRELIMINARY EROSION CONTROL PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

EROSION CONTROL NOTES

- CURRENT COUNTY-ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- BE COMPLIED WITH DURING GRADING OPERATIONS.
- PERMITS BEING ISSUED.
- COMPLETE. (SEE LANDSCAPE PLANS FOR FINAL GROUNDCOVER).
- RAIN EVENT.
- AND PAVED AREAS.
- AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- PERMITTED ON SUNDAY OR LEGAL HOLIDAYS.
- UNTIL CLEARANCE HAS BEEN ISSUED BY ALL OF THESE AGENCIES.
- OF LAND SLIPPAGE, EROSION, SETTLEMENT, AND SEISMIC ACTIVITY.
- SPECIFICATIONS.
- MANAGEMENT AGENCIES TO ENSURE THAT THE APPROPRIATE BMPS ARE IMPLEMENTED.
- IMPORTANCE OF CONTROLLING AND PREVENTING THEIR SPREAD.
- 13 EQUIPMENT WILL BE CLEANED AT DESIGNATED WASH STATIONS.





(C6)

DATE SIGNED:_____

1 ALL GRADING SHALL CONFORM TO THE TOWN OF TRUCKEE DEVELOPMENT CODE, IMPROVEMENT STANDARDS AND THE

ALL PROVISIONS OF THE GEOTECHNICAL REPORT REPORT PREPARED BY NORTECH, DATED OCTOBER 12, 2021. SHALL

3 CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER, IF ENGINEERED GRADING, OR CALIFORNIA LICENSED CONTRACTOR, IF NOT ENGINEERED GRADING, STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING

CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING

a. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER IS

b. THE PROPERTY OWNER IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND- BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR SEDIMENTATION FROM LEAVING THE SITE AND/OR IMPACTING STORMWATER RUNOFF. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL MEASURES DURING ANY QUALIFYING

c. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED INCLUDING FROM CHECK BERMS, CHECK DAMS

5 ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT

6 GRADING OPERATIONS WITHIN A RESIDENTIAL ZONE OR WITHIN 500 FEET OF A RESIDENTIAL ZONE SHALL BE LIMITED TO BETWEEN THE HOURS OF 8 A.M. AND 6 P.M. ON WEEKDAYS AND ON SATURDAYS. NO GRADING WILL BE

7 IF ANY HAZARDOUS WASTE IS ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROJECT, ALL WORK SHALL BE IMMEDIATELY STOPPED AND THE TOWN OF TRUCKEE ENVIRONMENTAL HEALTH DEPARTMENT, THE FIRE DEPARTMENT, THE POLICE DEPARTMENT, AND THE CITY INSPECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT PROCEED

WHERE SOIL OR GEOLOGIC CONDITIONS ENCOUNTERED IN GRADING OPERATIONS ARE DIFFERENT FROM THAT ANTICIPATED IN THE SOIL AND/OR GEOLOGIC INVESTIGATION REPORT. OR WHERE SUCH CONDITIONS WARRANT CHANGES TO THE RECOMMENDATIONS CONTAINED IN THE ORIGINAL SOIL INVESTIGATION, A REVISED SOIL OR GEOLOGIC REPORT SHALL BE SUBMITTED BY THE APPLICANT, FOR APPROVAL BY THE COUNTY ENGINEER. IT SHALL BE ACCOMPANIED BY AN ENGINEERING AND GEOLOGICAL OPINION AS TO THE SAFETY OF THE SITE FROM HAZARDS

9 NO TRUCKS MAY TRANSPORT EXCAVATED MATERIAL OFF-SITE UNLESS THE LOADS ARE ADEQUATELY WETTED AND EITHER COVERED WITH TARPS OR LOADED SUCH THAT THE MATERIAL DOES NOT TOUCH THE FRONT, BACK, OR SIDES OF THE CARGO COMPARTMENT AT ANY POINT LESS THAN SIX INCHES TO THE TOP OF THE CARGO COMPARTMENT. ALSO, ALL EXCAVATED MATERIAL MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE COUNTY'S STANDARD

10 CERTIFIED, WEED-FREE, IMPORTED EROSION-CONTROL MATERIALS (OR RICE STRAW IN UPLAND AREAS) WILL BE USED.

11 THE PROJECT PROPONENT WILL COORDINATE WITH THE COUNTY AGRICULTURAL COMMISSIONER AND LAND

12 CONSTRUCTION SUPERVISORS AND MANAGERS WILL BE EDUCATED ABOUT NOXIOUS WEED IDENTIFICATION AND THE

LEGEND			
	PROPERTY LINE		
CWM WASH CWM	WM-8 CONCRETE WASH-OUT AREA		
VEC VEF VEM	NS-8-VEHICLE & EQUIPMENT CLEANING NS-9-VEHICLE & EQUIPMENT FUELING NS-10-VEHICLE & EQUIPMENT MAINTENANCE		
88	EC-10 OUTLET PROTECTION/ VELOCITY DISSIPATION DEVICE		
FR	SE-5-FIBER ROLLS		
0 🗆	SE-10-STORM DRAIN INLET PROTECTION		
*	STORMWATER DISCHARGE LOCATION (SAMPLES SHALL BE TAKEN FROM THIS LOCATION DURING A QUALIFYING RAIN EVENT)		
►	SURFACE FLOW DIRECTION		
	TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT		
	TEMPORARY CONSTRUCTION FENCING, SUPPORTED WITH FIBERGLASS OR T-POSTS		
	CONSTRUCTION STAGING AREA		
BMP	BEST MANAGEMENT PRACTICES		
CASQA	CALIFORNIA STORM WATER QUALITY ASSOCIATION		

STORM WATER POLLUTION CONTROL NOTES

- 1. THE INFORMATION ON THESE DRAWINGS ARE ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
- 2. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- 3. FIELD CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO UPDATE THE PLAN AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
- 4. PERMANENT EROSION CONTROL WILL BE INSTALLED PRIOR TO OCTOBER 15TH. ANY GRADED AREAS SHALL BE IMMEDIATELY STABILIZED WHEN INACTIVE FOR MORE THAN 48 HOURS, OR WHENEVER THERE IS A PREDICTED RAIN EVENT. DISTURBED AREAS SHALL BE WINTERIZED UPON COMPLETION BY HARDSCAPE, ROCK, VEGETATION OR HYDROSEEDING.
- 5. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS SHALL BE PROTECTED WITH A SEDIMENT TRAP INLET PROTECTION.
- 6. TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL FINAL IMPROVEMENTS ARE COMPLETED AND GRADED AREAS ARE REVEGETATED.
- 7. EXPECTED CONSTRUCTION START DATE: JUNE, 2022 EXPECTED CONSTRUCTION COMPLETION DATE: OCTOBER, 2023
- 8. IN THE EVENT OF A CHANGED CONDITION, APPLICANT SHALL NOTIFY BUILDING OFFICIAL OF SUCH CHANGES AND SHALL PROVIDE REVISED PLANS FOR APPROVAL.
- 9. WORK SHALL BE DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN.

CONSTRUCTION NOTES

(C1) INSTALL FIBER ROLLS (DETAIL 8, SHEET C8.0). SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS. INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4 IN CASQA BMP HANDBOOK)

(C2) INSTALL ORANGE CONSTRUCTION FENCING & TREE PROTECTION (DETAIL 2, SHEET C8.0).

(C3) INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT (DETAIL SD#39, SHEET C8.2). SEE BMP TC-1 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR TRACKING CONTROL REQUIREMENTS.

(C4) CONCRETE CLEANOUT AREA SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS OR SHALL BE CONDUCTED OFFSITE AT THE CONCRETE PLANT. SEE BMP WM-8 FOR ADDITIONAL INFORMATION IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA)

(C5) INSTALL STORM DRAIN INLET PROTECTION (DETAIL 1, SHEET C8.0). INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE REVEGETATED. SEE BMP SE-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

LOCATION OF COMBINED VEHICLE CLEANING, FUELING AND MAINTENANCE STORAGE AREA SHALL BE LOCATED PER THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS. SEE BMPs NS-8, NS-9, AND NS-10 IN THE THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

C7 LOCATION OF CONSTRUCTION STAGING AREA. CONTRACTOR MAY RELOCATE STAGING AREA AS NEEDED, BUT SHALL BE KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING RESIDENTIAL AREAS. STAGING AREA PERIMETER SHALL BE FENCED AND FIBER ROLLS SHALL BE PLACED AT PERIMETER.



