

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2023-19

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2023-00000036/DP-SP
(COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT)**

WHEREAS, in September 2014, the Town Council certified the Coldstream Environmental Impact Report, and approved the Coldstream Specific Plan and Tentative Map implementing the Town of Truckee 2025 General Plan Policies for Planned Community 1 (PC-1) and guiding future development of the Plan Area.; and

WHEREAS, in February 2020, the Town Engineer approved the Coldstream Phase III Final Map as part of the Coldstream Specific Plan identifying Lots 18 and 19 for mixed use development; and

WHEREAS, the Town has received an application requesting approval of a Development Permit and Sign Plan to construct two commercial shell buildings with 19,732 square feet of commercial space and 2,261 square feet of outdoor dining at 12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000) in the MUC (Village Mixed-Use Commercial) zoning district of the Coldstream Specific Plan. A total of 89 parking spaces are proposed for the "Shopping Center". A Development Permit is required for permitted uses (Commercial) with 7,500 square feet or more of floor area and/or site disturbance greater than 26,000 square feet in the MUC (Village Mixed-Use Commercial) zoning district; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits; and

WHEREAS, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project sites 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 and Sign Plan; and

WHEREAS, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on December 19, 2023 and considered all information, and public comment related thereto; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application No. 2023-00000036/DP-SP (Coldstream Commercial Development Permit):

1. Approves the Development Permit and Sign Plan subject to the conditions of approval set forth in Exhibit B (Conditions of Approval) attached hereto and incorporated herein.
2. Determines the project exempt from further environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines

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

The foregoing Resolution was introduced by _____ and seconded by _____ at a Regular Meeting of the Truckee Planning Commission held on the 19th day of December 2023 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Mitch Clarin, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Administrative Technician

Attachments:

Exhibit A: Plans
Exhibit B: Draft Conditions of Approval
Exhibit C: Draft Findings

PLANNING COMMISSION RESOLUTION 2023-19

EXHIBIT A

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2023-000000036/DP-SP
(COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT)**

PLANS

REVISIONS:		
No.	Description	Date

COLDSTREAM SHOPPING CENTER

TRUCKEE, CA

WWW.CATHEXES.COM

775-259-3241

427 RIDGE STREET SUITE C, DENVER, CO 80202

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DATE:
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FOR NUMBER:
2022-19

DATE:
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SHEET TITLE:
BLDG A OVERALL FLOOR
PLAN

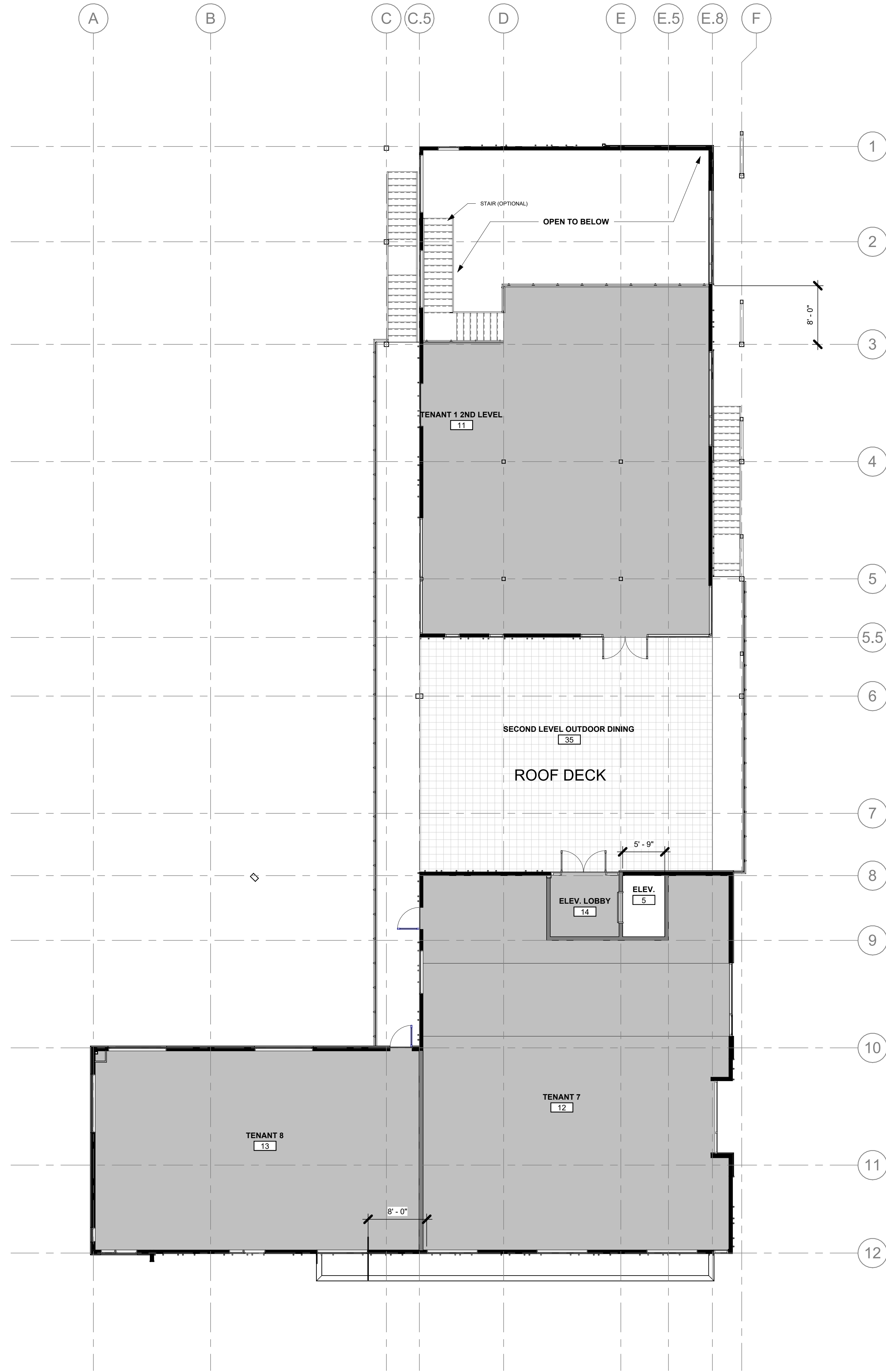
DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

A200



MAIN LEVEL PLAN BLDG A

1/8" = 1'-0"



SECOND LEVEL PLAN BLDG A

1/8" = 1'-0"

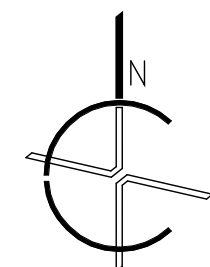


NOTE: 'TENANT' REFERS TO ALL 'RETAIL TRADE USES'

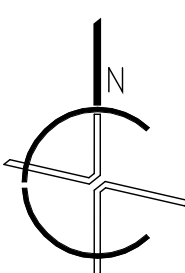
**DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.**



TRUCKEE, CA



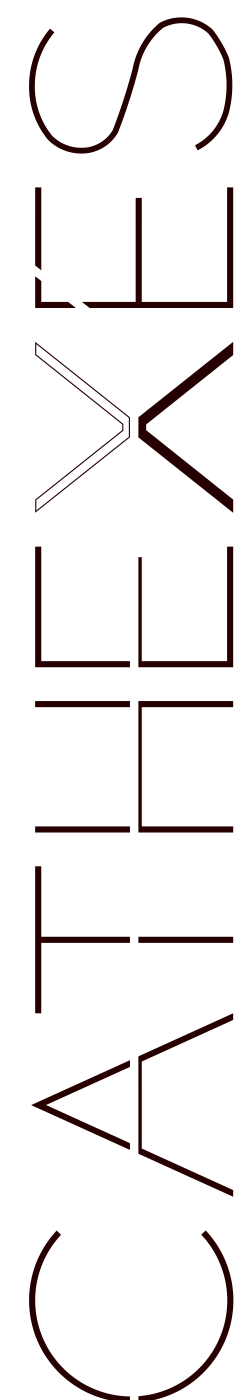
MAIN LEVEL WEST - SOUTH WING BLDG A


$$1/4'' = 1'-0''$$


DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.



TRUCKEE, CA



SHEET TITLE:
MAIN LEVEL PLAN - BLDG E

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NOT FOR CONSTRUCTION**

A203

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775-370-3341

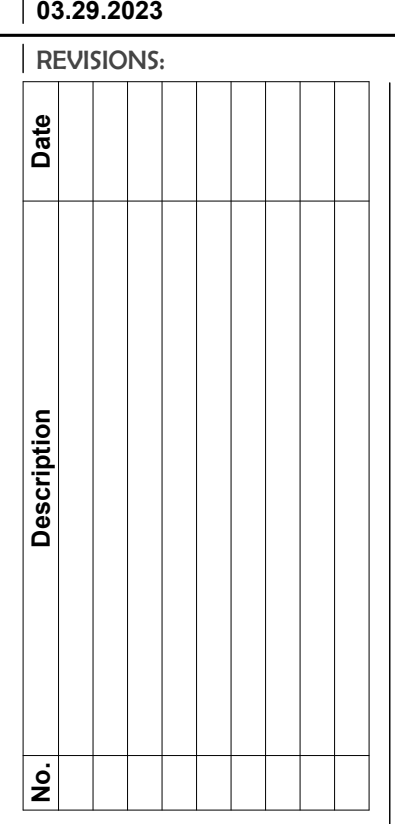
1050



Building Area Schedule					
Name	Number	Level	Area	Comments	
TENANT 1	1	MAIN LEVEL	1539 SF	BLDG A	
TENANT 2 / BACK OF HOUSE	2	MAIN LEVEL	542 SF	BLDG A	
TENANT 3	3	MAIN LEVEL	544 SF	BLDG A	
TENANT 4	4	MAIN LEVEL	836 SF	BLDG A	
ELEV.	5	MAIN LEVEL	57 SF	BLDG A	
TENANT 5	6	MAIN LEVEL	786 SF	BLDG A	
TENANT 6	7	MAIN LEVEL	1304 SF	BLDG A	
RISER	8	MAIN LEVEL	38 SF	BLDG A	
RISER	9	MAIN LEVEL	39 SF	BLDG A	
ELEV. LOBBY	10	MAIN LEVEL	88 SF	BLDG A	
TENANT 1 2ND LEVEL	11	SECOND LEVEL	1825 SF	BLDG A	
TENANT 7	12	SECOND LEVEL	2039 SF	BLDG A	
TENANT 8	13	SECOND LEVEL	1252 SF	BLDG A	
ELEV. LOBBY	14	SECOND LEVEL	89 SF	BLDG A	
BLDG A. 14			10981 SF		
TENANT 9	15	MAIN LEVEL	997 SF	BLDG B	
TENANT 10	16	MAIN LEVEL	980 SF	BLDG B	
TENANT 11	17	MAIN LEVEL	672 SF	BLDG B	
ELEV.	18	MAIN LEVEL	59 SF	BLDG B	
RISER	19	MAIN LEVEL	48 SF	BLDG B	
ELEV. LOBBY 1	20	MAIN LEVEL	95 SF	BLDG B	
TENANT 12	21	SECOND LEVEL	1299 SF	BLDG B	
TENANT/OFFICE 2	22	SECOND LEVEL	846 SF	BLDG B	
TENANT/OFFICE 3	23	SECOND LEVEL	831 SF	BLDG B	
ELEV. LOBBY 2	24	SECOND LEVEL	94 SF	BLDG B	
TENANT/OFFICE 4	25	BLDG B THIRD LEVEL	993 SF	BLDG B	
TENANT/OFFICE 5	26	BLDG B THIRD LEVEL	1733 SF	BLDG B	
ELEV. LOBBY 3	27	BLDG B THIRD LEVEL	94 SF	BLDG B	
BLDG B. 13			8751 SF		
Grand total: 27			19732 SF		

NOTE: 'TENANT' REFERS TO ALL 'DETAIL TRADE ISSUES'

DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.



COLDSTREAM SHOPPING CENTER
TRUCKEE, CA

10/19/2023 1:53:09 PM	2022-19	Author	BY:	Checker	BY:
CATHLEES					

SHEET TITLE:
SECOND LEVEL PLAN
NORTH WING BLDG A

**DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION**

A204



| REVISIONS:

NOTE: 'TENANT' REFERS TO ALL 'RETAIL TRADE USES'

DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.

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TRUCKEE, CA

WWW.CATHEXES.COM

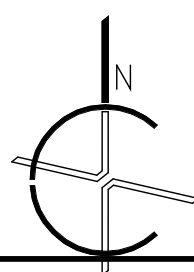
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501 -

DEVELOPMENT PERMIT
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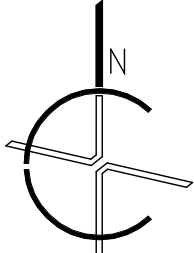
SHEET TITLE:
SECOND LEVEL PLAN
SOUTH WING BLDG A

A205



SECOND LEVEL WEST - SOUTH WING BLDG A

$$1/4" = 1'-0"$$


$$1/4" = 1'-0"$$


NOTE: 'TENANT' REFERS TO ALL 'RETAIL TRADE USES'

DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.



REVISIONS:

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TRUCKEE, CA

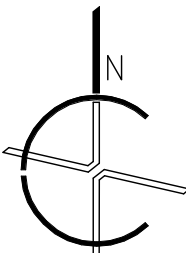
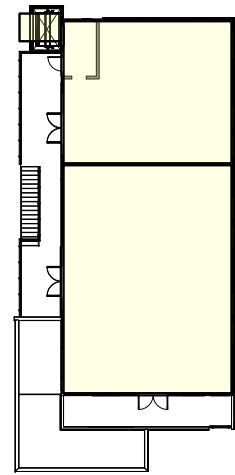
SEX WITH A C

SHEET TITLE:
SECOND LEVEL PLAN -
BLDG B

**DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION**

A206

427 RIDGE STREET SUITE C RENO, NV 89501 775-329-3341 WWW.CATHEXES.COM


$$1/4" = 1'-0"$$


1" = 40'-0" REFERENCE - A301 / 1

DEMISING WALLS AT TENANT SPACES AND FINAL SQUARE FOOTAGES
SUBJECT TO CHANGE AS TENANTS ARE CONTRACTED AND TENANT
IMPROVEMENTS ARE DESIGNED.

03.29.2023

REVISIONS:

Date

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TRUCKEE, CA

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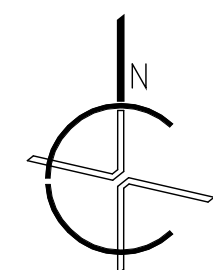
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B

DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

A207

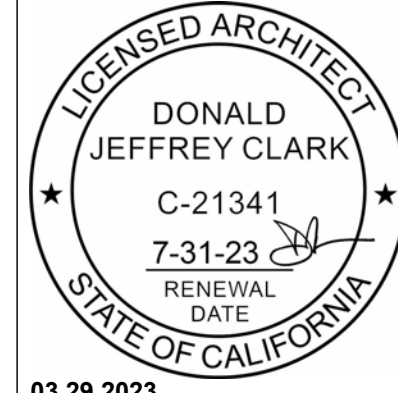
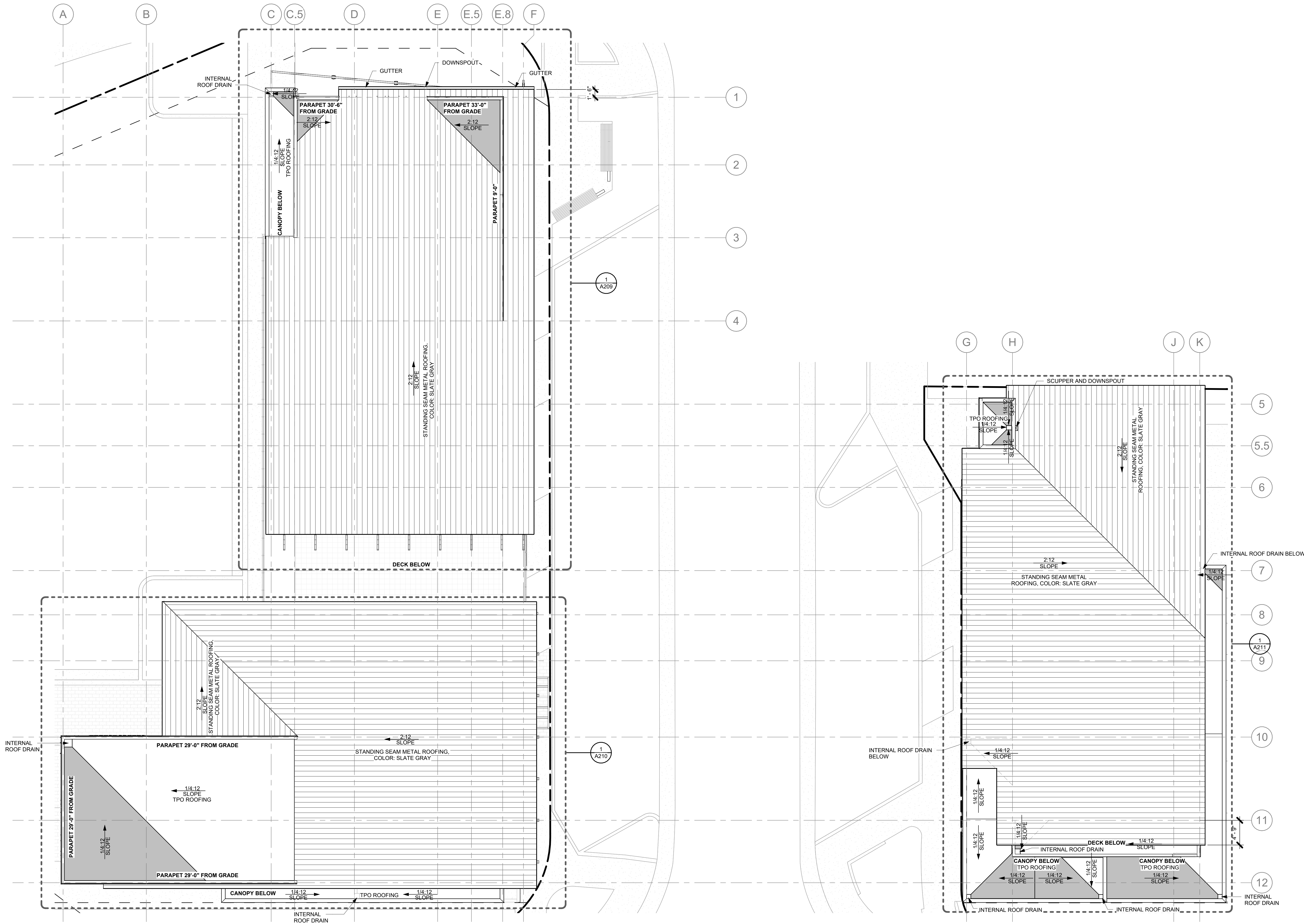
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427 RIDGE STREET SUITE C RENO, NV 89501 775-329-3341



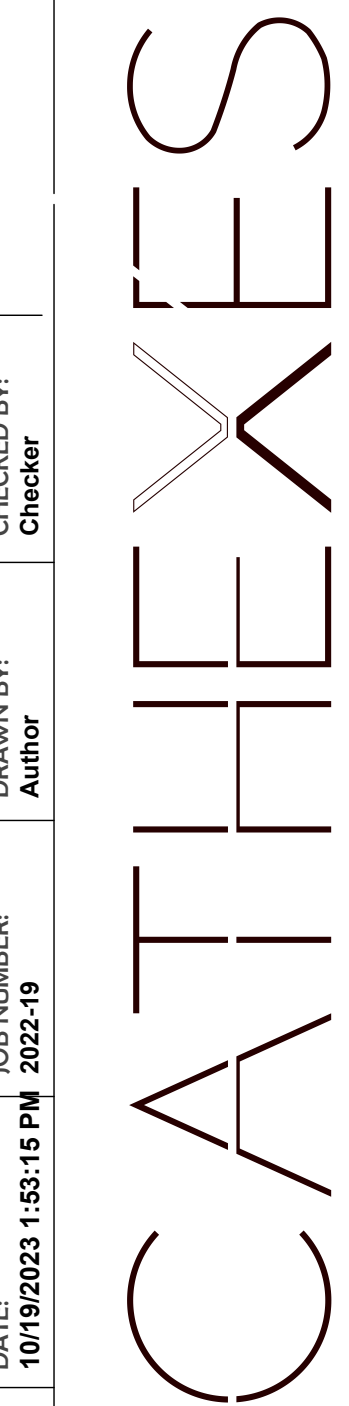
ROOF PLAN

1/8" = 1'-0"



REVISIONS:	
No.	Description

COLDSTREAM SHOPPING CENTER
TRUCKEE, CA

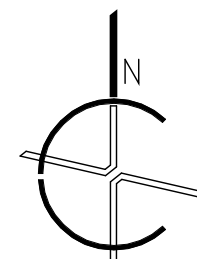


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ROOF PLAN

DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

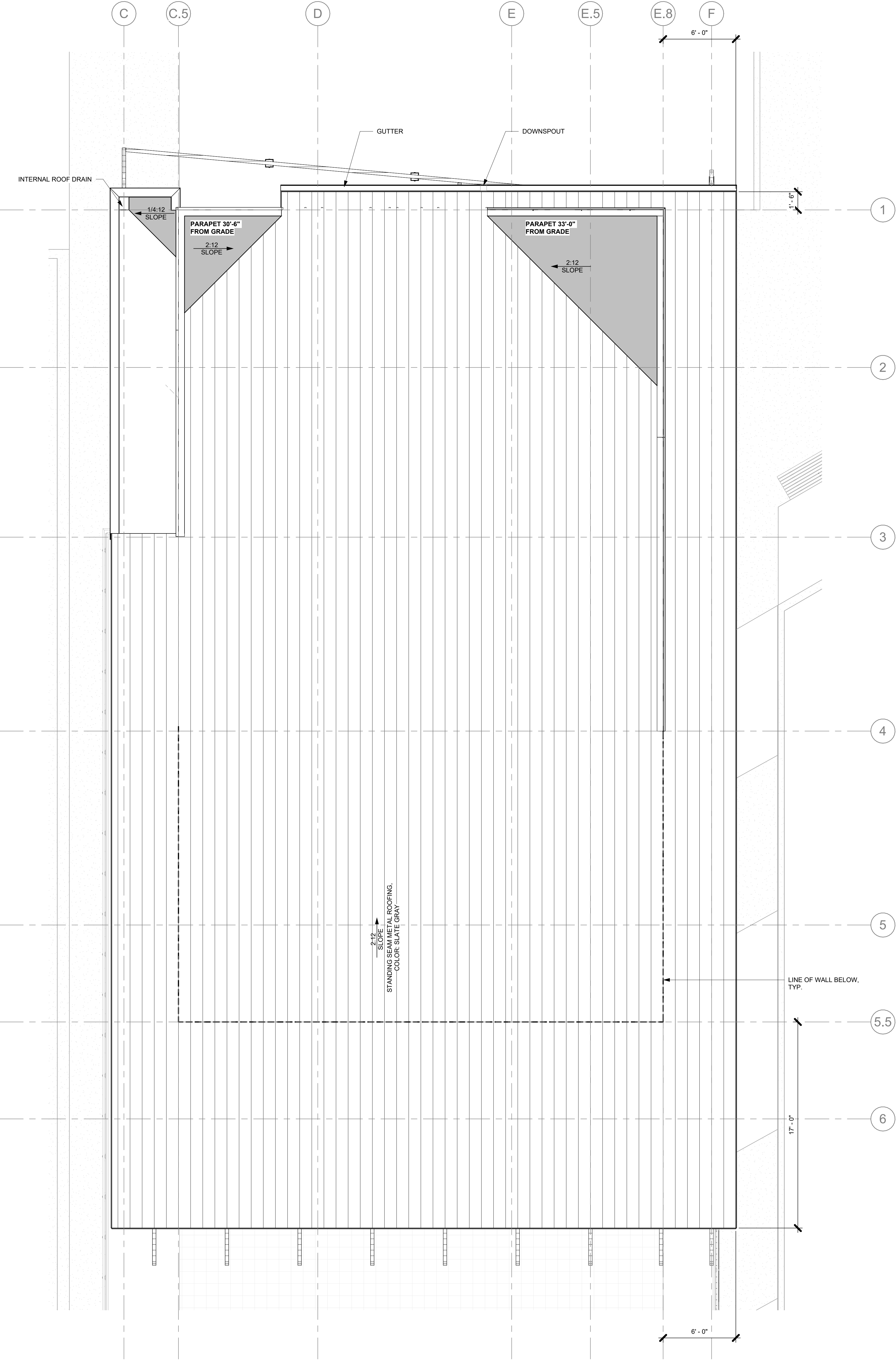
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ROOF PLAN - NORTH WING

1/4" = 1'-0"



DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

SHEET TITLE:
ROOF PLAN - NORTH WING
BLDG A

A209

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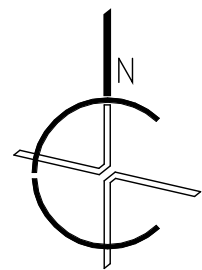
COLDSTREAM SHOPPING CENTER
TRUCKEE, CA

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427 RIDGE STREET SUITE C, DENVER, CO 80202
772-259-3241
WWW.CATHEXES.COM

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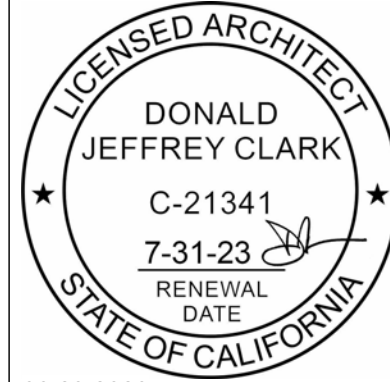
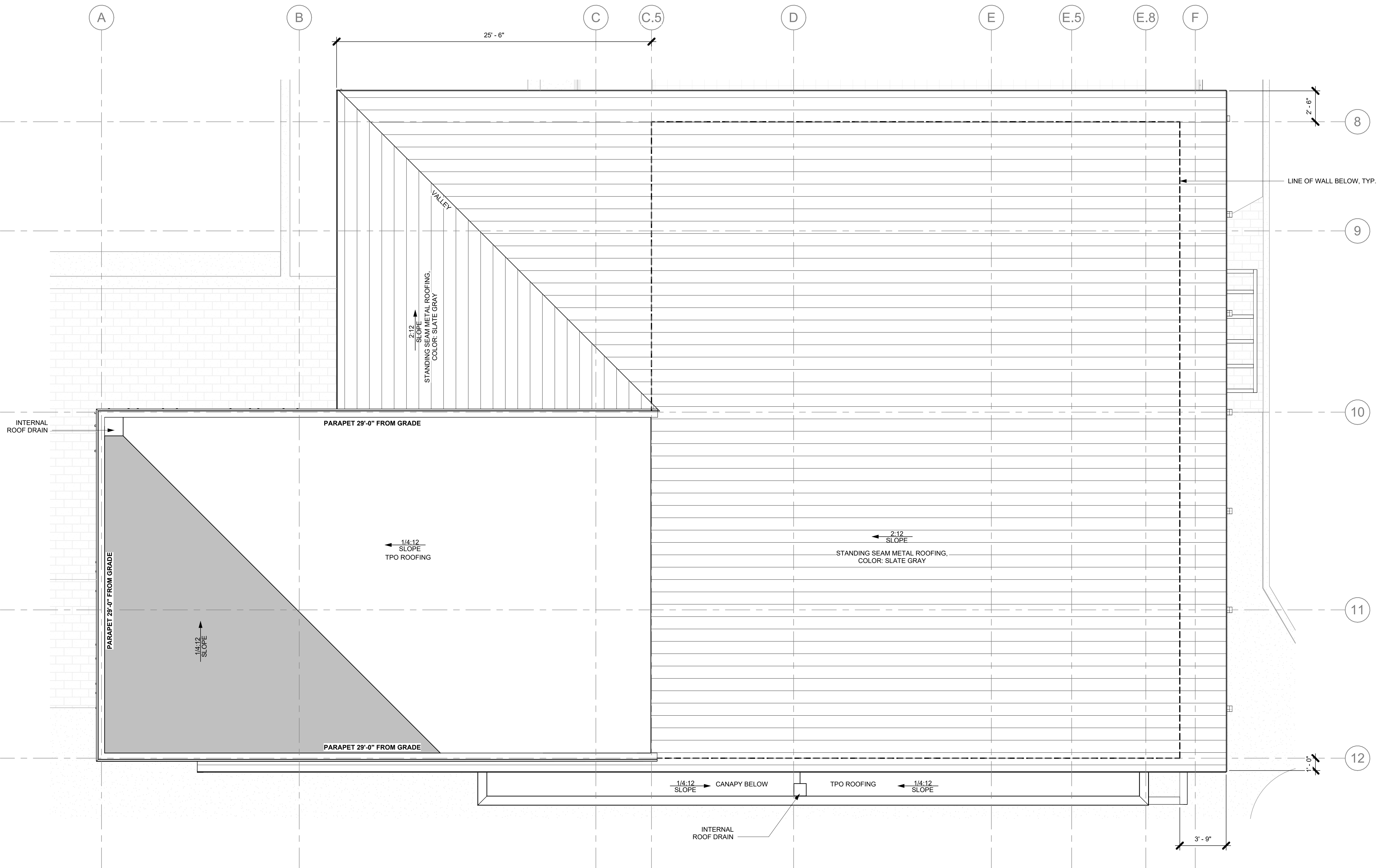
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STATE OF CALIFORNIA

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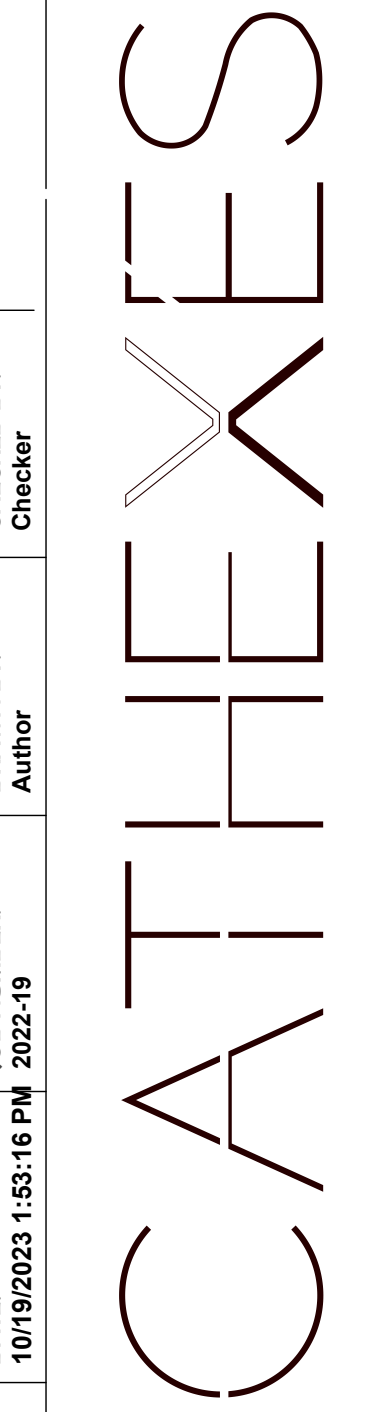
ROOF PLAN - SOUTH WING

1/4" = 1'-0"



REVISIONS:		
No.	Description	Date

COLDSTREAM SHOPPING CENTER
TRUCKEE, CA



SHEET TITLE:
ROOF PLAN - SOUTH WING
BLDG A

03.29.2023

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COLDSTREAM SHOPPING CENTER

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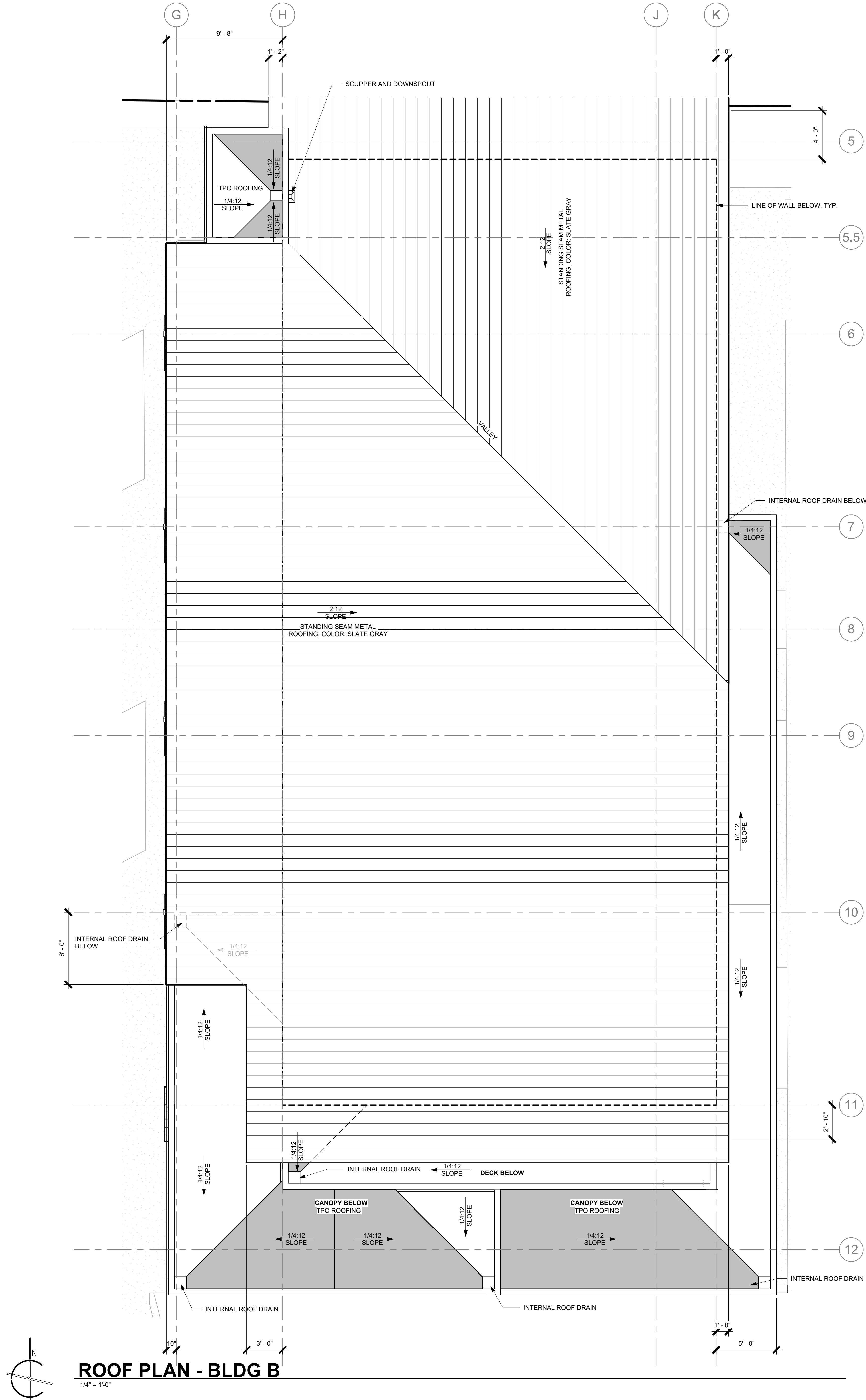
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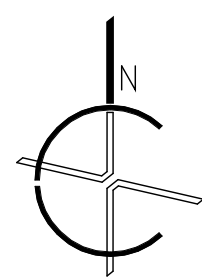
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SHEET TITLE:
ROOF PLAN - BLDG B