JOB NO.	19-0316
DATE	06.04.2

L	E	G	E	Ν	D	

– — — — — EASEMENT LINE ------ WIRE FENCING ഹ -🛈 GUY ------ WATER LINE WV \bowtie S O^{SSCO} \square UB GAS GAS LINE

FOUND MONUMENT AS NOTED NOTHING FOUND, NOTHING SET PROPERTY LINE ADJACENT PROPERTY LINE BUILDING SETBACK LINE ASPHALT PAVEMENT CONCRETE PAVEMENT GRAVEL/DIRT ROAD DITCH FLOW LINE он — OVERHEAD ELECTRICAL LINE UTILITY POLE GUY WIRE ELECTRICAL BOX WATER METER WATER VALVE FIRE HYDRANT SEWER SANITATION BOX SEWER CLEANOUT AREA DRAIN CURB INLET UNKNOWN UTILITY BOX COMMUNICATION LINE TREE TYPE & SIZE



1 INCH = 30 FEET

DRAWN BY: DEC

PROJECT NO.: 19-0609

SHEET NUMBER:

C1.0

SOARING RANCH - PHASE 2

BIKE PARKING COUNT	UNIT MATRI	X
LONG TERM PARKING (RESIDENTIAL		11
PROPOSED - 38	TWO BEDROOM	41
SHORT-TERM PARKING (COMMERCIAL + RESIDENTIAL) REQUIRED - 40	THREE BEDROOM	4 86
PROPOSED - 50		
PARKING COUNT	FIXTURE CALLOUT	ו אדודע

FIXTURE CALLOUT	QUANTITY	LUMENS	TOTAL WATTAGE
S1	53	3072	162816
S3	52	4169	216788
S4	55	1674	92070
TOTAL			471674

TITLE SHEET

179

6

20

59

272

8

STANDARD

EV CHARGERS

EV CAPABLE

COMPACT

ADA

TOTAL

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

J-MAR 2, LLC 10501 SOARING WAY, TRUCKEE, CA 96161

SHEET INDEX

ARCHITEC	TURAL
A.00	COVER SHEET
A.01	SITE PLAN
A.02	BLDG E (RESIDENTIAL) - FLOOR PLANS
A.03	BLDG E (RESIDENTIAL) - FLOOR PLANS
A.04	BLDG E (RESIDENTIAL) - ROOF PLAN
A.05	BLDG E (RESIDENTIAL) - ELEVATIONS
A.06	BLDG E (RESIDENTIAL) - SECTIONS
A.07	BLDG E (RESIDENTIAL) - UNIT PLANS
A.08	BLDG E (RESIDENTIAL) - UNIT PLANS
A.10	BLDG D (COMMERCIAL) - FLOOR PLAN
A.11	BLDG D (COMMERCIAL) - ROOF PLAN
A.12	BLDG D (COMMERCIAL) - ELEVATIONS
A.13	BLDG D (COMMERCIAL) - SECTIONS
A.14	PROJECT RENDERINGS
A.20	TRASH ENCLOSURE
A.21	MASSING ARTICULATION - BLDG E (RESIDENTIAL)
A.22	MASSING ARTICULATION - BLDG D (COMMERCIAL)
E100.PH	SITE PLAN - PHOTOMETRICS
CIVIL	
	OVERALL SITE PLAN
C2	TREE REMOVAL AND SNOW STORAGE PLAN
03	PRELIMINARY GRADING AND DRAINAGE PLAN
C4	
05	PRELIMINRAY ERUSION CONTROL PLAN
	LANDSCAPE COVER SHEET
	LANDSCAPE LAYOUT & MATERIALS PLAN
120	
130	PRELIMINARY IRRIGATION PLAN
140	
141	PLANTING DETAILS
142	IRRIGATION & LIGHTING DETAILS

BUILDING D (GROSS SF)

RETAIL:	9,991
OFFICE PROFESSIONAL:	2,684
COFFEE SHOP:	2,072
RESTAURANT/FOOD SERVICE	
PATRON AREA ~	4,607
SERVICE AREA ~	3,055
BUILDING SERVICES/UTILITY:	1,226
TOTAL:	23,635 SI

BUILDING E (GROSS SF)

LEVEL 1 - 21,824 SF
LEVEL 2 - 21,824 SF
LEVEL 3 - 20,996 SF
LEVEL 4 - 20,223 SF
TOTAL: 84,867 SF

*BUILDING AREA HAS BEEN CALCULATED AS THE ENTIRE AREA WITHIN THE OUTSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING OR AREA, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS, OR OTHER FEATURES. STAIRWAYS AND ELEVATORS WERE NOT COUNTED AT THE TOP-MOST INTERIOR LEVEL. (PER TRUCKEE MUNICIPAL CODE)

JOB NO. 1662.001 DATE 05/13/25

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

SITE PLAN

1 SITE PLAN 1" = 30'-0"

JOB NO. 1662.001 DATE 05/13/25 501 West Broadway, Suite 1080

2 RESIDENTIAL - SECOND FLOOR

1 RESIDENTIAL - GROUND FLOOR

BLDG E (RESIDENTIAL) - FLOOR PLANS

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

 JOB NO.
 1662.001

 DATE
 05/13/25

4 RESIDENTIAL - FOURTH FLOOR

3 RESIDENTIAL - THIRD FLOOR

BLDG E (RESIDENTIAL) - FLOOR PLANS

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

JOB NO.1662.001DATE05/13/25

BLDG E (RESIDENTIAL) - ROOF PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

JOB NO.1662.001DATE05/13/25

BLDG E (RESIDENTIAL) - ELEVATIONS

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161 *EXTERIOR WINDOW FRAMES TO BE BRONZE COLOR

MATERIALS

FIBER CEMENT HARDIEPLANK LAP SIDING

FIBER CEMENT HARDIE PANEL SIDING

FIBER CEMENT HARDIE PANEL

ELDORADO STONE

TRITON LED TEXTURED BLACK OPERATION ON TIMER 3000 LUMENS

AEP SPAN-LOK HP METAL ROOF STANDING SEAM OLD TOWN GRAY

ASPHALT SHINGLE GAF - TIMBERLINE COOL SERIES BARKWOOD

WOOD FASCIA

JOB NO. 1662.001 DATE 05/13/25

501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

COLORS LEGEND

- 1. UMBER RUST
- 2. SECRET GARDEN
- 3. ENDURING BRONZE

DAHLIN

4. BLACK FOX

SW9100
SW6181
SW7055
SW7020

BLDG E (RESIDENTIAL) - SECTIONS SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

1 LONGITUDINAL SECTION

										- I			

 $\frac{\text{Ridge}}{49'-9'} \bullet$ $\frac{\text{T.O.P. 4TH FLOOR}}{39'-9'} \bullet$ $\frac{\text{T.O.S.F. 4TH FLOOR}}{30'-8 1/4''} \bullet$ $\frac{\text{T.O.S.F. 3RD FLOOR}}{20'-5 1/2''} \bullet$ $\frac{\text{T.O.S.F. 2ND FLOOR}}{10'-2 3/4''} \bullet$

3 UNIT - ONE-BEDROOM @ 4TH FLOOR

BLDG E (RESIDENTIAL) - UNIT PLANS

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

 JOB NO.
 1662.001

 DATE
 05/13/25

 501 West Broadway, Suite 1080

 Darp Diago
 02101

BLDG E (RESIDENTIAL) - UNIT PLANS SOARING RANCH - PHASE 2

3 UNIT - THREE BEDROOM

10501 SOARING WAY, TRUCKEE, CA 96161

2 UNIT - TWO BEDROOM 1/4" = 1'-0"

UNIT - TWO BEDROOM @ CORNER

 JOB NO.
 1662.001

 DATE
 05/13/25

 501 West Broadway, Suite 1080

BLDG D (COMMERCIAL) - FLOOR PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