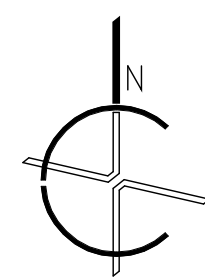
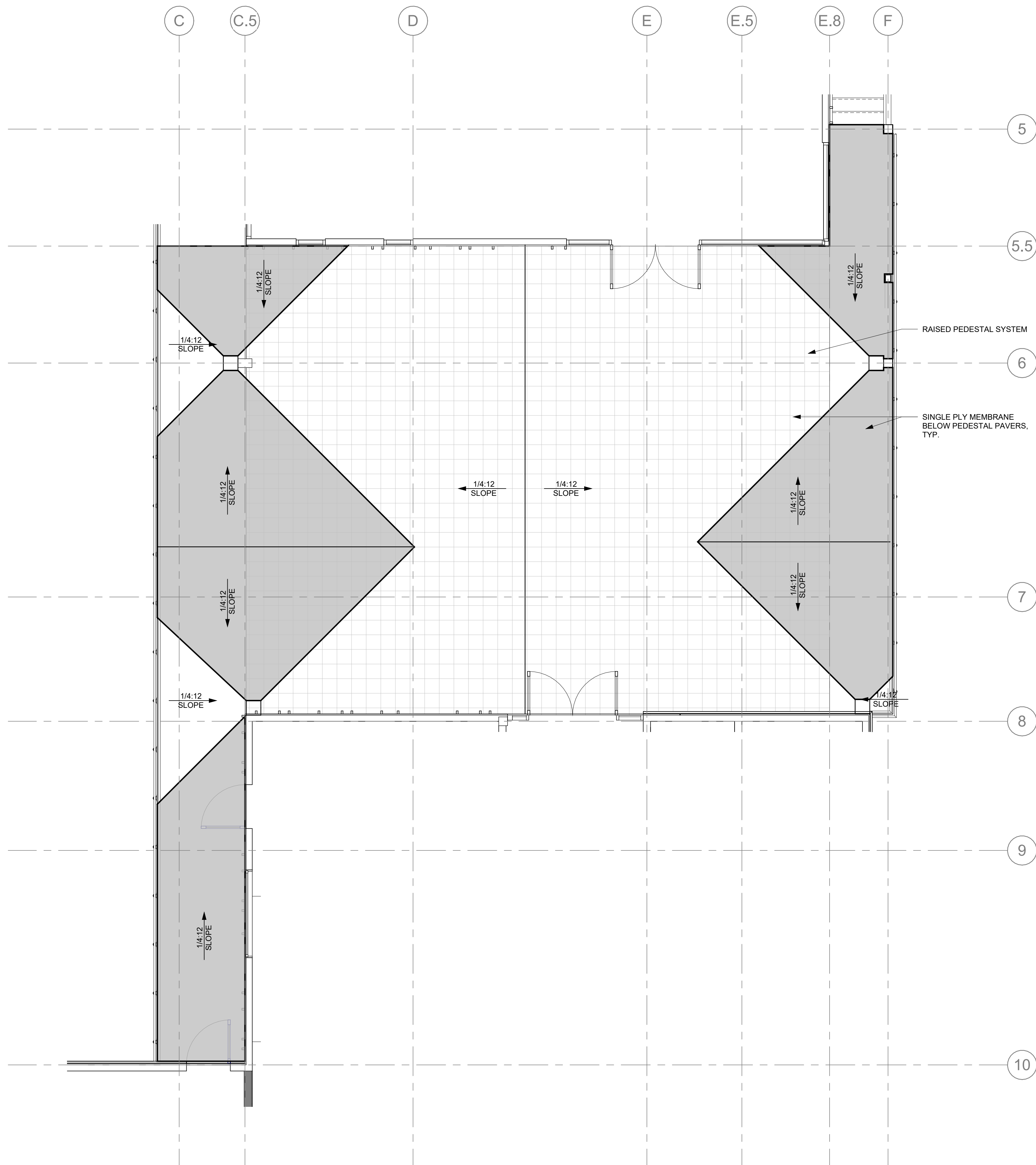
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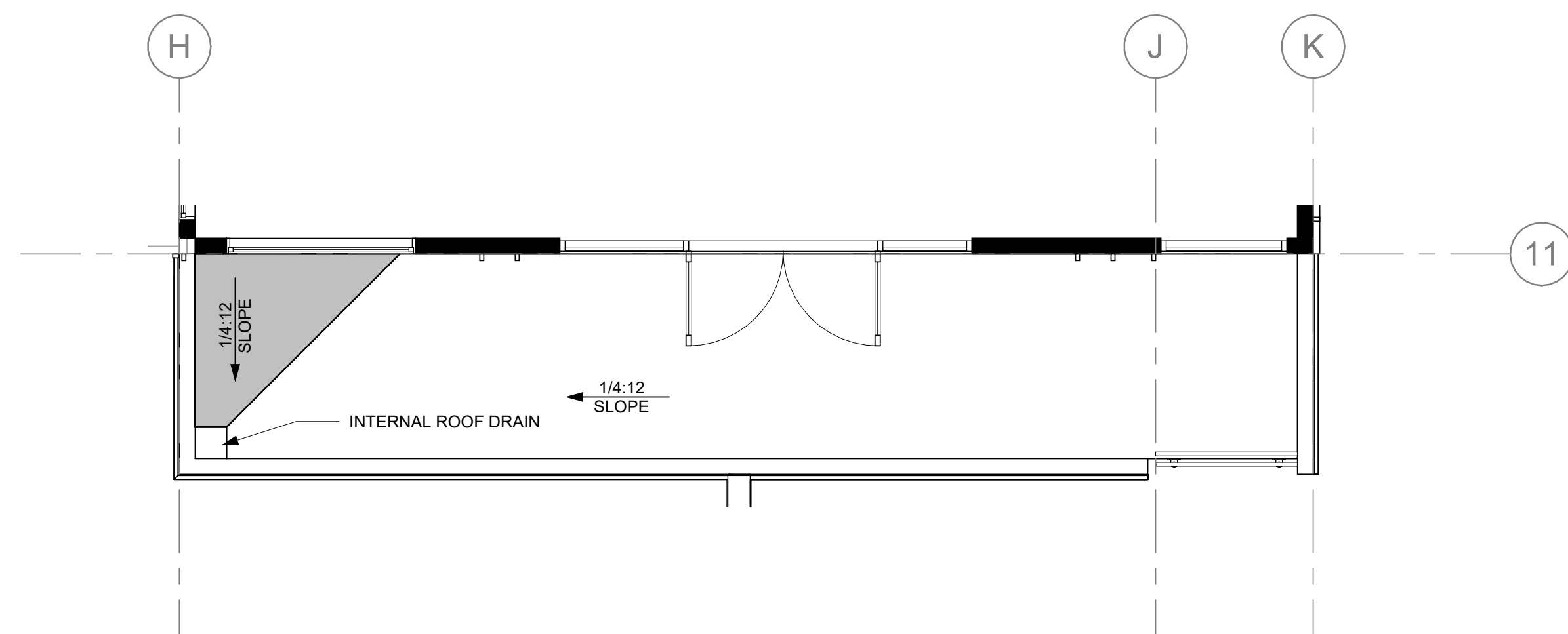
BLDG A 2ND LEVEL ROOF DECK DRAINAGE PLAN

1/4" = 1'-0"



BLDG B 3RD LEVEL ROOF DECK DRAINAGE PLAN

1/4" = 1'-0"



DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

SHEET TITLE:
ROOF DECK DRAINAGE
PLAN

A212

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COLDSTREAM SHOPPING CENTER

TRUCKEE, CA

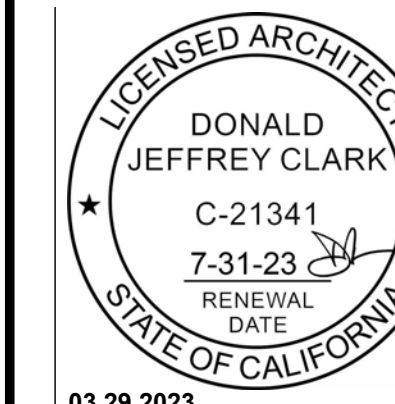
427 RIDGE STREET SUITE C, TRUCKEE, NV 89501

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No.	Description	Date



TRUCKEE, CA

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427 RIDGE STREET SUITE C RENO, NV 89501 -

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SHEET TITLE:
ELEVATIONS

**DEVELOPMENT PERMIT
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A301



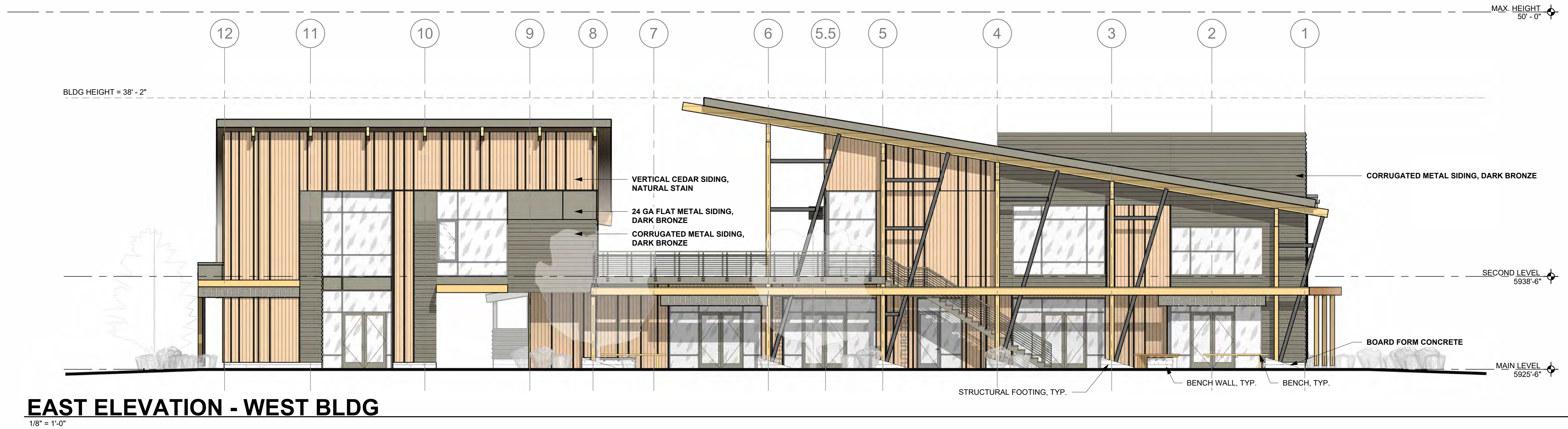
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No.	Description	Date

COLDSTREAM SHOPPING CENTER
TRUCKEE, CA

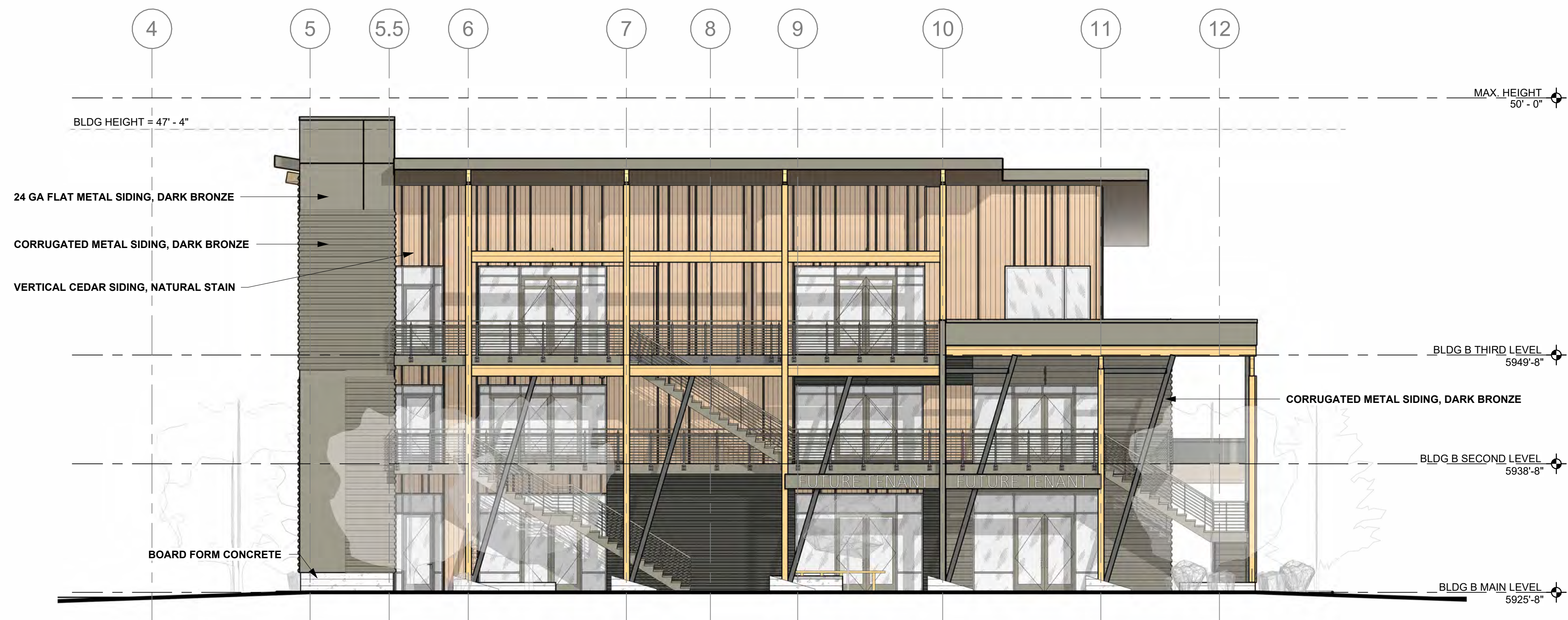
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SHEET TITLE:
ELEVATIONS

DEVELOPMENT PERMIT
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A302



EAST ELEVATION - WEST BLDG
1/8" = 1'-0"



WEST ELEVATION - EAST BLDG
1/8" = 1'-0"

REVISIONS:

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TRUCKEE, CA

-427 RIDGE STREET SUITE C RENO, NV 89501 775-329-3341 WWW.CATHEXES.COM-

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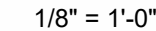
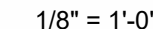
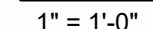
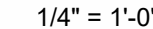
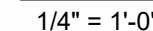
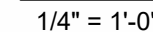
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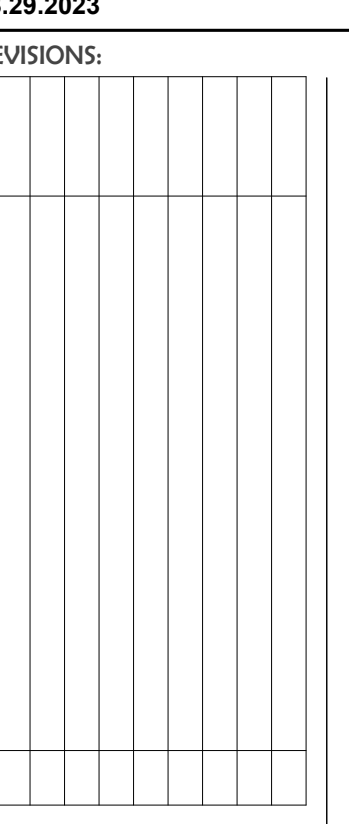
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ELEVATIONS

**DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION**

A303





TRUCKEE, CA

427 RIDGE STREET SUITE C RENO, NV 89501 775-329-3341 WWW.CATHEXES.COM

CATHEXES

TITLE: DIMENSIONAL VIEWS

A304



3D VIEW: BLDG A EAST

DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

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DATE:	JOB NUMBER
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COLDSTREAM SHOPPING CENTER

TRUCKEE, CA

WWW.CATHEXES.COM

775-329-3341 —

427 RIDGE STREET SUITE C RENO, NV 89501 —

DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

SHEET TITLE:
3-DIMENSIONAL VIEWS

A305



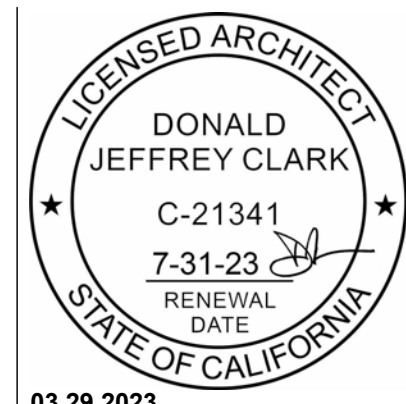
3D VIEW: BLDG A WEST



3D VIEW: ENTRY



3D VIEW: BLDG B WEST



REVISIONS:		
No.	Description	Date

COLDSTREAM SHOPPING CENTER
TRUCKEE, CA

CATHEXES

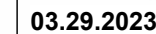
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3-DIMENSIONAL VIEWS



BUILDING HAS BEEN ORIENTED TO MAXIMIZE PASSIVE SOLAR TECHNIQUES WITH APPROPRIATE AMOUNT OF GLAZING AND SOLAR SHADING FOR SUMMER SUN.

SOLAR PHOTOVOLTAICS WILL BE INVESTIGATED.