 JOB NO.
 1662.001

 DATE
 05/13/25

 501 West Broadway, Suite 1080

BLDG D (COMMERCIAL) - ROOF PLAN

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

 JOB NO.
 1662.001

 DATE
 05/13/25

BLDG D (COMMERCIAL) - ELEVATIONS

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161 *EXTERIOR WINDOW FRAMES TO BE BRONZE COLOR

MATERIALS

FIBER CEMENT HARDIEPLANK LAP SIDING

FIBER CEMENT HARDIE PANEL SIDING

ELDORADO STONE

AEP SPAN-LOK HP METAL ROOF OLD TOWN GRAY

ASPHALT SHINGLE GAF - TIMBERLINE COOL SERIES BARKWOOD

WOOD FASCIA

JOB NO. 1662.001 DATE 05/13/25

501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

3000 LUMENS

COLORS LEGEND

- 1. UMBER RUST
- 2. SECRET GARDEN
- 3. ENDURING BRONZE

DAHLIN

4. BLACK FOX

SW9100
SW6181
SW7055
SW7020

BLDG D (COMMERCIAL) - SECTIONS SOARING RANCH - PHASE 2

10501 SOARING WAY, TRUCKEE, CA 96161

11 LONGITUDINAL SECTION

RETAIL TENANT	COFFEE SHOP	вон	OFFICE PROFESSIONAL	RETAIL TENANT

 JOB NO.
 1662.001

 DATE
 05/13/25

 501 West Broadway, Suite 1080
 San Diego, California 92101

 858-350-0544
 San Diego, California 92101

⁶ A.13

RETAIL RESTAURANT TENANT 2 FOH

PROJECT RENDERINGS SOARING RANCH - PHASE 2

10501 SOARING WAY, TRUCKEE, CA 96161

JOB NO. 1662.001 DATE 05/13/25 501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

A.14

TRASH ENCLOSURE SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

3 TRASH ENCLOSURE 02 - FRONT ELEVATION

JOB NO. 1662.001 05/13/25

501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

DATE

MASSING ARTICULATION - BLDG E (RESIDENTIAL)

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

JOB NO. 1662.001 DATE 05/13/25

501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

WINDOW AREA AT RESIDENTIAL ENTRANCE FACADE PROVIDED: REQUIRED: 34'-10" SEPARATION

27% (4,205 SF / 15,435 SF) 15% (PER TRUCKEE MUNICIPAL CODE SECTION 18.25.090)

*REFER TO BUILDING ELEVATIONS FOR MATERIAL VARIATIONS PER 18.25.060B

*MASSING BREAKS PER TRUCKEE MUNICIPAL CODE SECTION 18.25.060A AND DESIGN STANDARD RMW-G10

MASSING ARTICULATION - BLDG D (COMMERCIAL)

SOARING RANCH - PHASE 2 10501 SOARING WAY, TRUCKEE, CA 96161

*MASSING BREAKS PER TRUCKEE MUNICIPAL CODE SECTION 18.25.060A AND DESIGN STANDARD RMW-G10

*REFER TO BUILDING ELEVATIONS FOR MATERIAL VARIATIONS PER 18.25.060B

20'-0" SEPARATION 1'-0" SEPARATION

JOB NO. 1662.001 DATE 05/13/25

A.22

X X				
0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0.0_0.0_0.0_SOARING.ORANGH	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
¬ 0.0 0.0 0.0 0.0 0.0 0.0		1 - 0.1 0.1 - 0.1 0.1 - 0.1 0.1 = 0.1 0.1 0.1 = 0.1 0.1 0.1 = 0.1 0.1 0.1 = 0.1 0.1).1 0.1 0.1 ⁻ 0.1 ⁰ .1 ⁰ .1 <u>0</u> .1 <u>0</u> .1	0.1 0.3 0.4 0.5 0.2 0.7 1.3 0.0 0.0 0.0
0.0 0.0 0.0 0.0 0.0 0.0		9 1.5 0.3 1.4 1.9 2.4 1.2 2.6 0.8 2.0	-5 0.7 2.8 0.5 1.2 1.4 1.7 0.7	0.2 4.9 6.0 14 7 1.1 1.3 2.2 0.0 0.0 0.0
0.0 0.0 0.0 0.0 0.4				0.1 1.6 2.4 0.1 0.0 0.0
0.0 0.0 0.0 0.0 0.3	BL	DG D		0.2 1.1 1.9 0.0 0.0 0.0
		→ → → → → → → → → →		
0.0 0.0 0.1 0.2 0.5	v ∕0.3 0.2 1 20.5 3.4 0.0.7 ≥ 0.4 > 1.2 2 0. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5 0.6 0.2 0.1 0.4 0.9 1.6 1.2 0.6 0.9 1 0 9	<u>.7</u> 0.4 0.9 0.5 0.7 0.7 0.8 2.3	4.6 3.9 2.9 2.7 0.3 2.8 0.5 0.0 0.0 0.0
0.0 0.0 0.6 1.4 2.2	1.7 1.2 0.3 0.2 1.1 1.7 2.5 1.	6 0.9 0.1 0.0 0.3 1.2 1.8 2 3 1.5 0.7	0.1 0.4 1.3 1.9 2.1 1.4 0.6 0.2	0.8 1.5 2.3 2.0 1.3 1.1 0.7 0.8 0.0 0.0
	0.1 0.0 0.1 0.1 0.0 0.1 0.0 0.	0 0.1 0.0 0.0 0.1 0.1 0.1 0.1 0.3 0.1).1 0.1 0.1 0.1 0.1 0.0 0.1 0.1	0.1 0.1 0.1 0.1 0.1 0.3 0.4 2.0 0.0 0.0
0.0 0.0 0.0 0.1 0.1 0.4	0.2 0.2 0.2 0.4 0.2 0.0 0.0 0.	0 0.0 0.4 0.3 0.2 0.2 0.4 0.3 1.3 0.1	.4 0.3 0.2 0.2 0.5 0.1 0.0 0.0	
0.0 0.0 0.0 0.1 1.1 0.7	1.4 4.4 1.6 0.9 0.8 0.1 0.0^{120} 0.	0 0.0 0.6 1.3 4.Q 1.9 1.0 0.2 2.4 0.1	1.7 1.4 4.6 1.6 0.8 0.0 0.0 0.0	0.4 1.1 3.0 2.5 1.0 0.3 0.1 2.3 0.1 0.0
0.0 0.0 0.0 0.1 2.3 0.1	0.0 0.1 0.0 0.1 0.6 1.5 0.1 0.	2 0.3 + 0.2 0.2 0.1 0.1 0.4 3.6 + 0.5	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	0.2 0.1 0.1 0.0 0.0 0.1 1.2 0.0 0.0
0.0 0.0 0.1 3.3 0.3	0.0 0.0 0.1 12 01 49 1.6 1.	0 1.5 2.2 1.4 0.8 0.1 0.5 1.2 5.8 1.8	1.1 0.4 0.0 0.0 0.6 1.3 2.1 1.6	1.1 0.4 0.2 0.0 0.0 0.0 0.2 0.9 0.0 0.0
0.0 0.0 0.1 2.9 0.1	0,0 0.0 0 .0 0.0 0.0 d ,1 1.3 0.	6 0.1 0.1 0.1 0.1 0.1 0.1 0.7 0.2		0.1 0.2 1.1 0.0 0.0 0.0 0.1 2.0 0.0 0.0
0.0 0.0 0.0 0.1 2.8 0.1	0.0 0.6 0.0 0.1 0.1 0.3 0.6 0		λ,60.70.60.40.50.80.90.6	0.6 0.6 2.7 0.3 0.1 0.0 0.1 3.2 0.2 0.0
0.0 0.0 0.1 3.2 0.3	0.0 0.0 0.1 0.7 1.6 1.0 1.5 2.	4 _Π 4.8 1.3 0.4 0.3 1.7 3.6 _Π 6.0 5.5 _Π 3.5	.0 1.2 1.8 3.8 _Π 3.0 4.4 2.4 4.6	5 ₁ 5 2.2 4.7 1.3 0.3 0.1 0.1 2.3 0.1 0.0
		DGE		
0.0 0.0 0.1 3.0 0.1				2.9 0.5 0.1 2.4 0.1 0.0
0.0 0.0 0.1 3.0 0.1	0.1 0.0 0,1 0.3			1.9 0.6 0.2 2.1 0.0
0.0 0.0 0.0 0.1 3.3 -0.3	0.2 0.2 1.0 0.5 4.5 2.8 2.7 0.	7 0.7 2.2 1.9 • 1.8 2.0 1.3 • 9 .7 ● 1.9 1.2 •		
0.0 0.0 0.0 0.1 2.4 21.7 g	1.2 1.5 2.3 1.6 1.8 1.7 2.2 1.	7 1.5 1.5 2.0 2.4 2.5 2.5 2.9 2.7 2.7	.6 2.0 1.7 2.4 1.5 1.6 1.5 2.3	1.9 2.1 1.9 2.4 1.4 0.7 0.2 3.2 0.2 0.0
0.0 0.0 0.7 2.4 2.1	1.7 1.1 0.3 0.1 0.1 0.1 0.1 0.1		<u>).1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0</u>	0.1 0.5 13 1.9 1.8 1.6 0.9 2.3 0.1 0.0
	0.1 0.3 0.8 1.1 1.2 1.5 1.4 1	7 1.9 2 0 1.8 18 1.5 1.6 3 7 ● 1.3 1.6	.6 1.3 1.2 1.5 1.1 1.2 1.1 1.2	
	0.5 0.7 0.8 20 g 3 1 0.9 1.1 5.	q 2.0 4.7 2.0 1.6 5 3 1.3 1.3 5 7 1.4	.3 5µ 1.2 1.0 1.5 µ4.3 0.8 0.8	
0.0 0.0 0.4 1.0 3.8 ₁	ŋ 2.0 0.9 0.1 0.0 0.0 0.0 0.0 0.	0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 1.8 0.5 0.0 0.0 0.0