THE BUILDING LAYOUT AND DESIGN ALSO MINIMIZES SHADOWS BEING CAST ONTO ADJACENT PROPERTIES.

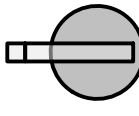
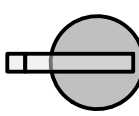
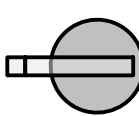
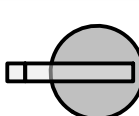
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TRUCKEE, CA

SHEET TITLE:
SOLAR STUDY

A907

427 RIDGE STREET SUITE C RENO, NV 89501 — 775-329-3341 — WWW.CATHEXES.COM

LIGHTING FIXTURE SCHEDULE												
FIXTURE SYMBOL	FIXTURE TYPE	MANUFACTURER DETAILS		POWER (WATTS)	MOUNTING		LAMP TYPE	FIXTURE LUMENS	COLOR TEMP	DESCRIPTION	NOTES	VOLTAGE
		MAKE	MODEL		HEIGHT	CONFIG.						
	B1	KUZCO LIGHTING	MICA-AT67010-XX	13	+8'-0" CENTER OF FIXTURE	BUILDING MOUNTED	INTEGRAL LED	1,190	3000K	BUILDING MOUNTED ARCHITECTURAL SCNCE	TO BE CONTROLLED BY ASTRONOMICAL TIMESWITCH	120
	D1	ACUIITY GOTHAM	EVO6-30/02-AR-VND-LSS-90CRI		CEILING	RECESSED	INTEGRAL LED	250	3000K	6" RECESSED DOWNLIGHT	TO BE CONTROLLED BY ASTRONOMICAL TIMESWITCH	120
	P3HS	STERNBERG LIGHTING	SH44-1521LED-R-24L-30-T3-MDL014-FG-PEC-XXXX-BLOC-XXXX	88	+16'-0" FACE OF FIXTURE	POLE MOUNTED	INTEGRAL LED	10,295	3000K	POLE MOUNTED AREA LIGHT TYPE 3 DISTRIBUTION WITH BACK-LIGHT CONTROL (24LED)	WITH INTEGRAL DAYLIGHT SENSOR	120
	P416HS	STERNBERG LIGHTING	SH44-1521LED-R-16L-30-T4-MDL018-FG-PEC-XXXX-BLOC-XXXX	88	+16'-0" FACE OF FIXTURE	POLE MOUNTED	INTEGRAL LED	9,480	3000K	POLE MOUNTED AREA LIGHT TYPE 4 DISTRIBUTION WITH BACK-LIGHT CONTROL (16LED)	WITH INTEGRAL DAYLIGHT SENSOR	120
	P4HS	STERNBERG LIGHTING	SH44-1521LED-R-24L-30-T4-MDL014-FG-PEC-XXXX-BLOC-XXXX	88	+16'-0" FACE OF FIXTURE	POLE MOUNTED	INTEGRAL LED	9,480	3000K	POLE MOUNTED AREA LIGHT TYPE 4 DISTRIBUTION WITH BACK-LIGHT CONTROL (24LED)	WITH INTEGRAL DAYLIGHT SENSOR	120
	P5	STERNBERG LIGHTING	SH44-1521LED-R-24L-30-T5-MDL014-FG-PEC-XXXX-XXXX	88	+16'-0" FACE OF FIXTURE	POLE MOUNTED	INTEGRAL LED	10,600	3000K	POLE MOUNTED AREA LIGHT TYPE 5 DISTRIBUTION (24LED)	WITH INTEGRAL DAYLIGHT SENSOR	120
	SL1	FC LIGHTING	FCSL2040	5	+2'-0"	RECESSED	INTEGRAL LED	468	3000K	RECESSED STEP-LIGHT	TO BE CONTROLLED BY ASTRONOMICAL TIMESWITCH	120
Notes:		1. ELECTRICAL CONTRACTOR SHALL COORDNIATE WITH OWNER AND ARCHITECT AS REQUIRED FOR SELECTION OF ALL COLORS AND FINISHES.										

SHEET NOTES

- 1
- ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY USE OF BRANCH CIRCUITS DIRECTED THROUGH ASTRONOMICAL TIME-SWITCH(ES). PROGRAMMING FOR LIGHTING CONTROL TO BE PROVIDED DURING CONSTRUCTION AS REQUIRED TO COMPLY WITH 2022 BUILDING ENERGY EFFICIENCY STANDARDS CHAPTER 6.4.2.
- 2
- POLE-MOUNTED LIGHTING SELECTED TO MATCH EXISTING POLE-MOUNTED LIGHTING THROUGHOUT DEVELOPMENT. REFER TO MANUFACTURER'S CUTSHEETS (SHEET 201).



20 OCT 23

REVISIONS:									
No.	Description	Date							

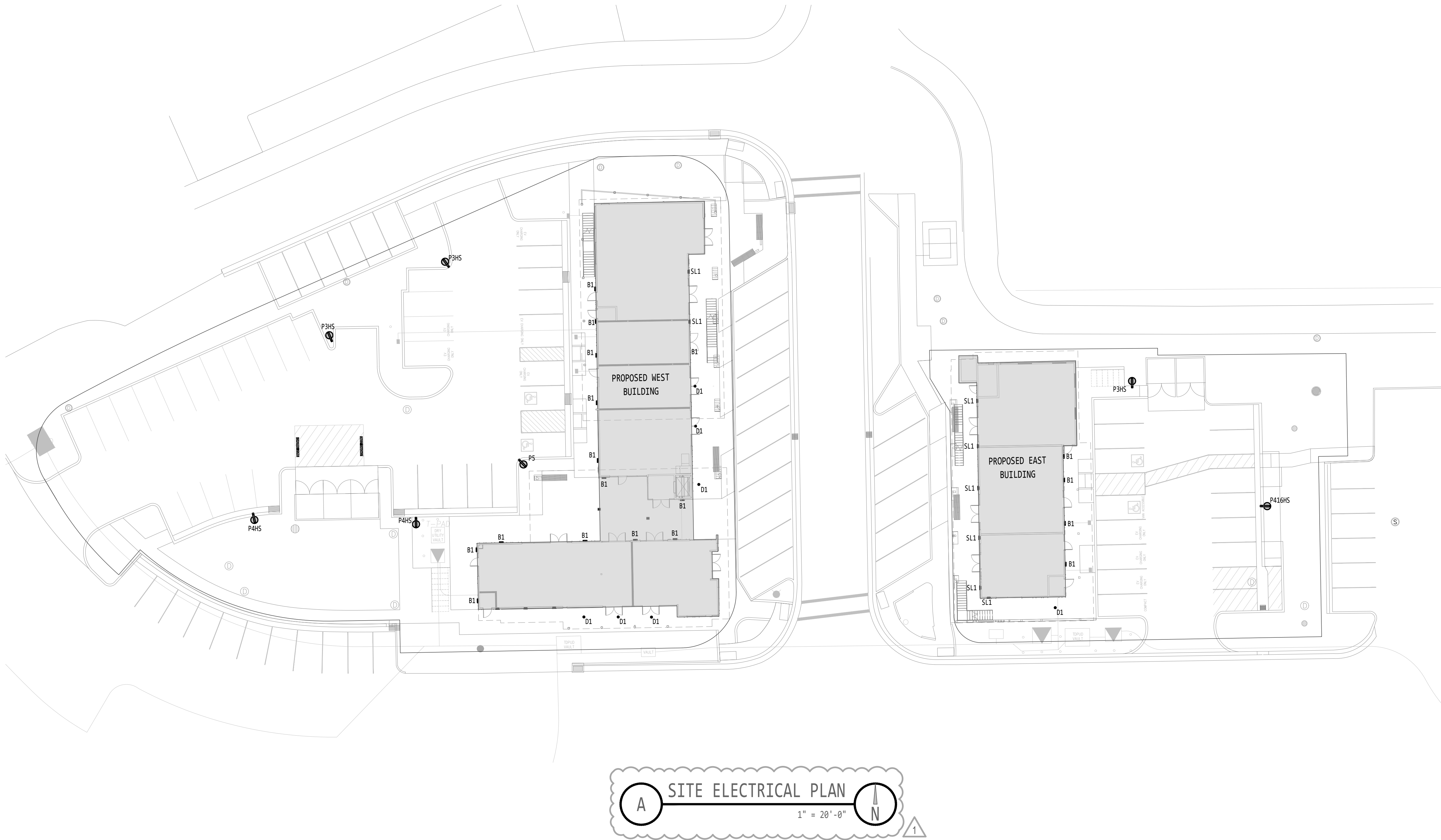
COLDSTREAM
COMMERCIAL
TRUCKEE, CA

CATHEXES

SHEET TITLE:
ELECTRICAL SYMBOLS

NOT FOR CONSTRUCTION

E001



SHEET NOTES

- ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY USE OF BRANCH CIRCUITS DIRECTED THROUGH ASTRONOMICAL TIME-SWITCH(ES). PROGRAMMING FOR LIGHTING CONTROL TO BE PROVIDED DURING CONSTRUCTION AS REQUIRED TO COMPLY WITH 2022 BUILDING ENERGY EFFICIENCY STANDARDS CHAPTER 6.4.2.

A SITE ELECTRICAL PLAN

1" = 20'-0"

1

REVISIONS:

No.	Description	Date

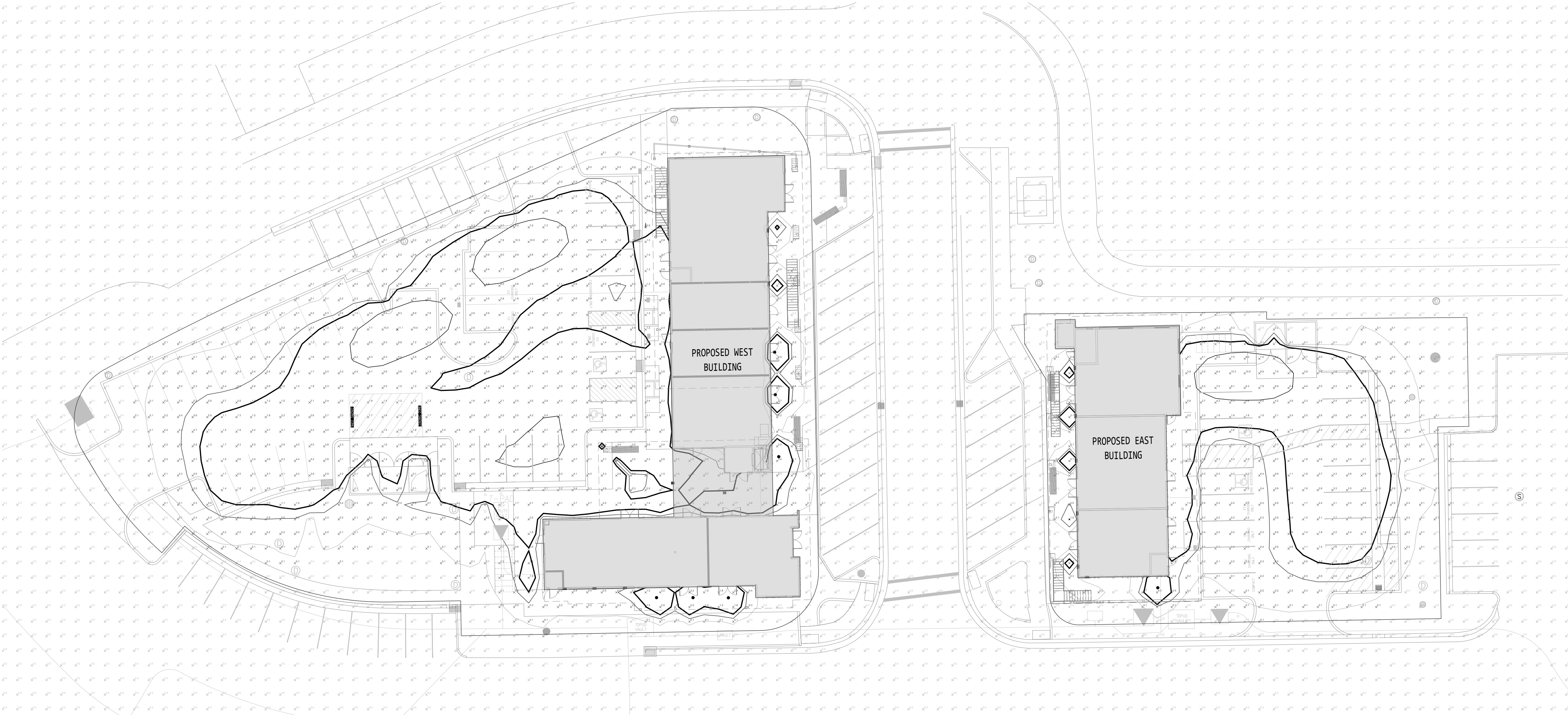
COLDSTREAM COMMERCIAL

TRUCKEE, CA

CATHEXES

SHEET TITLE:
 SITE ELECTRICAL PLAN

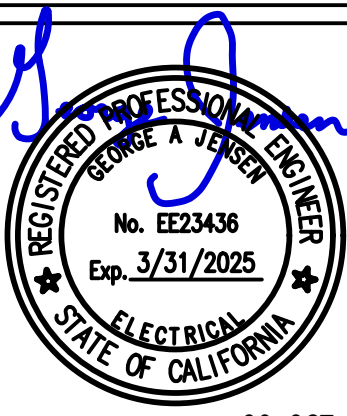
NOT FOR CONSTRUCTION



A SITE PHOTOMETRIC CALCULATION 1 1" = 20'-0" N

SHEET NOTES

1 THIS PHOTOMETRIC CALCULATION WAS PREPARED BY THE ELECTRICAL ENGINEER OF RECORD USING VISUAL SOFTWARE VERSION 2020 AND THE SPECIFIED LIGHTING FIXTURE MANUFACTURER'S PUBLISHED PHOTOMETRIC '.IES' FILES. VALUES INDICATE EXPECTED LIGHTING LEVELS IN AVERAGE MAINTAINED FOOT-CANDLES AT GRADE LEVEL. CONTRIBUTIONS FROM LIGHTING CONSTRUCTED UNDER SEPARATE PERMIT ARE INCLUDED. NO CONTRIBUTIONS FROM OFF-SITE LIGHTING, DAY LIGHTING, OR OTHER AMBIENT LIGHTING IS CONSIDERED.



20 OCT 23

REVISIONS:		
No.	Description	Date

COLDSTREAM COMMERCIAL TRUCKEE, CA

WWW.CATHEXES.COM

775-329-3341

427 RIDGE STREET SUITE C, RENO, NV 89501

CATHEXES

CHECKED BY: G. Jensen

DRAWN BY: G. Jensen

JOB NUMBER: RB046.23

DATE: 3/22/2023

SHEET TITLE: SITE PHOTOMETRIC CALCULATION

NOT FOR CONSTRUCTION

E102

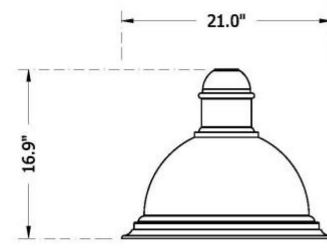
Specification Sheet

FIXTURE TYPES: P3HS, P4HS, P5

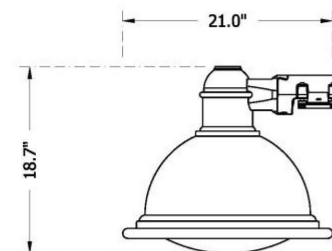
omega™
1521LED Small

Project Name **COLDSTREAM COMMERCIAL** Qty _____

Type _____ Catalog / Part Number _____

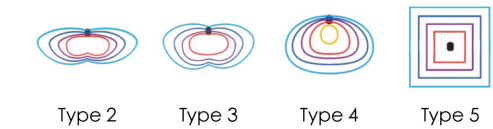


1521LED-FG



1521LEDSM-R-SG

Distribution Type



CCT - Color Temp (K)



7 Year Warranty



IP Rating



Certifications



Description

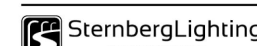
The 1521LED Omega™ is a decorative and energy efficient downlight fixture with a spun aluminum bell styled dome. The luminaire has a gasketed hinged door for tool-less driver and LED access. Offered in a variety of mounting configurations, wattages, CCT's and distribution types makes this product the premier option for any Urban, Roadway or Area-Light application.

EPA: 72 (W)

WEIGHT: 27 LBS

Features

Mounting Configuration	1W: Wall Mount 2A: 2 Arm Mount @ 180° 3A: 3 Arms @ 120° 4A: 4 Arms @ 90° 2AM: 2 Arm Mid-Mount @ 180° SH44: Stem Hung CH44: Chain Hung CAT: Catenary	1A: 1 Arm Mount 2A90: 2 Arm Mount @ 90° 3A90: 3 Arms @ 90° 1AM: 1 Arm Mid-Mount SH44: Stem Hung CH44: Chain Hung CAT: Catenary
Optional Control Receptacle	R7: 7-Pin control receptacle only	
Optional Control	PE: Twist-Lock Photocontrol (120V-277V) PE4: Twist-Lock Photocontrol (347V-480V) SC: Shorting Cap PEC: Electronic Button Photocontrol (120V-277V) PEC4: Electronic Button Photocontrol (480V)	
Optional Fuse	FHD: Double Fuse and Holder	
Optional Hangstraight	HSHS: Standard Horizontal Hangstraight, Spike Finial HSHN: Standard Horizontal Hangstraight, No Finial HSHB: Standard Horizontal Hangstraight, Ball Finial EZ: Vertical Hangstraight, Large, "EZ" Mount	
Optional House Side Shield	HSS: 120° House Side Shield BLOC: Back Light Optical Control	
Optional Fixed Dimming Resistor Board	FDRB: Fixed Dimming Resistor Board	



555 Lawrence Ave., Roseville, IL 60172, US
contactus@sternberglighting.com
1 847-588-3400
sternberglighting.com
www.sternberglighting.com/products/279

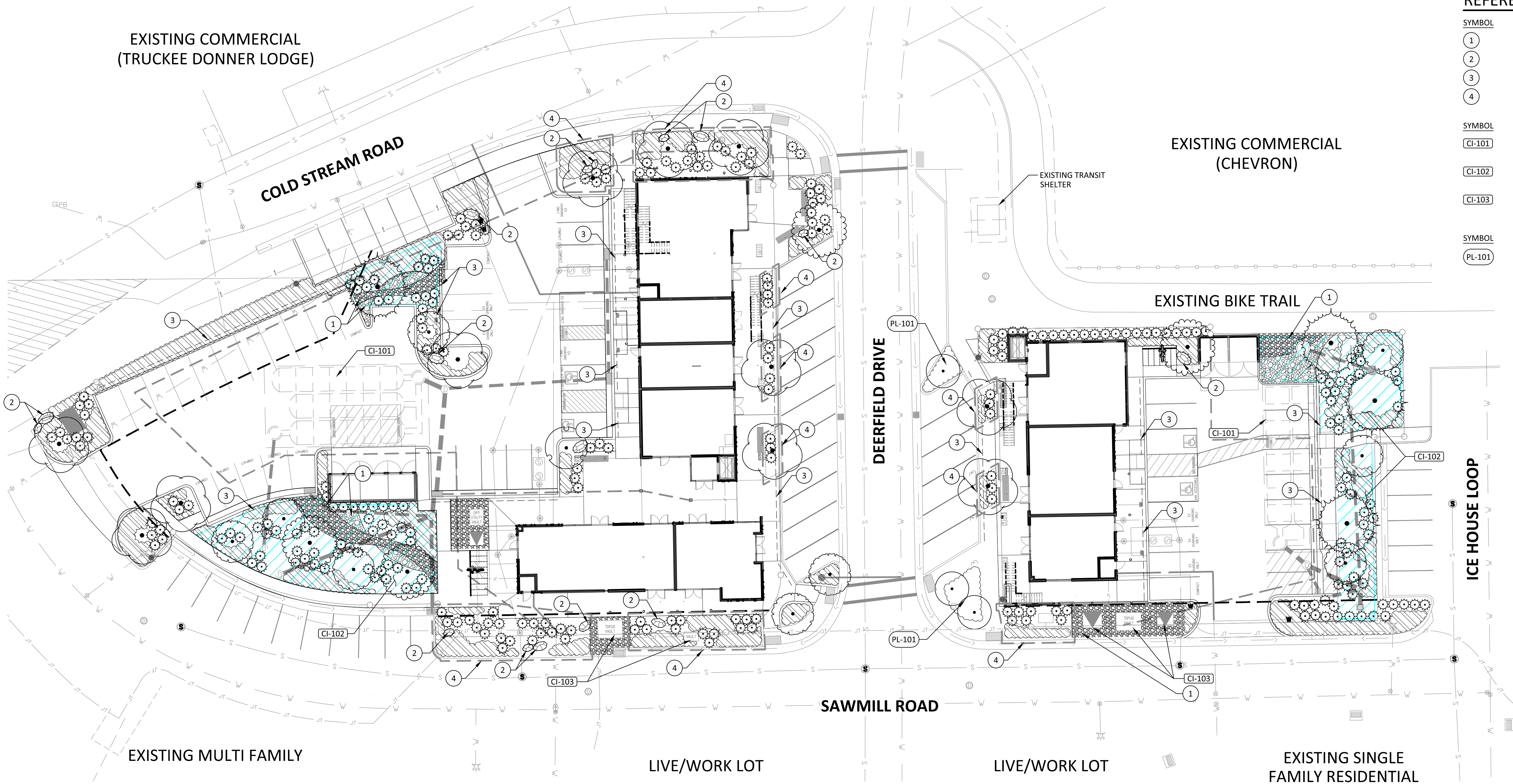
Sternberg Lighting reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
2023.07.27 copyright © 2023 Sternberg Lighting

Specification Sheet

omega™
1521LED Small

How to Order

Mounting Configuration	Overall Drop Length (in Inches) (1)	Fixture	Shade Style	LED	CCT - Color Temp (K)	Distribution Type	Driver	Lens
1W Wall Mount		1521LED Omega	R Rounded Edge	12L 12 LEDs	27 2,700K	12 Type 2	MD1018 120V-277V, 180mA (1)	F0 Flat Glass
1A 1 Arm Mount		1521LEDSM Omega, Side Mount	F Flared Edge	14L 14 LEDs	50 5,000K	13 Type 3	MD1018 347V-480V, 180mA (1)	5G Sag Glass
2A 2 Arm Mount @ 180°				24L 24 LEDs	36 3,600K	14 Type 4	MD1017 120V-277V, 140mA (1)	F5G Flared Sag Glass
2A90 2 Arm Mount @ 90°				40 4,000K	40 4,000K	15 Type 5	MD1014 347V-480V, 140mA (1)	SV1 Flat Soft Vue Light Diffused Acrylic
3A 3 Arms @ 120°				80 8,000K	80 8,000K		MD1008 120V-277V, 80mA (1)	SV2 Flat Soft Vue Moderate Diffused Acrylic
3A90 3 Arms @ 90°							MD1008 347V-480V, 80mA (1)	SV4 Flat Soft Vue Maximum Diffused Acrylic
4A 4 Arms @ 90°								
1AM 1 Arm Mid Mount								
2AM 2 Arm Mid Mount @ 180°								
SH44 Stem Hung								
CH44 Chain Hung								
CAT Catenary								



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	DECORATIVE COBBLE MULCH WITH STEEL HEADER.
2	DECORATIVE BOULDER
3	2' CAR OVERHANG MEASURED FROM FACE OF CURB.
4	LANDSCAPE AREA TO RECEIVE ROCK MULCH WITHIN PLANTING AREA.
SYMBOL	CIVIL ELEMENTS DESCRIPTION
CI-101	UNDERGROUND STORM WATER TREATMENT AND STORAGE. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
CI-102	SNOW STORAGE AREA. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
CI-103	EXISTING UTILITY ABOVE GROUND OR BELOW GROUND VAULT TO REMAIN. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
SYMBOL	PLANTING DESCRIPTION
PL-101	EXISTING TREE AND SHRUB PLANTING TO REMAIN, PROTECT IN PLACE.

GENERAL LANDSCAPE NOTES

1. SITE AS SHOWN ON THIS PLAN IS PRELIMINARY AND WILL CHANGE THROUGH THE DESIGN REVIEW PROCESS WHICH WILL AFFECT SIZE, LOCATION, AND QUANTITY OF LANDSCAPED AREAS. THE FOLLOWING SPECIFIC INFORMATION HAS BEEN OMITTED FROM THIS PRELIMINARY PLANNING DOCUMENT BUT WILL BE INCLUDED DURING THE CONSTRUCTION DOCUMENTATION PHASE:
- QUANTITY AND SPACING OF TREES, SHRUBS, AND GROUNDCOVERS
 - AMOUNT OF LANDSCAPE DEVOTED TO DROUGHT TOLERANT PLANTS/INDIGENOUS PLANTS
 - APPLICABLE WATER EFFICIENT LANDSCAPING WORKSHEET

PLANTING NOTES

1. PLANTING QUANTITIES SHOWN ON PLANS ARE PRELIMINARY. FINAL QUANTITIES SHALL BE PER APPROVED CONSTRUCTION DOCUMENTS.
2. THE BASELINE PLANTING SCHEME WILL PROVIDE THE MINIMUM AMOUNT OF DROUGHT TOLERANT/INDIGENOUS PLANTS REQUIRED TO MEET MODEL WATER EFFICIENT LANDSCAPE REQUIREMENTS. HIGHER WATER USE ORNAMENTAL PLANTING WILL BE REGULATED TO SMALLER HIGH VISUAL IMPACT LANDSCAPE AREAS.
3. LOW GROUND COVERS AND/OR MULCH WILL BE USED WITHIN LANDSCAPE AREAS UNDER CAR OVERHANGS.

IRRIGATION NOTES

1. CONSISTENT WITH THE PROPOSED LANDSCAPE PLANTING, THE IRRIGATION WILL BE PRIMARILY BE LOW VOLUME DRIP IRRIGATION. THE DRIP SYSTEM WILL ALLOW FOR WATER TO BE DELIVERED DIRECTLY TO EACH PLANT AND CAN BE ADJUSTED AS PER THE SOIL INFILTRATION RATE TO PROVIDE AN EVEN DISTRIBUTION OF WATER TO EACH PLANT WITHOUT OVERWATERING. LARGER AREAS MAY BE IRRIGATED USING HIGH EFFICIENCY, ADJUSTABLE MULTI-STREAM ROTATORS. THE SYSTEM DESIGN WILL DETER OVERSPRAY AND RUN-OFF TYPICALLY FOUND WITH TRADITIONAL IRRIGATION SPRINKLER HEADS, WHILE DECREASING THE AMOUNT OF MAINTENANCE AND DETERIORATION ON ADJACENT HARDSCAPE SURFACES AND BUILDING FACADES.
2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN WILL MEET CALIFORNIA MWELO DESIGN CRITERIA WHILE PROVIDING A REDUCTION IN WATER CONSUMPTION FOR PROPOSED FOR BOTH PARCELS. REQUIRED FORMS AND CALCULATIONS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTATION PERMIT PLANS FOR REVIEW.

CONCEPTUAL TREE SCHEDULE

COMMUNITY TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ACE AMU	ACER GINNALA	AMUR MAPLE	15 GAL	M	15'X15'
	MAL SNO	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE	24"BOX	M	20'X20'
	PRU CAN	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	15 GAL	M	25'X20'
RESTORATION TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ABI CON	ABIES CONCOLOR	WHITE FIR	24"BOX	M	50'X25'
	POP PR2	POPULUS TREMULOIDES 'PRAIRIE GOLD'	PRAIRIE GOLD ASPEN	15 GAL	M	35'X15'

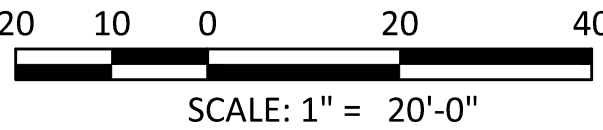
CONCEPT SHRUB SCHEDULE*

SHRUBS	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
	PINUS MUGO 'SLOWMOUND' / MUGO PINE
	PINUS MUGO MUGO / DWARF MUGO PINE
	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD POTENTILLA
	POTENTILLA FRUTICOSA 'RED ACE' TM / RED ACE POTENTILLA
	POTENTILLA FRUTICOSA 'SUTTERS GOLD' / BUSH CINQUEFOIL
	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE POTENTILLA
	PRUNUS VIRGINIANA / CHOKECHERRY
	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY
	RHUS AROMATICA / FRAGRANT SUMAC
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RHUS TYPHINA / STAGHORN SUMAC
	RIBES AUREUM / GOLDEN CURRANT
	RIBES ROEZLII / SIERRA GOOSEBERRY
	RIBES SANGUINEUM / RED FLOWERING CURRANT
	ROSA WOODSII / MOUNTAIN ROSE
	RUBUS PARVIFLORUS / THIMBLEBERRY
	SALVIA DORRII / DESERT SAGE
	SALVIA X SUPERBA / PERENNIAL SAGE
	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
	SPIRAEA JAPONICA 'LISP' TM / GOLDEN PRINCESS SPIREA
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY
	SYMPHORICARPOS MOLLIIS / CREEPING SNOWBERRY
	TULBAGHIA VIOLACEA / SOCIETY GARLIC
	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM
	YUCCA FILAMENTOSA / ADAM'S NEEDLE

CONCEPT GROUNDCOVER SCHEDULE*

GROUNDCOVERS	ARCTOSTAPHYLOS UVA-URSI 'BIG BEAR' / BIG BEAR KINNIKINNICK
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA
	ARTEMISIA LUDOVICIANA VAR. INCOMPTA / WHITE SAGEBRUSH
	AURINIA SAKATILIS / BASKET OF GOLD
	CERASTIUM TOMENTOSUM / SNOW IN SUMMER
	CORNUS CANADENSIS / BUNCHBERRY DOGWOOD
	COTONEASTER DAMMERI 'CORAL BEAUTY' / BEARBERRY COTONEASTER
	EPILOBIMUM ANGUSTIFOLIUM SSP. CIRCUMVAGUM / FIREWEED
	ERIGERON DIVERGENS VAR. DIVERGENS / FLEABANE DAISY
	ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT
	EUONYMUS FORTUNEI / WINTERCREEPER
	HELIANTHEMUM NUMMULARIUM / SUNROSE
	HYPERICUM CALYCIUM / CREEPING ST. JOHN'S WORT
	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
	MAHONIA REPENS / CREEPING MAHONIA
	NEPETA RACEMOSA 'WALKER'S LOW' / CATMINT
	NEPETA X 'LITTLE TRUDY' / CATMINT
	POTENTILLA GLANDULOSA SSP. NEVADENSIS / STICKY CINQUEFOIL
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON
	SEDUM KAMTSCHATICUM / ORANGE STONECROP
	SEDUM SPURIOUS / STONECROP
	STACHYS AJUGOIDES VAR. RIGIDA / BUGLE HEDGENETTEL

* ALL LANDSCAPE PLANTING AREAS SHALL RECEIVE 3" OF BARK MULCH MINIMUM INCLUDING AREAS DELIBERATELY LEFT BLANK AS SHOWN IN THIS EXHIBIT UNLESS OTHERWISE NOTED ON PLAN. PLANTING WITHIN SNOW STORAGE AREA SHALL BE PER COLDSTREAM SPECIFIC PLAN.



COLDSTREAM SHOPPING CENTER
PRELIMINARY LANDSCAPE
IMPROVEMENT PLAN

CECWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Davis Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026
Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026
CUNNINGHAM ENGINEERING
CALIFORNIA

LEGEND	
	PROPERTY LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPED AREA

PARKING STATISTICS	
REQUIREMENT	REQUIRED PARKING SPACES
1,250 SF GROSS FLOOR AREA (19,734 SF) 19,734 SF * (1 SPACE/250 SF) = 79 SPACES 1,250 SF OUTDOOR DINING AREA (2,260 SF) 2,260 SF * (1 SPACE/250 SF) = 9 SPACES	88

NOTES:
1. PARKING REQUIREMENTS DERIVED FROM TOWN OF TRUCKEE DEVELOPMENT CODE 18.48.040.
2. EV/CLEAN AIR VEHICLE STALLS WILL BE IN ACCORDANCE WITH CURRENT CAL GREEN CODE.

PROPOSED PARKING DISTRIBUTION	
ADA	4
EV	8
STANDARD	65
COMPACT	12 (13%)
PROPOSED TOTAL PARKING SPACES	89

SITE STATISTICS		
	AREA (SF)	AREA (%)
ASPHALT PAVEMENT	16,640 SF	35%
CONCRETE (WALKWAYS, CURB, TRASH AREAS)	11,409 SF	24%
BUILDING (FOOTPRINT)	8,643 SF	18%
LANDSCAPING	10,628 SF	23%
TOTAL	47,320 SF	100%

SEE ARCHITECTURAL PLANS FOR BUILDING STATISTICS

PROJECT INFORMATION

OWNER/APPLICANT
OWNER: PC-1 INVESTMENTS
CONTACT: KURT STITZER (kurt@built-nv.com)
APPLICANT: KELSIE HIEBER, ON BEHALF OF BUILT (kelsie@built-nv.com)
3600 MAYBERRY DRIVE
RENO, NEVADA 89509