SITE PLAN – PHOTOMETRICS scale: 1" = 30'

GENERAL:

- 1.1. SEE ARCHITECTURAL FOR LIGHTING.
- INSPECTIONS: 2.
- 2.1. ALL LOCAL CODES SHALL BE MET. CONTRACTOR TO NOTIFY USA TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT 2.2. PLAN IS DIAGRAMMATIC ONLY. EXACT LOCATION OF SHRUBS AND TREES SHALL BE DETERMINED IN THE FIELD WITH LANDSCAPE ARCHITECT. ALL
- PLANT MATERIAL MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANTING. 2.3. SEE FORESTER'S REPORT FOR EXISTING TREE REMOVAL AND PRESERVATION, SEE CIVIL PLANS FOR SPECIFIC TREE DESIGNATION IN PROJECT AREA.
- 3. SCHEDULING:
- 3.1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND OR MEETINGS, SUBJECT TO OWNER'S APPROVAL:
- 3.2. PRE CONSTRUCTION MEETING WITH ALL TOWN ENGINEER.
- 3.3. PLANT MATERIALS ON SITE, PRIOR TO INSTALLATION. 3.4. OPEN TRENCH, MAINLINE (WITH VALVES ATTACHED) PRESSURE TEST.
- 3.5. FINAL PROJECT WALK-THRU
- 3.6. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL INCIDENTAL WORK WITH OTHER TRADES, I.E., PAVING, PLUMBING, ELECTRICAL ETC.
- GRADING: 4
- 4.1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONTOURS. SPOT ELEVATIONS. UTILITIES. VEGETATION AND ARCHITECTURAL ELEMENTS. COORDINATE GRADING WITH ROOTS OF EXISTING TREES TO BE RETAINED. VERIFY IN FIELD. 4.2. PLANTING AREAS ADJACENT TO WALLS SHALL DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2%. ALL PAVED AREAS SHALL HAVE A MINIMUM OF 1%
- **POSITIVE DRAINAGE** 4.3. ALL PLANTING AREA GRADES AND PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY PLANT INSTALLATION.
- CALL 48 HOURS PRIOR TO ANY WORK AND AFTER ALL MATERIALS ARE ON SITE. 4.4. SMOOTH TRANSITION BETWEEN FINISH GRADE, SIDEWALK AND HEADERS SHALL BE REQUIRED PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE IN ALL ORNAMENTAL PLANTING AREAS.
- 4.5. INSTALL RE-VEGETATION AND SOIL STABILIZATION TREATMENTS AND MATERIALS IN DISTURBED SOIL AREAS.
- SOIL AMENDMENT: PLANTING AREAS SHALL BE CULTIVATED TO A MINIMUM DEPTH OF 12" INCHES, WITH REMOVAL OF ALL DEBRIS, WEEDS AND ROCK 5. EXCEEDING INCHES IN DIAMETER. IMPORT TOPSOIL SHALL BE ADDED TO ALL ON GRADE PLANTERS, STREET TREE WELLS AND RAISED PLANTERS TO ELEVATE GRADE. SUCH SOIL SHALL BE FRIABLE. AS MUCH AS POSSIBLE, NATIVE TOPSOIL IS TO BE STOCKPILED AND REPLACED. TRIPLE MIX AMENDED SOIL WITH 6 CY ORGANIC AMENDMENT PER 1000 SQ.FT.
- PLANTING: DIG THE PLANTING HOLE TWICE THE DIAMETER OF THE CONTAINER AND NO DEEPER, (SEE DETAIL). WET SOIL PRIOR TO PLANTING. PLACE 6 PLANT IN THE HOLE SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. BACK FILL WITH A 50:50 MIXTURE OF "PLANTING MIX", (SEE SOIL AMENDMENT ABOVE) AND THE NATIVE SOIL. SOIL TO BE MIXED THOROUGHLY. FIRM THE BACK FILL, PLACE A SMALL WELL AROUND THE PERIMETER OF THE HOLE AND WATER THOROUGHLY BY HAND. COMMENCE WITH THE REGULAR WATERING SCHEDULE IMMEDIATELY.
- SUBSTITUTIONS: CONTRACTOR SHALL MAKE ALL ATTEMPTS TO ACQUIRE SPECIFIED PLANT MATERIAL. SUBSTITUTIONS WILL BE CONSIDERED AFTER CONTRACTOR PROVIDES, IN WRITING, FROM AT LEAST THREE SUPPLIERS THAT PROPOSED PLANT MATERIAL IS NOT AVAILABLE. THESE LETTERS AND PROPOSED SUBSTITUTIONS MUST BE RECEIVED BY THE LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO THE ONSET OF DEMOLITION AND OR CONSTRUCTION.
- FERTILIZER: GRANULAR FERTILIZER IN BALANCED FORMULA SHALL BE USED FOR ALL PRE-PLANT APPLICATIONS. TABLET FORM IS NOT ACCEPTABLE.