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

SITE ADDRESS
12848 & 12833 DEERFIELD DRIVE
TRUCKEE, CA 96161

APN
018-850-018 & 018-850-019

SITE AREA
0.75 & 0.33 ACRES

ZONING/GENERAL PLAN
ZONING:
MUC (MIXED VILLAGE USE COMMERCIAL)
GENERAL PLAN:
COLDSTREAM SPECIFIC PLAN

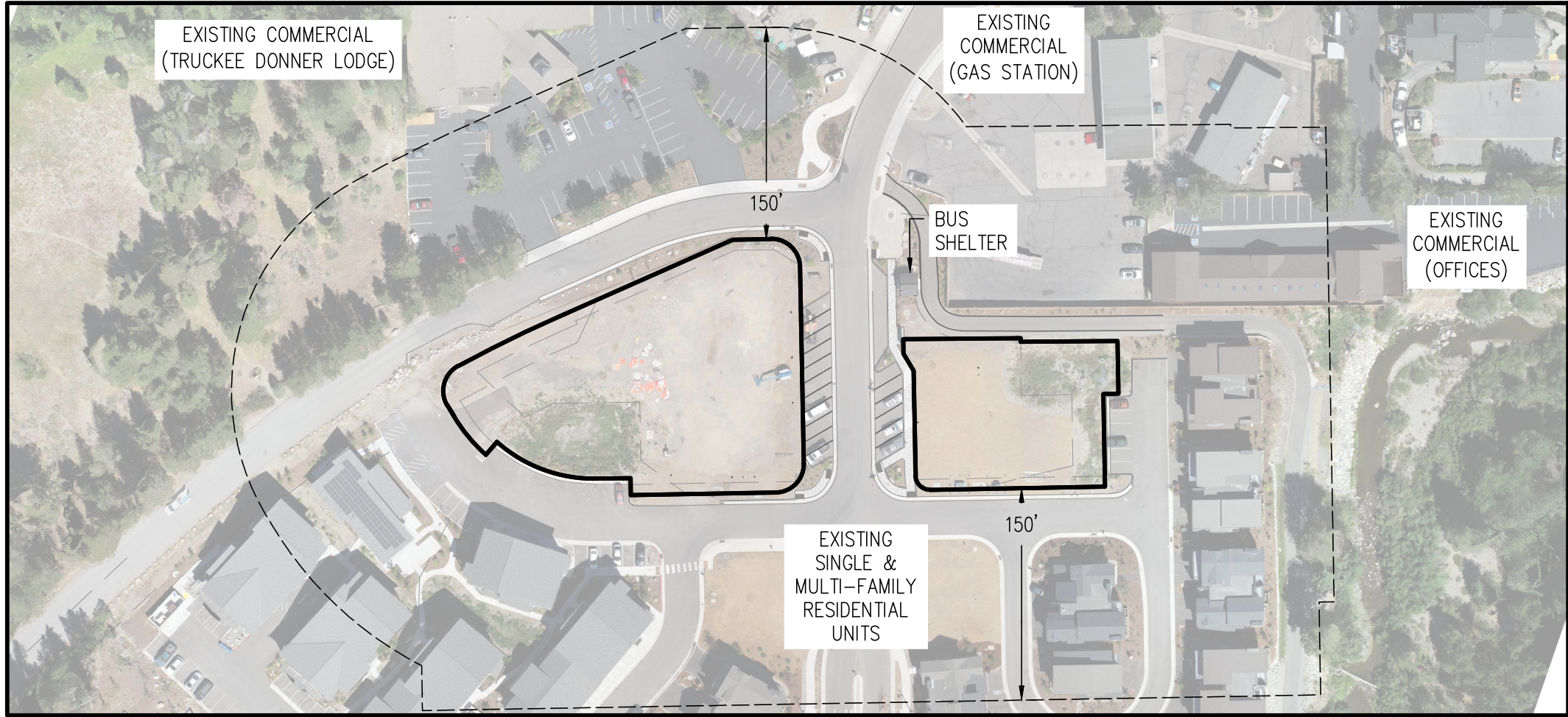
ELECTRIC SERVICE
TRUCKEE-DONNER PUBLIC UTILITY DISTRICT (TDPUD)

GAS SERVICE
SOUTHWEST GAS

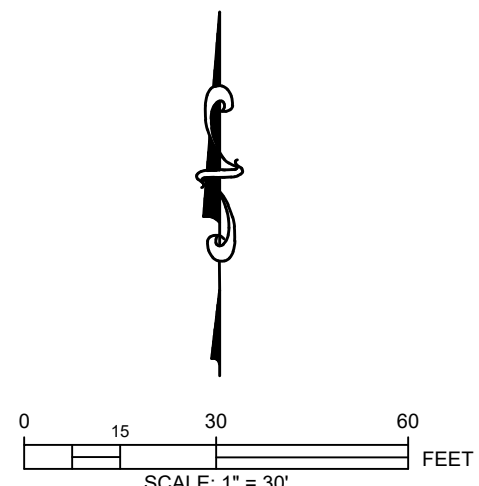
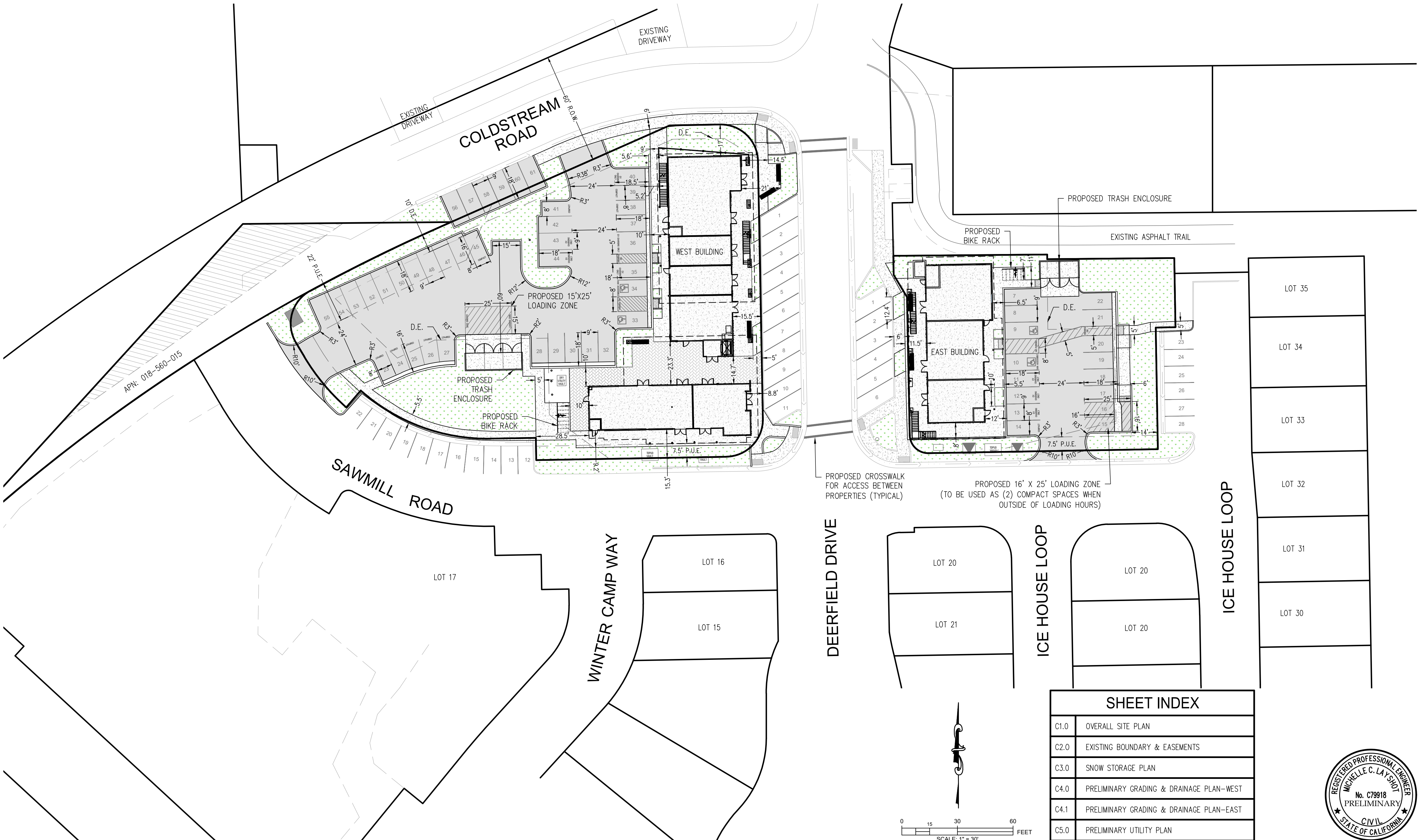
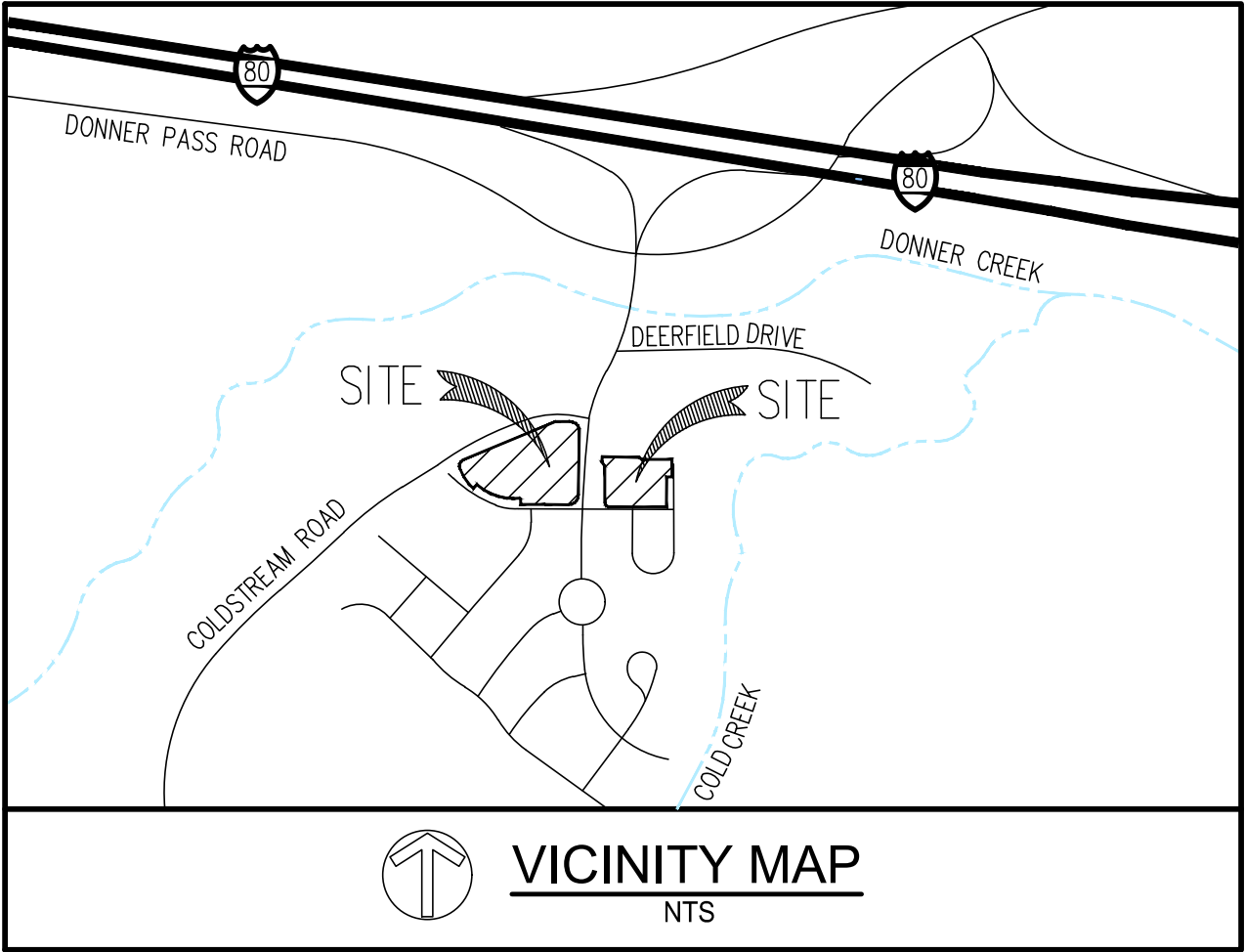
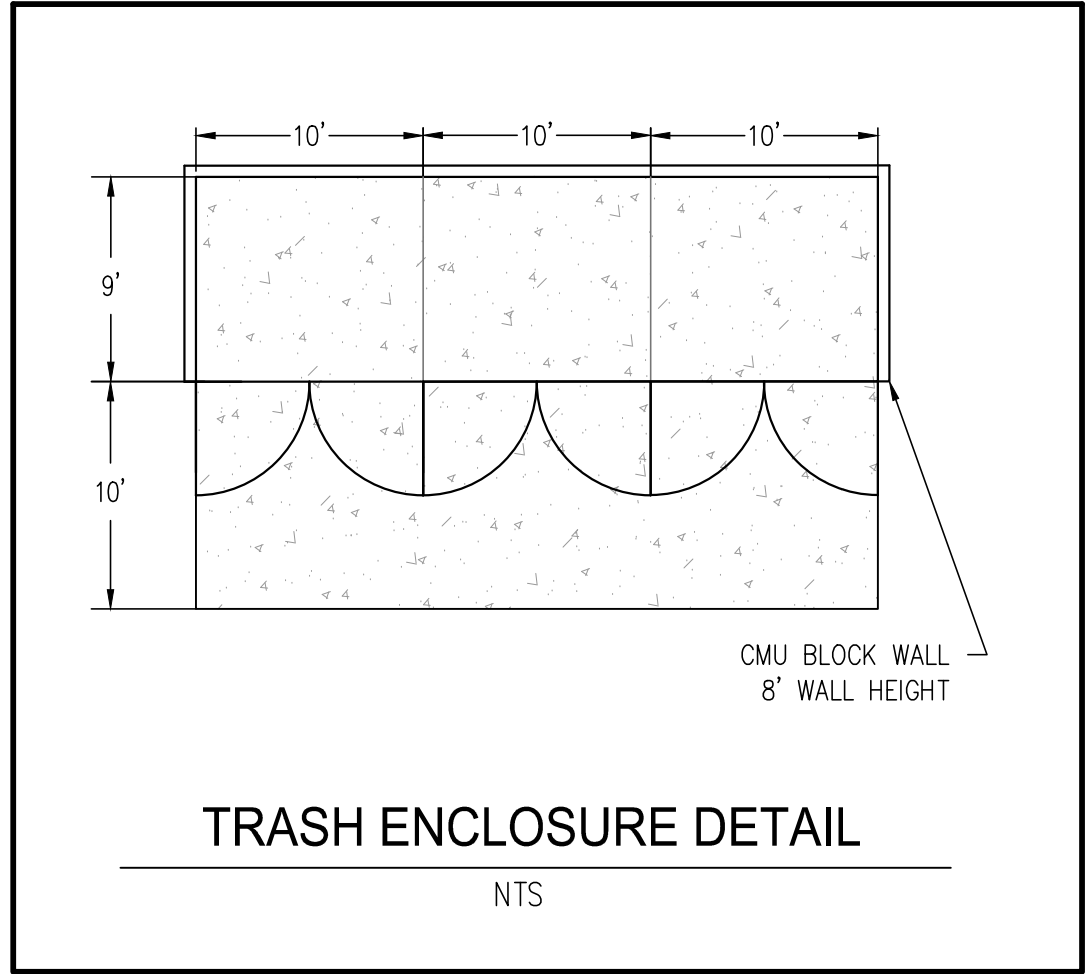
WATER SERVICE
TRUCKEE-DONNER PUBLIC UTILITY DISTRICT (TDPUD)

SEWER SERVICE
TRUCKEE SANITARY DISTRICT (TSD)

COMMUNICATIONS SERVICE
ALTICE USA



ADJACENT BUILDINGS EXHIBIT
SCALE: 1" = 100'



SHEET INDEX	
C1.0	OVERALL SITE PLAN
C2.0	EXISTING BOUNDARY & EASEMENTS
C3.0	SNOW STORAGE PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN-WEST
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN-EAST
C5.0	PRELIMINARY UTILITY PLAN



COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
OVERALL SITE PLAN

DESIGNED: LAS	REV.	DESCRIPTION	DATE
DRAWN: LAS			
PROJ. NO: 22-0706			
DWG. SEE: DAYSTAMP			
DATE: OCT 18, 2023			

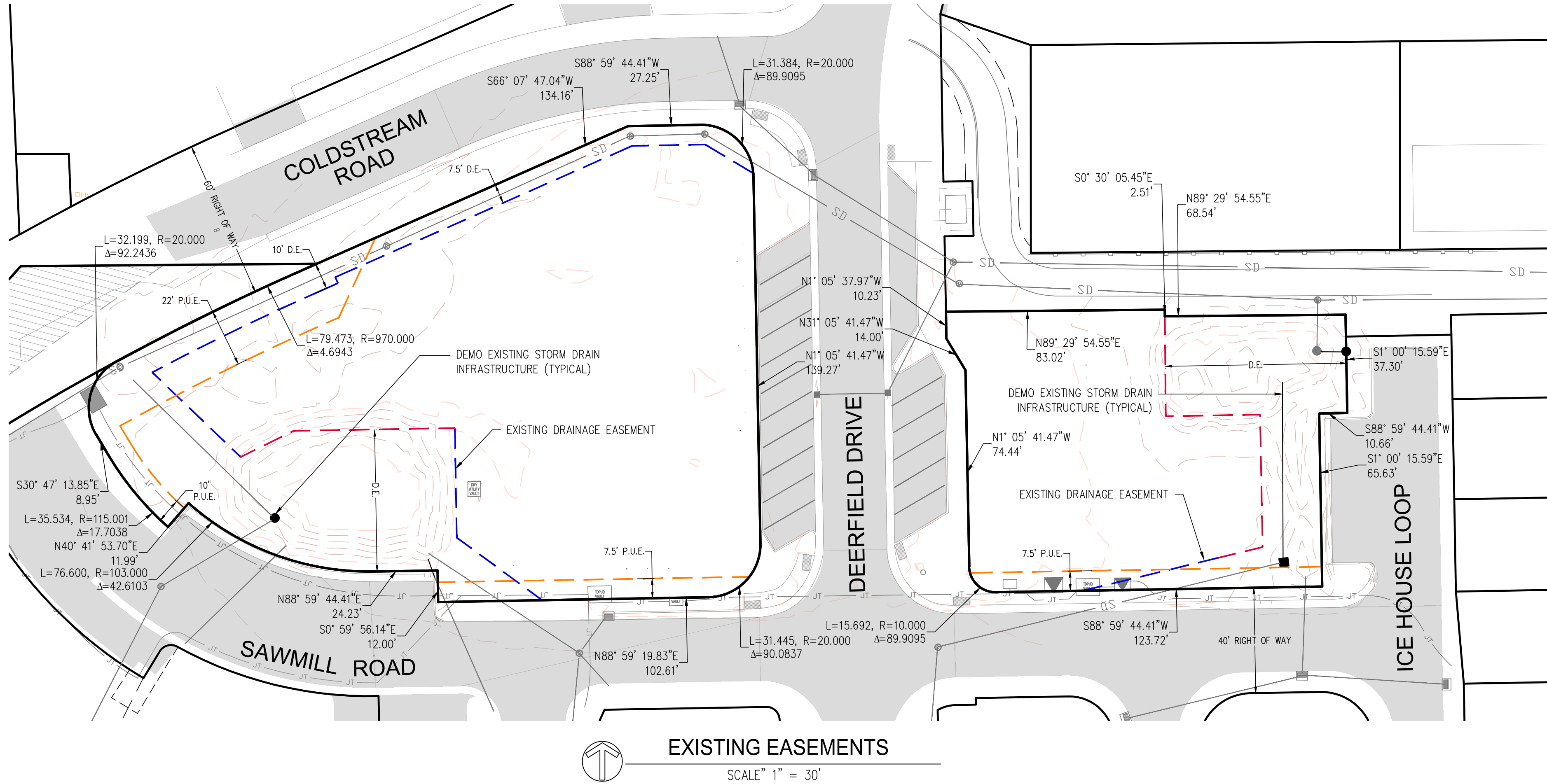
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C1.0