MULCH:

- 9.1. MULCH ALL PLANTING AREAS WITH A 2 INCH DEPTH COURSE MIX DG UNLESS OTHERWISE INDICATED.
- 9.2. INSTALL 2 TO 4-INCH DIAMETER RIVER COBBLE WHERE INDICATED ON PLAN.
- LANDSCAPE PATHS: INSTALL TRACK GRADE DG AND COMPACT ON PATH AREAS. INSTALL STEEL EDGING ON EDGES OF DG PATH.
- 11. MAINTENANCE:
- 11.1. MAINTAIN ALL PLANTED AREAS UNTIL SHUT DOWN OF IRRIGATION ON OCTOBER 15TH OF THE FIRST GROWING SEASON FOLLOWING COMPLETION OF INSTALLATION AND APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL GUARANTEE ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FOLLOWING THE END OF THE MAINTENANCE PERIOD AND FINAL WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- 11.2. ALL WORK SHOWN IS NEW AND PART OF THIS CONTRACT UNLESS NOTED AS EXISTING. PROTECT ALL EXISTING WORK TO REMAIN UNLESS NOTED OTHERWISE.
- DAMAGES: CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER. 12.
- CLEANUP: UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIALS AND DEBRIS, SWEEP AND WASH THE AREA CLEAN, REMOVE ALL PLANT 13. LABELS FROM NURSERY
- 14. IRRIGATION:
- 14.1. PROVIDE AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE PLANTINGS INSTALLED ON THE SITE CONSISTING OF DRIP. TRICKLE OR OTHER LOW VOLUME DELIVERY TO CONTAINER PLANT MATERIAL. GENERAL DISTRIBUTION SHALL OCCUR THROUGH PVC PIPE LATERALS. WITH RUNS OF FLEXIBLE TUBING FOR DRIP EMITTERS LIMITED TO 50 LINEAR FEET
- 14.2. IRRIGATION SYSTEM SHALL BE PROVIDED WITH ADEQUATE DRAINAGE TO PREVENT FREEZE DAMAGE BY LOW TEMPERATURES 14.3. IRRIGATION CONTROL SYSTEM WITH ADEQUATE CAPACITY AND CAPABILITY OF LONG TIME CYCLES AND WEATHER ADJUSTMENT SHALL BE PROVIDED. PRESSURE COMPENSATION SHALL BE PROVIDED FOR IRRIGATION WATER SUPPLY, VERIFY SUPPLY PRESSURE WITH LOCAL UTILITY PURVEYOR. VERIFY COMPLIANCE OF WATER METER AND CROSS CONNECTION CONTROL REQUIREMENTS WITH FINAL DESIGN AND LOCAL GOVERNING AUTHORITIES.
- WATER EFFICIENT LANDSCAPE: THE PROJECT WILL BE IN CONFORMANCE WITH SECTION 18.40.060, WATER EFFICIENT LANDSCAPE STANDARDS 15.

16. TREE PROTECTION PLAN.

- 16.1. PROTECT FROM DEVELOPMENT ACTIVITIES TREES SHOWN TO BE RETAINED ON SITE, INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK.
- 16.2. TREE PROTECTION SHALL BE IN CONFORMANCE WITH TRUCKEE MUNICIPAL CODE, TITLE 18, DEVELOPMENT CODE GENERAL PROPERTY DEVELOPMENT STANDARDS 18.30 AUGUST 11, 2017, III-58, SECTION 18.30.155.H
- 16.3. SEE PLAN FOR LOCATION, SPECIES AND DIAMETER OF EACH TREE ON SITE GREATER THAN SIX INCHES DBH, AND DRIP LINE OF EACH TREE. REFER TO CIVIL PLANS FOR GRADING CUT AND FILL.
- 17. PLANTING AND OTHER LANDSCAPE IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF TOWN OF TRUCKEE PUBLIC IMPROVEMENT ENGINEERING STANDARDS DRAWING SD #28.
- DRY CREEK BEDS: COORDINATE THE LOCATION, FLOW AND DEPTH OF DRY CREEK BEDS WITH SITE GRADING, ROOF DRAINS AND OTHER 18. CONCENTRATED FLOW. INSTALL 20% 8 TO 12-INCH RIVER COBBLE, AND THE REMAINDER 4-INCH MINUS RIVER COBBLE.

LANDSCAPE COVER SHEET

SOARING RANCH - PHASE 2 10001 SOARING WAY, TRUCKEE, CA 96161

SHEET INDEX

PAGE #	TITLE
L0.0	LANDSCAPE COVER SHEET
L1.0	LANDSCAPE LAYOUT & MATERIALS PLAN
L2.0	PLANTING PLAN
L3.0	PRELIMINARY IRRIGATION PLAN
L4.0	LAYOUT DETAILS
L4.1	PLANTING DETAILS
L4.2	IRRIGATION & LIGHTING DETAILS

RUCKEE '

PRELIMINARY - NOT FOR CONSTRUCTION

LJM DESIGN GROUP

Landscape Architecture & Planning Post Office Box 507

Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO. DATE 02.07.25

LANDSCAPE LAYOUT & MATERIALS PLAN

SOARING RANCH - PHASE 2 10001 SOARING WAY, TRUCKEE, CA 96161

MTS	REQUIRED	PROPOSED
	25 SPACES MINIMUM	6 BIKE RACKS @ 5 SPACES EACH =30 TOTAL
	9 SPACES MINIMUM	4 BIKE RACKS @ 5 SPACES EACH =20 TOTAL

LIGHTING LEGEND			
SYMBOL TYPE			
BOLLARD			
20' POLE LIGHT			

NOTE: ALL FIXTURES WILL BE DOWN-DIRECTED AND SHIELDED PER DARK SKY REQUIREMENTS & GUIDELINES

PRELIMINARY - NOT FOR CONSTRUCTION

USE FIELDSTONE NATIVE TO SITE OR CLOSE PROXIMITY BOULDER PLACEMENT DETAIL 2 NOT TO SCALE

LJM DESIGN GROUP Landscape Architecture & Planning

Post Office Box 507 Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO. DATE 02.07.25 501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

TREES IN PARKING LOT

CONTAINER SIZE REQUIREMENTS:

TREES- 20% TO BE 24" BOX/ 80% 15 GAL.

SHRUBS- 70% OF PLANTS TO BE 5 GAL/ 30% | GAL.

PLANTING PLAN SOARING RANCH - PHASE 2 10001 SOARING WAY, TRUCKEE, CA 96161

D	PROPOSED
EES / 107 SHRUBS	5 TREES: (5) 24" BOX (19%) 107 SHRUBS: (73) 5 GAL (70%)
(271 SPACES) 217 SHRUBS	63 TREES: (23) 24" BOX (21%) 216 SHRUBS: (201) 5 GAL (93%)
EES / 76 SHRUBS	1 TREES: (1) 24" BOX (1%) 5 SHRUBS: (5) 5 GAL (7%)
00 SHRUBS	86 TREES / 328 SHRUBS
280- 5 GAL.)	(29) 24" BOX (19%) / (279) 5 GAL (70%)

PRELIMINARY - NOT FOR CONSTRUCTION

PLANT S	SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
TREES			T		· · ·
	ACER GINNALA	AMUR MAPLE	15 GAL.	8	MEDIUM
	ACER RUBRUM	RED MAPLE	24" BOX 17 I		MEDIUM - HIGH
	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	15 GAL.	25	MEDIUM
	PINUS JEFFREYI	JEFFREY PINE	24" BOX	19	LOW
\bigcirc	POPULUS TREMULOIDES	QUAKING ASPEN	15 GAL.	17	MEDIUM - HIGH
SHRUBS			-		
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	24	LOW
(+)	PINUS MUGO MUGO	DWARF MUGO PINE	5 GAL.	69	LOW - MEDIUM
Ŕ	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL.	16	MEDIUM
	RIBES ROEZLII	SIERRA GOOSEBERRY	5 GAL.	96	LOW - MEDIUM
	ROSA RUGOSA	RUGOSA ROSE	5 GAL.	150	LOW - MEDIUM
	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL. 40		LOW - MEDIUM
GROUND C	OVERS & SEED MIXES				
	CERASTIUM TOMENTOSA	559 SF @ 18" OC		LOW	
	GALIUM ODORATUM SWEET WOODRUFF		792 SF @ 18" OC		MEDIUM
A A A A A A A A A A A A A A A A A A A	PERENNIAL MIX*		1294 SF @ 18" OC		MEDIUM
	DWARF GRASS & WILDFLO	2297 SF		LOW	
* * * * * * * * * * * *	RIPARIAN RE-VEG SEED M	7726 SF		MEDIUM	
	SOD LAWN	2553 SF		HIGH	

*SEE SHEET L4.1 FOR PLANT MIXES

NOTE: PER TOWN OF TRUCKEE

DISTURBED AREAS. ALL DISTURBED AREAS OF A PROJECT SITE NOT INTENDED FOR A SPECIFIC USE, INCLUDING PAD SITES IN SHOPPING CENTERS HELD FOR FUTURE DEVELOPMENT, SHALL BE LANDSCAPED WITH TREES, SHRUBS, HERBACEOUS PERENNIALS, AND GROUNDCOVER. NATIVE PLANTS ADAPTED TO THE SPECIFIC MICROCLIMATE ARE PREFERRED. HOWEVER, WELL-ADAPTED, NONINVASIVE, MAY BE CONSIDERED APPROPRIATE FOR USE. DISTURBED AREAS INCLUDE AREAS ON THE PROJECT SITE THAT ARE NOT ASSOCIATED WITH THE PROJECT BUT WERE DISTURBED BY PREVIOUS GRADING ACTIVITIES, STRUCTURES AND/OR SUBSTANTIAL REMOVAL OF VEGETATION ON THE SITE.

LJM DESIGN GROUP andscape Architecture & Planning

> Post Office Box 507 Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO.

DATE ____02.07.25 501 West Broadway, Suite 1080 San Diego, California 92101 858-350-0544

12.0

Worksheet A - Water Efficient Landscape Worksheet

This worksheet shall be filled out by the project applicant and is required to be submitted with the Landscape Design Plan. Please fill in the blue cells. This form is required for the following projects:

- Projects with 500 s.f. or more but less than 2,500 s.f. of landscaping that are not proposing use of the prescriptive approach (Worksheet C) and/or the low water use plant area is less

A project applicant shall complete the Water Efficient Landscape Worksheet which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for nonresidential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be

Prior to land use approval: Submit a Landscape Plan identifying hydrozones, locations, and types of plantings; submit a conceptual irrigation plan; and submit Worksheet A (this form). Prior to building permit issuance: Submit a Landscape Plan, Irrigation Design Plan, and Workseet A (this form). Prior to final: Submit an irrigation schedule, maintenance scheule, and a Certificate of Compliance (Worksheet B). For single-family residential projects, submit these documents to the

Project Name:	Soaring Ranch Pha	ase 2						
Planning Application or Building Permit								
Reference Evapotranspiration (ETo) =			36.2					
Is this a residential project?			No					
Regular Landscape Area	IS							
	Water Use			Irrigation			ETAF	Estimated Total
Hydrozone #/	(WUCOLS	Plant Factor		Efficiency	ETAF	Landscape Area	x	Water Use
Planting Description ^a	Website)	(PF) ^b	Irrigation Method ^c	(IE) ^d	(PF/IE)	(sq. ft.)	Area	(ETWU) ^f
Low Water Use	Low	0.10	Spray	0.75	0.1	7,461	995	22,327
Moderate Water Use	Moderate	0.40	Drip	0.81	0.5	9,319	4,602	103,287
Bioretention/ Mod-High W	Moderate	0.40	Drip	0.81	0.5	10,823	5,345	119,956
Warm Season Turf	High	0.70	Drip	0.81	0.9	2,546	2,200	49,382
			Drip	0.81	0.0		-	-
	[Choose one]		[Choose one]		0.0		-	-
	[Choose one]		[Choose one]		0.0		-	-
	[Choose one]		[Choose one]		0.0		-	-
					Totals	30,149	13,142	294,953
			Average ET	AE for Regular Lands	cane Areas		0.44	

If it is a residential project If it is a non-residential project: The Average ETAF complies

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.

with recycled water, or water features using recycled water. ETAF Estimated Total Irrigation (WUCOLS Plant Factor Efficiency Water Use ETAF^e Landscape Area x (PF)^b Irrigation Method^c (IE)^d (PF/IE) (sq. ft.) Area (ETWU)^f Estimated Total Water Use (ETWU) Total 294,953 Maximum Allowed Water Allowance (MAWA) for Residential Areas⁹ 372,165 Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas^g 304,499

To comply with this chapter, the ETWU must be equal to or less than the MAWA.

If it is a residential project: If it is a non-residential project: The ETWU complies with the MAWA

^a Hydrozone#/Planting Description Examples: 1) Front lawn; 2) Low water use plantings; 3) medium water use planting

^b Plant Factor (PF) is a factor, when multipled by ETo, estimates the amount of water needed by plants. The plant factor range for very low water use plants: 0.1; for low water use plants: 0.2; for moderate water use plants: 0.5; and high water use plants: 0.8. Surface area of a water features shall be included in the high use hydrozone area (1). Temporarily irrigated areas shall be included in the low water use hydrozone. Plant factors are derived from the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources 2014 (http://ucanr.edu/sites/WUCOLS/Plant_Search/). Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water

^d Irrigation Efficiency: 0.75 for spray head; 0.81 for drip ^e ETAF: Estimated Total Adjustment Factor. Factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, The ETAF is a second to the landscape. The ETAF for new and exist adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

^f ETWU (Annual gallons required): Eto x 0.62 x ETAF x Area (0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year)

= conversion factor that converts acre-inches per acre per year to gallons per square foot per year = total landscape area in square feet

= total special landscape area in square feet

= Evapotranspiration Adjustment Factor, which adjusts for plant factors and irrigation efficiencies;

SCHEMATIC IRRIGATION LEGEND

Ø	MAIN SHUT OFF VALVE				
\bigcirc	8 STATION MODULAR CONTROLLER WITH WEATHER SENSORS				
•	4" AUTOMATIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE				
\bigotimes	QUICK COUPLING VALVE				
	3/4" GALVANIZED RP BACKFLOW DEVICE				
M	POINT OF CONNECTION				
	APPROVED PVC SCH 40 MAIN LINE- 1"				
	APPROVED PVC SCH 40 LATERAL LINE				
	DRIP IRRIGATION VALVE #				

DRIP IRRIGATION VALVE SIZE

CONNECTION STUB OUT

IRRIGATION SLEEVE

JOB NO. DATE 02.07.25

NOTES:

TRASH / RECYLING RECEPTACLES 5

WWW.BELSON.COM NOT TO SCALE

LAYOUT DETAILS SOARING RANCH - PHASE 2 10001 SOARING WAY, TRUCKEE, CA 96161

PRELIMINARY - NOT FOR CONSTRUCTION

LJM DESIGN GROUP Landscape Architecture & Planning

> Post Office Box 507 Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO. DATE 02.07.25

PLANTING NOTES

INSPECTIONS:

ALL LOCAL CODES SHALL BE MET. CONTRACTOR TO NOTIFY USA TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT.

2. PLAN IS DIAGRAMMATIC ONLY. EXACT LOCATION OF SHRUBS AND TREES SHALL BE DETERMINED IN THE FIELD WITH LANDSCAPE ARCHITECT. ALL PLANT MATERIAL MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANTING. SCHEDULING:

- 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND OR MEETINGS, SUBJECT TO OWNER'S APPROVAL:
- A. PRE CONSTRUCTION MEETING WITH ALL PARTIES.
- B. PLANT MATERIALS ON SITE, PRIOR TO INSTALLATION. C. OPEN TRENCH, MAINLINE (WITH VALVES ATTACHED) PRESSURE TEST.
- D. FINAL PROJECT WALK-THRU.

CONTRACTOR SHALL COORDINATE AND PROVIDE ALL INCIDENTAL WORK WITH OTHER TRADES, I.E., PAVING, PLUMBING, ELECTRICAL ETC. GRADING:

5. ALL PLANTING AREA GRADES AND PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY PLANT INSTALLATION. CALL 48 HOURS PRIOR TO ANY WORK AND AFTER ALL MATERIALS ARE ON SITE.

6. SMOOTH TRANSITION BETWEEN FINISH GRADE, SIDEWALK AND HEADERS SHALL BE REQUIRED PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE IN ALL ORNAMENTAL PLANTING AREAS.