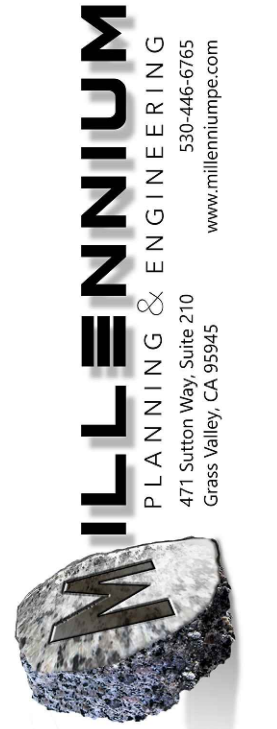
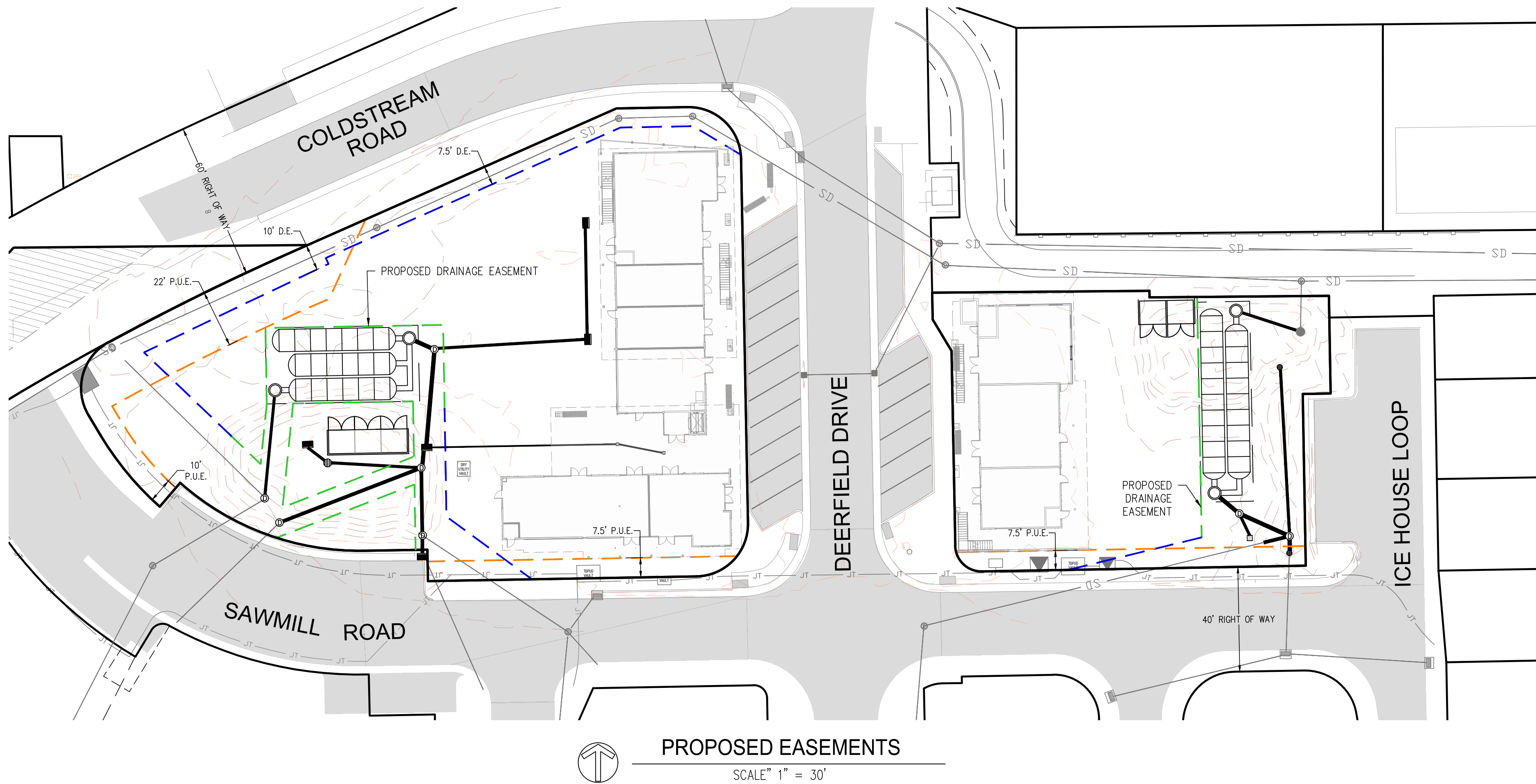
CALIFORNIA

TOWN OF TRUCKEE

LEGEND	
	PROPERTY LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	DRAINAGE EASEMENT (D.E.)
	DRAINAGE EASEMENT TO ABANDON



LEGEND	
	PROPERTY LINE
	PUBLIC UTILITY EASEMENT TO REMAIN
	DRAINAGE EASEMENT TO REMAIN
	PROPOSED DRAINAGE EASEMENT



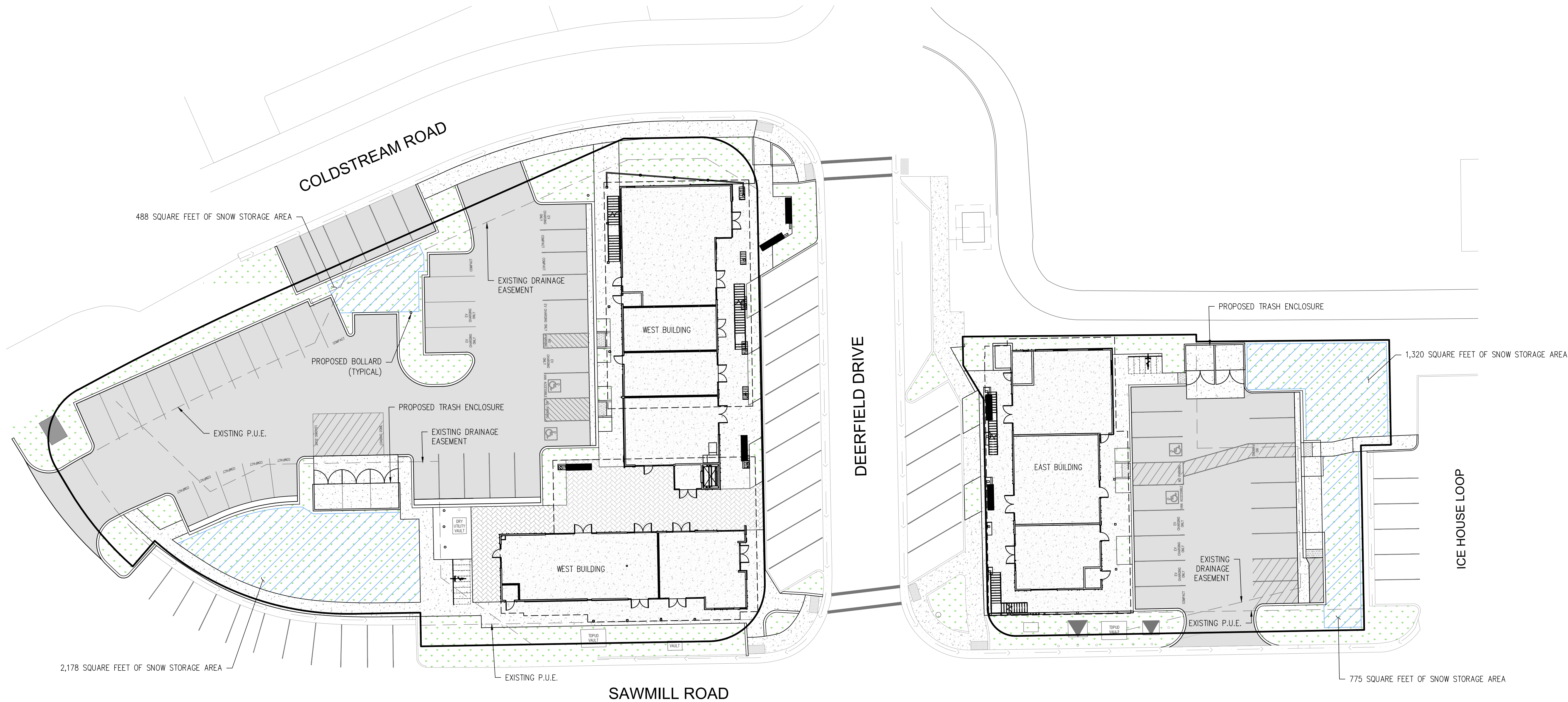
COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
EXISTING BOUNDARY & EASEMENTS

TOWN OF TRUCKEE
CALIFORNIA

DESIGNED: LAS	REV.	DESCRIPTION	DATE
DRAWN: LAS			
PROJ. NO: 22-0706			
DWG. SEE: DAYSTAMP			
DATE: OCT 18, 2023			

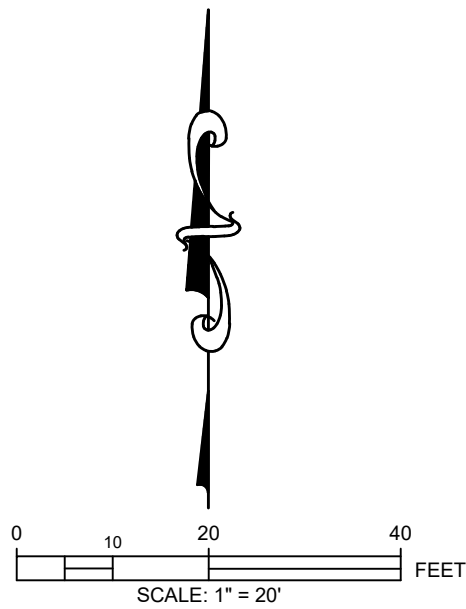
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C2.0

SNOW STORAGE CALCULATIONS	
WEST AREA OF PAVED SURFACE = 13,170 SF SNOW STORAGE REQUIRED (50%) = 13,170 SF * 0.50 = 6,585 SF SNOW STORAGE PROVIDED = 2,666 SF	<u>SNOW STORAGE NOTES:</u> • SNOW OFF-HAUL PLAN IS REQUIRED TO MEET SNOW STORAGE REQUIREMENTS AND IS PROVIDED IN THIS SUBMITTAL. • SNOW OFF-HAUL PLAN WILL ADDRESS RELOCATING SNOW FROM THE WEST PROPERTY TO THE EAST PROPERTY IN THE EVENT THAT ADDITIONAL AREA IS NEEDED. • SNOW STORAGE AREAS ARE A MINIMUM DIMENSION OF TEN FEET IN ANY DIRECTION. • SNOW STORAGE AREAS ARE LOCATED A MINIMUM DISTANCE OF 1 FOOT FROM PROPERTY LINES AND AN ADEQUATE DISTANCE FROM PROPOSED STRUCTURES. • SNOW STORAGE AREAS ARE NOT LOCATED WITHIN BUMPER OVERHANGS ADJACENT TO PARKING SPACES. • SNOW STORAGE SHALL BE LOCATED IN AREAS THAT ARE SUBSTANTIALLY FREE AND CLEAR OF OBSTRUCTIONS (E.G. TREES AND LARGE BOULDERS).
EAST AREA OF PAVED SURFACE = 5,000 SF SNOW STORAGE REQUIRED (50%) = 5,000 SF * 0.50 = 2,500 SF SNOW STORAGE PROVIDED = 2,095 SF	
COMBINED AREA OF PAVED SURFACE = 18,170 SF TOTAL SNOW STORAGE PROVIDED = 2,666 SF + 2,095 SF = 4,761 SF 4,761 SF / 18,170 SF = 26.2% SNOW STORAGE PROVIDED ON SITE	



SNOW STORAGE EXHIBIT

SEE SCALE BAR & NORTH ARROW, THIS SHEET



COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
SNOW STORAGE PLAN

TOWN OF TRUCKEE

CALIFORNIA

DESIGNED: LAS	REV.	DESCRIPTION	DATE
DRAWN: LAS			
PROJ. NO: 22-0706			
DWG. SEE DAYSTAMP			
DATE: OCT 18, 2023			

SHEET NUMBER

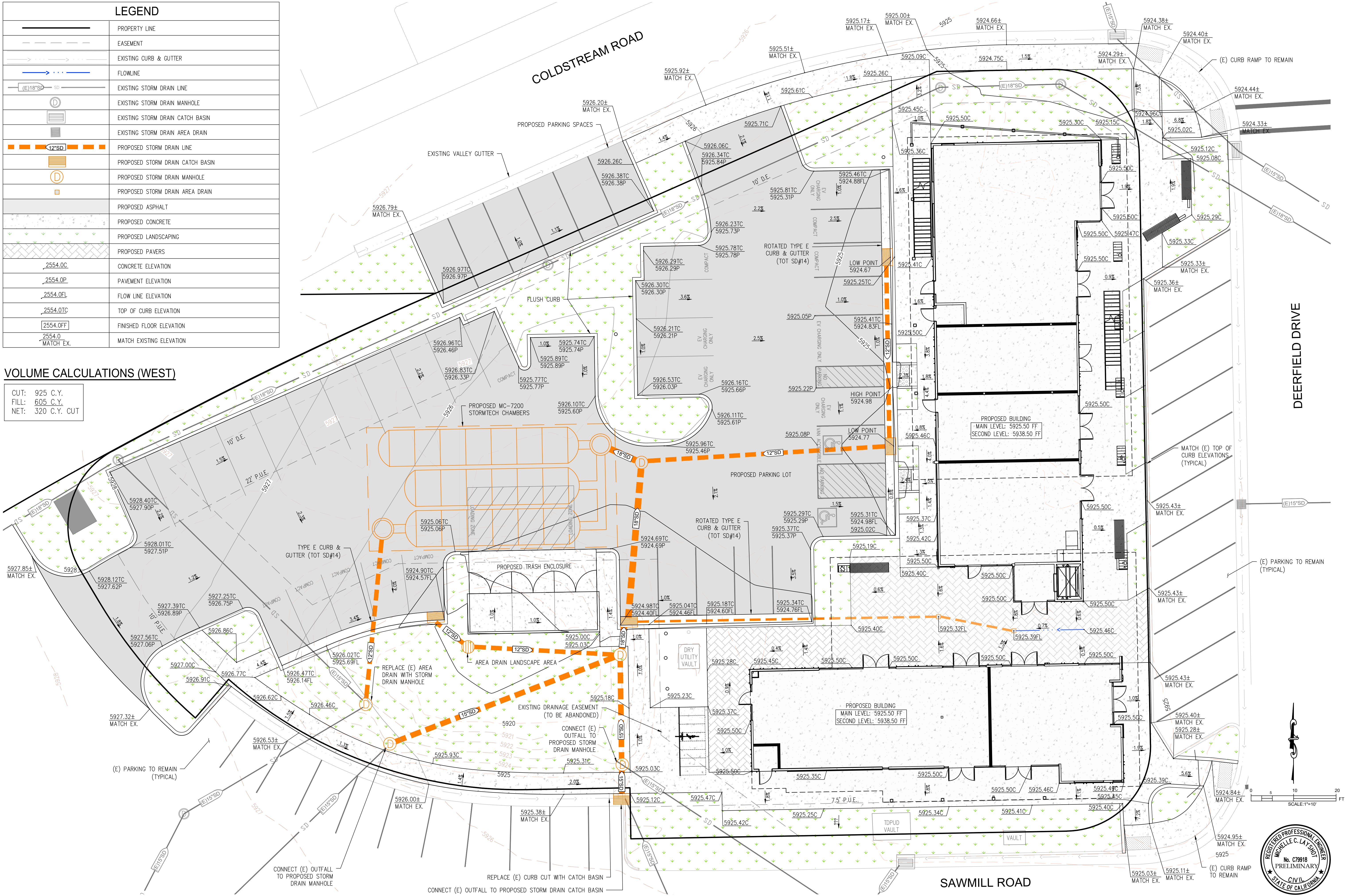
C3.0



LEGEND	
	PROPERTY LINE
	EASEMENT
	EXISTING CURB & GUTTER
	FLOWLINE
	EXISTING STORM DRAIN LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN AREA DRAIN
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	PROPOSED PAVERS
	CONCRETE ELEVATION
	PAVEMENT ELEVATION
	FLOW LINE ELEVATION
	TOP OF CURB ELEVATION
	FINISHED FLOOR ELEVATION
	MATCH EXISTING ELEVATION

VOLUME CALCULATIONS (WEST)

CUT: 925 C.Y.
FILL: 605 C.Y.
NET: 320 C.Y. CUT



MILLENNIUM
PLANNING & ENGINEERING
471 Sutton Way, Suite 210
Grass Valley, CA 95945
www.millenniumpe.com

COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
PRELIMINARY GRADING & DRAINAGE PLAN - WEST
TOWN OF TRUCKEE, CALIFORNIA