SOIL AMMENDMENT:

ALL PLANTING AREAS SHALL BE CULTIVATED TO A MINIMUM DEPTH OF 6 INCHES. WITH REMOVAL OF ALL DEBRIS, WEEDS AND ROCK EXCEEDING 3 INCHES IN DIAMETER. IMPORT TOPSOIL SHALL BE ADDED TO ALL PARKING LOT ISLANDS AND TO ELEVATE GRADE. SUCH SOIL SHALL BE FRIABLE. AS MUCH AS POSSIBLE, NATIVE TOPSOIL IS TO BE STOCKPILED AND REPLACED. AMEND SOIL WITH 6 CY ORGANIC AMENDMENT PER 1000 S.F. PLANTING:

8. DIG THE PLANTING HOLE TWICE THE DIAMETER OF THE CONTAINER AND NO DEEPER. (SEE DETAIL). WET SOIL PRIOR TO PLANTING. PLACE PLANT IN THE HOLE SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. BACK FILL WITH A 50:50 MIXTURE OF "PLANTING MIX", (SEE BELOW) AND THE NATIVE SOIL. SOIL TO BE MIXED THOROUGHLY.FIRM THE BACK FILL, PLACE A SMALL WELL AROUND THE PERIMETER OF THE HOLE AND WATER THOROUGHLY BY HAND. COMMENCE WITH THE REGULAR WATERING SCHEDULE IMMEDIATELY.

REVEGETATION: 9. TO REVEGETATE DISTURBED AREAS, TILL AND MULCH SOIL TO 8" PRIOR TO SEED APPLICATION.

SUBSTITUTIONS

O. CONTRACTOR SHALL MAKE ALL ATTEMPTS TO ACQUIRE SPECIFIED PLANT MATERIAL. SUBSTITUTIONS WILL BE CONSIDERED AFTER CONTRACTOR PROVIDES, IN WRITING, FROM AT LEAST THREE SUPPLIERS, THAT PROPOSED PLANT MATERIAL IS NOT AVAILABLE. THESE LETTERS AND PROPOSED SUBSTITUTIONS MUST BE RECEIVED BY THE LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO THE ONSET OF DEMOLITION AND OR CONSTRUCTION. FERTILIZER:

I. GRANULAR FERTILIZER IN BALANCED FORMULA SHALL BE USED FOR ALL PRE-PLANT APPLICATIONS. **IRRIGATION:**

2. ALL AREAS SHALL HAVE 100% COVERAGE WITH AUTOMATIC LOW-FLOW IRRIGATION SYSTEM. MULCH:

3. MULCH ALL PLANTING AREAS WITH A 2 INCH DEPTH OF COARSELY CHIPPED, FIR OR PINE BARK, I.E.. "WALK-ON BARK" MULCH UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE. MAINTENANCE

14. ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF INSTALLATION AND APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL GUARANTEE ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FOLLOWING THE END OF THE MAINTENANCE PERIOD AND FINAL WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT. I 5. ALL WORK SHOWN IS NEW AND PART OF THIS CONTRACT UNLESS NOTED AS EXISTING. PROTECT ALL EXISTING WORK TO REMAIN UNLESS NOTED OTHERWISE. DAMAGES:

I.G. CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER. CLEANUP

7. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIALS AND DEBRIS, SWEEP AND WASH THE AREA CLEAN, REMOVE ALL PLANT LABELS FROM NURSERY. WINTERIZATION

18. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DRAINING IRRIGATION SYSTEM IN PREPARATION FOR THE FIRST WINTER AFTER CONSTRUCTION HAS BEEN COMPLETED. INSTRUCT OWNER'S REPRESENTATIVES IN PROPER PROCEDURES. WINTERIZATION SHALL PROCEED AS FOLLOWS:

I. CLOSE THE GATE VALVE IN IRRIGATION MAIN LINE LOCATED AT THE WATER METER. 2. INSERT A QUICK COUPLING QUILL, CONNECTED TO AIR COMPRESSORS, INTO THE QUICK COUPLING VALVE LOCATED AT THE WATER METER.

3. FOLLOWING START OF THE AIR COMPRESSOR, PROGRAM IRRIGATION CONTROLLER THROUGH THREE (3) COMPLETE CYCLES OR UNTIL ALL WATER HAS BEEN FORCED OUT OF SYSTEM.

4. INSERT A QUICK COUPLING QUILL INTO QUICK COUPLING VALVE AT DEAD END RUNS OF MAIN LINE TO FORCE OUT ALL REMAINING TRAPPED WATER. 5. REMOVE THE COMPRESSOR, LEAVING THE GATE VALVE TO IRRIGATION SYSTEM

NOTES: ACCEPTABLE. BRANCHES. AT TRUNK.

SPACIN "D"
6" O.C.
8" O.C.
10" 0.0
12" 0.0
15" 0.0
18" 0.0
24" 0.0
30" 0.0
36" 0.0

PLANTING DETAILS **SOARING RANCH - PHASE 2** 10001 SOARING WAY, TRUCKEE, CA 96161

 5 OR 15 GALLON TREE OR LARGER. (2) 2"X 8' LODGEPOLE PINE STAKES- STAKE INTO UNDISTURBED SOIL OUTSIDE ROOT BALL

- I/2" RUBBER HOSE WITH IO GA. GALV. WIRE - LEAVE 2" CLEAR BETWEEN TRUNK & HOSE ON ALL SIDES. STAKE TO IMMOBILIZE ROOT BALL.

- I O GA. GALV. WIRE - WRAP AROUND STAKE TO SECURE TURN DOWN TOP 1/3 - 1/2 BURLAP ON B&B MATERIAL

COMPLETELY REMOVE WIRE BASKET. 6" DEEP WATERING BASIN - FILL W/ 6"BARK CHIPS AS SPECIFIED ON PLANS. KEEP BARK 4" AWAY FROM

2 I GRAM AGRIFORM OR EQUAL PLANT TABLETS-PLACE 6" OUTSIDE \$ 2" BELOW TOP OF ROOT BALL. 2 PER 5 GALLON, 3 PER 15 GALLON OR LARGER

SCARIFY EDGES OF PLANT HOLE HOLE DEPTH TO BE SAME AS DEPTH OF ORIGINAL PLANT CONTAINER.

BACKFILL W/PREPARED SOIL SCREENED FREE OF ROCKS CLODS ≰ DEBRIS GREATER THAN 1/2" DIAMETER. WATER TO SETTLE BACKFILL

I. REMOVE ALL NURSERY STAKES, TIES & TAGS- TREE MUST STAND UPRIGHT TO BE 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER

3. TOP OF ROOT BALL TO BE I" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.

4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL. NOT 5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING

6. PREPARE BACKFILL MIX IN ACCORDANCE WITH SOIL TESTING LAB RECOMMENDATIONS.

VERGREEN TREE PLANTING DETAIL

NOT TO SCALE

🗲 5 OR 15 GALLON TREE OR LARGER. - CINCHES OR EQUAL (2) 2"X 8' LODGEPOLE PINE STAKES. STAKE

INTO UNDISTURBED SOIL OUTSIDE ROOT BALL

- TURN DOWN TOP 1/3 - 1/2 BURLAP ON B∉B MATERIAL. COMPLETELY REMOVE WIRE BASKET.

- 4" DEEP WATERING BASIN - FILL W/ 4" SHREDDED BARK AS SPECIFIED ON PLANS. KEEP BARK 4" AWAY FROM TRUNK.

- 21 GRAM PLANT TABLETS-PLACE 6" OUTSIDE ¢ 2" BELOW TOP OF ROOT BALL. 2 PER 5 GALLON 5 PER 15 GALLON OR LARGER

- SCARIFY EDGES OF PLANT HOLE HOLE DEPTH TO BE SAME AS DEPTH OF ORIGINAL PLANT CONTAINER.

- BACKFILL W/PREPARED SOIL SCREENED FREE OF ROCKS, CLODS & DEBRIS GREATER THAN 1/2" DIAMETER. WATER SETTLE BACKFILL

NOTES: I. REMOVE ALL NURSERY STAKES, TIES & TAGS- TREE MUST STAND UPRIGHT TO BE ACCEPTABLE

2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.

3. TOP OF ROOT BALL TO BE I " ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.

4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK. 5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING

6. PREPARE BACKFILL MIX IN ACCORDANCE WITH SOIL TESTING LAB RECOMMENDATIONS.

DECIDUOUS TREE PLANTING

ROW "A"	NO. OF PLANTS	AREA UNIT
5.2"	.2150	I SQ. FT.
6.93"	.3886	I SQ. FT.
8.66"	.5976	I SQ. FT.
10.4"	.87	I SQ. FT.
13.0"	1.35	I SQ. FT.
15.6"	1.95	I SQ. FT.
20.8"	3.46	I SQ. FT.
26.0"	5.425	I SQ. FT.
31.2"	7.80	I SQ. FT.

NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:

I. WATER PLANT WELL IMMEDIATELY AFTER PLANTING.

- 2. REMOVE DAMAGED BRANCHES DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES
- 3. TOP OF ROOT BALL TO BE I " ABOVE EXISTING GRADE NO NATIVE

SOIL TO BE PLACED ON TOP OF ROOT BALL. 4. GRADE WATERING BASIN SO THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT STEM.

SHRUB PLANTING DETAIL

NOT TO SCALE

*DWARF GRASS AND WILDFLOWER MIX

Festuca idahoensis 'Joseph'	Joseph Idaho Fescue	15 lb.
Koeleria macrantha	Prairie Junegrass	12 lb.
Linum lewisii	Blue Flax	1 lb.
Lupinus argenteus	Silver Lupine	.50 lb.
Eriogonum umbellatum	Sulphur Flower	.25 lb.
Penstemon speciosus	Royal Penstemon	.25 lb.
Achillea millefolium	White Yarrow	.10 lb.
	29.10	lbs/acre

**PERENNIAL MIX (TO BE PLACED W/ L.A. PRESENT)

Aquilegia caerulea Chrysanthemum maximum Coreopsis g. 'Sunburst' Dicentra spectabilis Echinacea angustifolia Heuchera m. 'Palace Purple' Iris siberica Lavendula a. 'Munstead' Lupinus hyb. 'Russell' Oenothera caespitosa Penstemon newberryi Sedum 'Autumn Joy'

***RIPARIAN RE-VEG MIX

Elymus glaucus Festuca idahoensis Hordeum brachyantherum Elymus triticoides Deschampsia cespitosa **Ribes sanguineum** Aquilegia formosa Mimulus lewisii

Autumn Joy Sedum Blue Wildrye 4 lb. Blue Bunchgrass 4 lb. Meadow Barley 2 lb. Creeping Wildrye 2 lb. Tufted Hairgrass 1.5 lb.

Rocky Mtn. Columbine

Common Bleeding Heart

Palace Purple Coral Bells

Sunburst Coreopsis

Purple Cone Flower

Munstead Lavender

Russell Hybrid Lupine

White Evening Primrose

Mountain Pride Penstemon

Shasta Daisy

Siberian Iris

.5 lb. Red Currant .25 lb. Western Columbine .25 lb. Monkey Flower 14.5 lbs/acre

LJM DESIGN GROUP _andscape Architecture & Planning

> Post Office Box 507 Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO.

02.07.25 DATE

L4.′

IRRIGATION & LIGHTING DETAILS SOARING RANCH - PHASE 2 10001 SOARING WAY, TRUCKEE, CA 96161

NOT TO SCALE

2. BACKFLOW INSTALLATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND

WATER DEPARTMENT CODES.

NOT TO SCALE

IRRIGATION NOTES

- INSTALLING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AREAS PRIOR TO START OF JOB. INTENT IS FOR FULL COVERAGE OF PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING.
- 2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- 5. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND NDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
- 7. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- 8. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- 9. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- 10. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 1. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.) ALL VALVES SHALL BE BELOW GRADE IN BROOKS POLY-PLASTIC VALVE BOXES (10" ROUND MODEL #1100) OR EQUIVALENT. INSTALL VALVE BOXES IN PLANTERS WHENEVER POSSIBLE.
- 12. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- 13. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- 14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- 15. IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING.
- 16. MAINLINE SHALL BE SCH 40 PVC AT A MINIMUM DEPTH OF 24" BELOW FINISH GRADE.LATERAL LINES SHALL BE SCH 40 PVC AT A MINIMUM DEPTH OF 18" BELOW GRADE. USE ONLY THE SOLVENT SUPPLIED AND RECOMMENDED BY THE PIPE MANUFACTURER TO MAKE PLASTIC PIPE JOINTS. ALLOW 15 MINUTES SET-UP CURING TIME BEFORE MOVING OR HANDLING, AND 24

LJM DESIGN GROUP Landscape Architecture & Planning

> Post Office Box 507 Truckee, California 96160 530-587-6003 info@ljmdesigngroup.com PLA: Ca. 3828 Nv. 423

JOB NO. 02.07.25 DATE

PLANNING COMMISSION RESOLUTION 2025-07

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-000000016/DP AMD-PD AMD-ZC (SOARING RANCH PHASE 2)

EXHIBIT C

FINDINGS

DEVELOPMENT PERMIT/ZONING CLEARANCE/PLANNED DEVELOPMENT:

1. The proposed development is allowed within the subject zoning district and complies with all applicable provisions of the Development Code, Town Municipal Code, and Public Improvement and Engineering Standards.

The development is generally consistent with the Joerger Ranch Specific Plan and relevant Development Code, 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 by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report.

2. The proposed site served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

This finding is supported by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures.

3. The proposed development is consistent with the General Plan, any applicable Specific Plan, the Trails Master Plan, and the Particulate Matter Air Quality Management Plan.

The development is consistent with the Joerger Ranch Specific Plan, General Plan, Trails Master Plan, and Particulate Matter Air Quality Management Plan, as modified by the recommended conditions of approval and mitigation measures. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report.

4. 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.

This finding is supported by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures.

5. The subject site is physically suitable for the type and density/intensity of development being proposed, and 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, and served by streets adequate in width and pavement to carry the quantity and type of traffic generated by the proposed project.

This finding is supported by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures. All roadways and parking areas to serve the project site will be or are in compliance with the Town Development Code and Public Improvement Standards.

6. The project 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 that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The project is consistent with the adopted Joerger Ranch Specific Plan thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur), as discussed in the June 17, 2025 Planning Commission staff report. All relevant EIR mitigation measures have been incorporated into the project's resolution.

7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed project would not be detrimental to public health and safety.

The Joerger Ranch Specific Plan outlines all the necessary utility infrastructure required of the project to make this finding. The project is consistent with the Specific Plan's requirements. The Truckee Donner Public Utility District has provided comments stating that water and electric service to the property will be provided after the applicant has completed installation of all offsite infrastructure for the project. Temporary or Final Certificate of Occupancy will not be issued until the utility companies have verified that all required services for the project have been provided.

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

The EIR includes mitigation measures to address this finding.

PLANNED DEVELOPMENT: (In addition to the findings above)

1. The proposed project would produce a comprehensive development of superior quality (i.e. appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than which might otherwise occur from the strict application of the provisions and standards identified in the Development Code.

This finding is supported by the discussion contained in the "Discussion and Analysis" section of the June 17, 2025 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures.

CEQA FINDINGS

The project is consistent with the adopted Joerger Ranch Specific Plan thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur). All relevant EIR mitigation measures have been incorporated into the project's resolution.

(1) The project is consistent with:

a. A community plan adopted as part of a general plan

As discussed above and in the June 17, 2025 Planning Commission staff report, the project is consistent with the Joerger Ranch Specific Plan.

b. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development or

The Joerger Ranch Specific Plan also adopted specific zone districts for the entire Plan Area and the proposed project is consistent with the allocated density.

c. A general plan of a local agency, and

The project is consistent with the Joerger Ranch Specific Plan, which is also consistent with the 2025 General Plan.

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan

The Joerger Ranch Specific Plan EIR was certified on March 24, 2015 by the Town of Truckee Town Council, which acted as lead agency for the project, and an EIR Addendum was adopted by the Truckee Town Council on June 8, 2021.