DESIGNED: LAS	DATE	REV.	DESCRIPTION
DRAWN: LAS			
PROJ. NO: 22-0706			
DWG. SEE DAYSTAMP			
DATE: OCT 18, 2023			

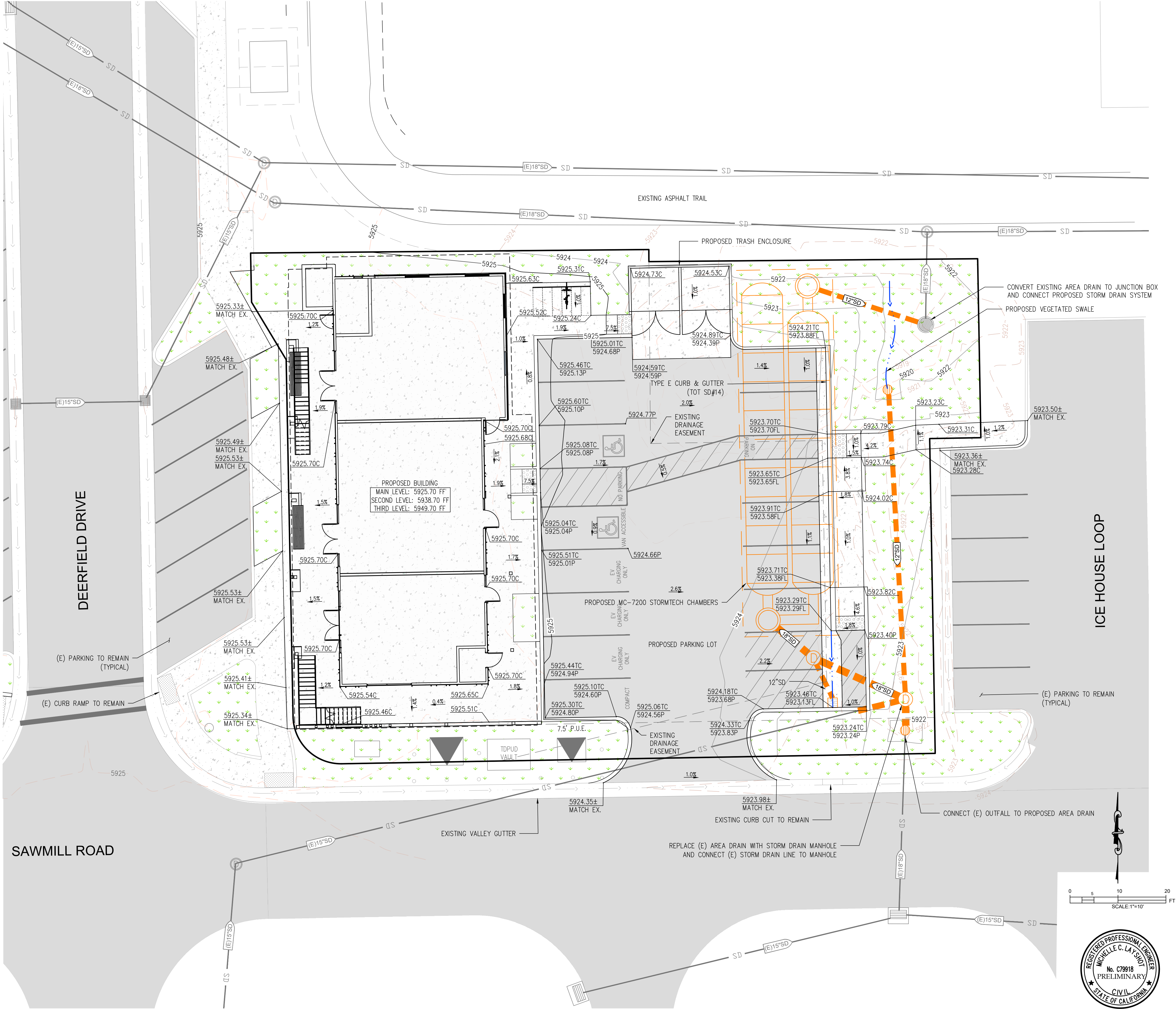
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C4.0

LEGEND	
	PROPERTY LINE
	EASEMENT
	EXISTING CURB & GUTTER
	FLOWLINE
	EXISTING STORM DRAIN LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN AREA DRAIN
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
<u>2554.0C</u>	CONCRETE ELEVATION
<u>2554.0P</u>	PAVEMENT ELEVATION
<u>2554.0FL</u>	FLOW LINE ELEVATION
<u>2554.0TC</u>	TOP OF CURB ELEVATION
<u>2554.0FF</u>	FINISHED FLOOR ELEVATION
2554.0 MATCH EX.	MATCH EXISTING ELEVATION

VOLUME CALCULATIONS (EAST)

CUT: 355 C.Y.
FILL: 200 C.Y.
NET: 155 C.Y. CUT



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COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
PRELIMINARY GRADING & DRAINAGE PLAN - EAST
TOWN OF TRUCKEE
CALIFORNIA

REV.	DESCRIPTION	DATE

DESIGNED: LAS

DRAWN: LAS

PROJ. NO: 22-0706

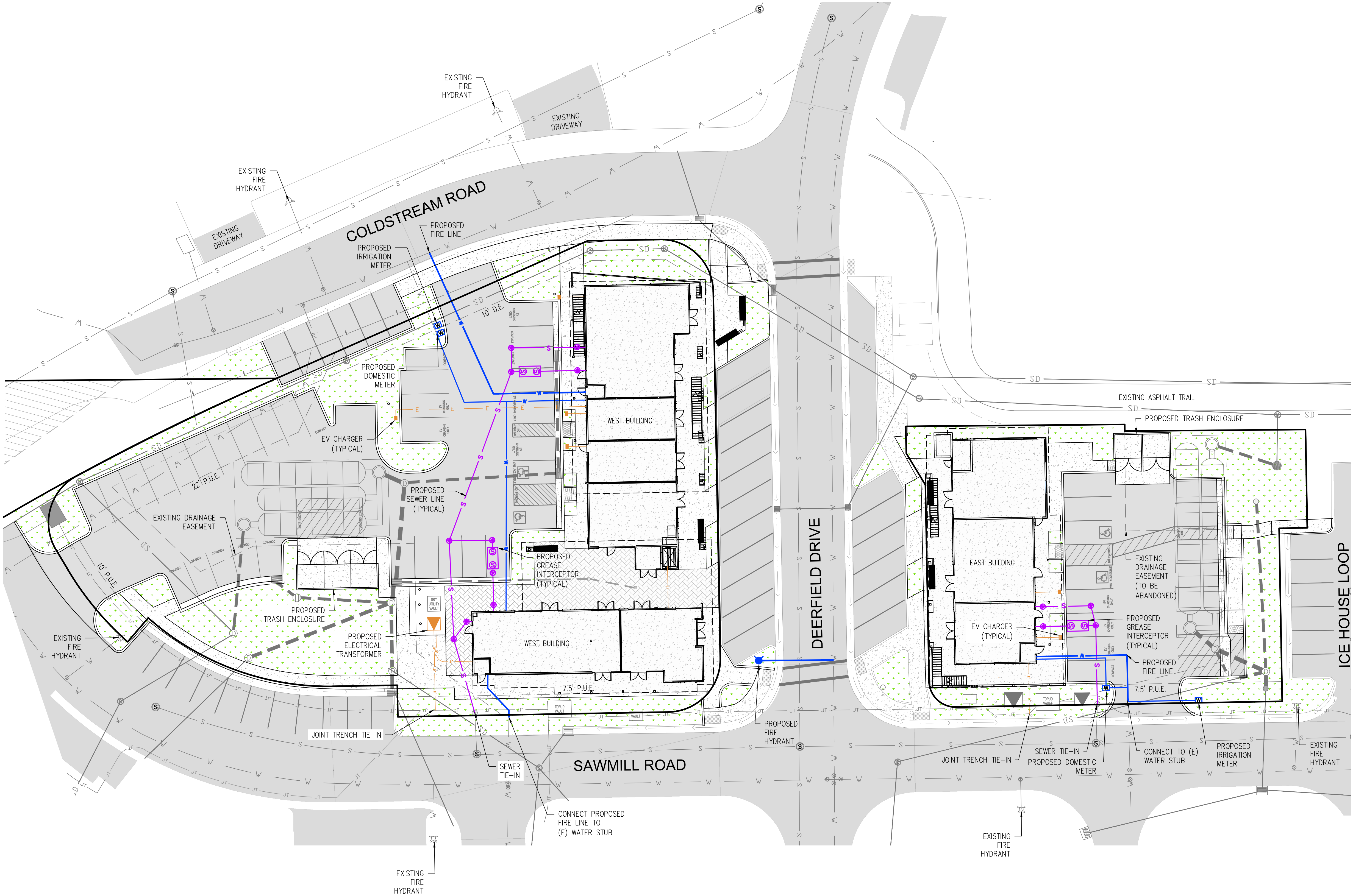
DWG. SEE DAYSTAMP

DATE: OCT 18, 2023

SHEET NUMBER

C4.1

LEGEND	
	PROPERTY LINE
	EASEMENT
	EXISTING GAS LINE
	EXISTING JOINT TRENCH
	EXISTING TRANSFORMER
	EXISTING STORM DRAIN LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN AREA DRAIN
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEANOUT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	PROPOSED JOINT TRENCH
	PROPOSED ELECTRICAL LINE
	PROPOSED WATER LINE
	PROPOSED WATER METER
	PROPOSED FIRE LINE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED ELECTRICAL TRANSFORMER

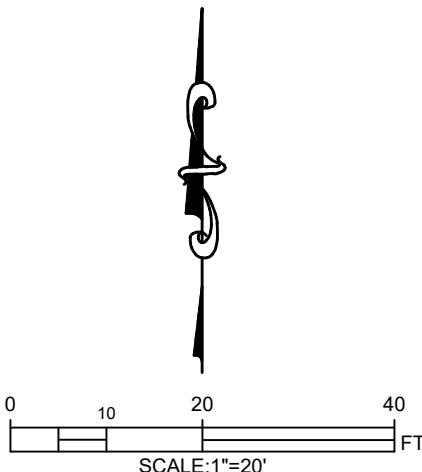


ADDITIONAL UTILITY NOTES

1. MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS.
2. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ACTUAL LOCATION AND DEPTH DIFFERS SIGNIFICANTLY FROM LOCATION AND DEPTH SHOWN ON PLANS.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN FINAL CONSTRUCTION DRAWINGS AND STANDARD SPECIFICATIONS. ALL UNDERGROUND CONDUIT AND PIPING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE AS WELL AS PLANS/STANDARDS AND DETAILS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION.
4. CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES, VAULTS AND MANHOLES WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.
5. EXISTING UTILITIES ARE SHOWN WHERE THEY ARE BELIEVED TO EXIST. ACTUAL LOCATION AND ELEVATION MAY VARY. CONTRACTOR SHALL CALL U.S.A. (UNDERGROUND SERVICE ALERT)- 1-800-642-2444) TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL TAKE EXTRA CAUTION TO AVOID DAMAGE TO EXISTING UTILITIES.
6. ALL SEWER INSTALLATION SHALL MEET OR EXCEED CURRENT TRUCKEE SANITARY DISTRICT CODE ORDINANCE 1-2021.



CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



COLDSTREAM SHOPPING CENTER
12848 & 12833 DEERFIELD DRIVE
PRELIMINARY UTILITY PLAN

DESIGNED: LAS	DATE
DRAWN: LAS	
PROJ. NO: 22-0706	
DWG. SEE: DAYSTAMP	
DATE: OCT 18, 2023	

SHEET NUMBER
C5.0



CALIFORNIA

TOWN OF TRUCKEE

PLANNING COMMISSION RESOLUTION 2023-19

EXHIBIT B

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2023-000000036/DP-SP (COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT)

DRAFT CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit and Sign Plan for the construction of two commercial shell buildings with 19,732 square feet of commercial space and 2,261 square feet of outdoor dining at 12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000) in the MUC (Village Mixed-Use Commercial) zoning district of the Coldstream Specific Plan. A total of 89 parking spaces are proposed for the "Shopping Center" as described in the December 19, 2023 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on December 19, 2023 and on file in the Community Development Department except as modified by these conditions of approval.
2. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to submittal of a grading or building permit application to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently \$186 for the Planning Division and \$204 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)***
3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made from the Planning Commission approved plan set design. ***(Planning Division Recommendation)***
4. The effective date of approval shall be January 1, 2023 unless the approval is appealed to the Town Council by 5:00 PM on Friday, December 29, 2023. In accordance with Section 18.84.050 of the Development Code, the Development Permit shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise the approval shall become null and void unless an extension of time is granted by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). ***(Planning Division Recommendation)***
5. The Community Development Director may authorize minor alterations to the approved Development Permit and Sign Plan, in accordance with Section 18.84.070(B)(1) of the

Development Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 19.84.070(B)(2) of the Development Code. (***Planning Division Recommendation***)

6. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Coldstream Specific Plan and Development Code (effective date September 13, 2013) including, but not limited to the following:
 - a. General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits;
 - b. Air Emissions in accordance with Section 18.30.030;
 - c. Drainage and stormwater runoff in accordance with Section 18.30.050;
 - d. Bicycle Parking in accordance with Section 18.48.090;
 - e. Building Height in accordance with Section 18.30.090;
 - f. Snow Storage in accordance with Section 18.30.130;
 - g. Exterior Parking in accordance with Chapters 18.48 and 18.50;
 - h. Exterior lighting in accordance with Section 18.30.060;
 - i. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
 - j. Open Space in accordance with Section 18.46.060;
 - k. Off-Street Loading Space Requirements in accordance with Section 18.84.100;
 - l. Property Maintenance in accordance with Section 18.30.100;
 - m. Parking in accordance with Chapters 18.48 and 18.50;
 - n. Landscaping in accordance with Chapters 18.40 and 18.42. (***Planning Division Recommendation***)
7. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. (***Planning Division Recommendation***)
8. 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***)
9. 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 Planner and 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***)
10. Prior to commencement of any work on the site, the applicant shall obtain grading and 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)***

11. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Nevada County Department of Environmental Health
 - Tahoe Truckee Sierra Disposal Company
 - Southwest Gas ***(Planning Division Recommendation)***
12. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction mitigation monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. ***(Planning Division Recommendation)***
13. ***Construction Hours:*** Hours of operation of construction activities shall be limited to 7:00 AM and 9:00 PM Monday through Saturday and 9:00 AM and 6:00 PM on Sunday, 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. No construction shall be permitted on designated holidays set by the Town. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction. ***(Planning Division Recommendation)***

Engineering Division Conditions

14. 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 at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

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

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

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

(Engineering Division)

16. Prior to 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)***
17. 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. ***(Engineering Division)***
18. The project shall also comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. ***(Engineering Division)***
19. If project creates one acre or more of impervious surface, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. ***(Engineering Division)***
20. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control 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)***

21. Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of June 7, 2023, based on 19,812 SF of commercial use (estimated 3,962 SF office, 11,888 SF retail, and 3,962 SF restaurant), the estimated traffic impact fees for the proposed project are **\$440,106** (3,962 SF office X \$13.09/SF, 11,888 SF retail X \$23.20/SF, and 3,962 SF restaurant X \$28.38/SF). 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. **(Engineering Division)**
22. Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of June 7, 2023, based on 19,812 SF of commercial use, the estimated facilities impact fees for the proposed project are **\$33,284**. 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)**
23. Prior to building permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, or into drive aisles. **(Engineering Division Recommendation)**
24. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and as close to the source as possible. **(Engineering Division Recommendation)**
25. Frontage improvements will be required for the project. On-street parking, and a minimum six-foot-wide sidewalk will be required along portions of the Coldstream Road and the Deerfield Drive frontages. A pedestrian connection between the proposed buildings and the public way (sidewalk) will be required. The limits of the proposed improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. **(Engineering Division)**
26. Prior to building permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement (HHMA) for any and all frontage improvements. There is a fee associated with the development of the HHMA, which as of June 1, 2023, is estimated to be \$768.00. The actual HHMA fee will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**
27. Prior to 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)

28. 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)***
29. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

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

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

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

Other Conditions of Approval

30. 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. ***(Development Code Section 18.30.040)***
31. 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. ***(Development Code Section 18.30.040)***
32. Snow Storage Plan: Prior to issuance of any grading permit, building permit, and/or improvements plans, the developer shall submit a final snow storage plan for approval by the Town Engineer to meet the standards of the Coldstream Specific Plan. Snow storage equal to 50% of the area of the paved parking and circulation area is required.

Snow storage areas are required to be located near the sides or rear of parking areas, away from the primary street frontage, shall be a least 10 feet in any direction, and shall

be designed to drain toward on-site drainage retention/treatment facilities. Snow storage areas are prohibited in drainage basins or in heavily landscaped areas.

All parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow storage is prohibited in drainage basins or in heavily landscaped areas. Snow must be kept on the confines of the property 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, and shall not impact traffic visibility. Any future modifications shall be reviewed and approved by the Town Engineer and Community Development Director prior to implementation. **(Planning Division and Engineering Recommendation)**

33. Shopping Center: To maintain the "Shopping Center" designation, a minimum of 80% of project floor area must be retail commercial uses. The property owner, or their representative, is responsible for submitting an up-to-date tenant spreadsheet to the Planning Division as tenant spaces are leased. **(Planning Division Recommendation)**

34. Shopping Center. Prior to building permit issuance, the applicant must submit proof of recordation of a reciprocal parking and access easement for APNs 018-850-018-000 and 018-850-019-000. **(Planning Division Recommendation)**

35. Parking Requirements:
Parking requirements for the project were calculated per the "Shopping Centers" designation in Development Code Chapter 18.48 (Parking and Loading Standards), as shown below:

- Shopping Centers: 1 space per each 250 sq.ft. of gross floor area for centers of less than 30,000 sq.ft. and 1 space per each 300 sq.ft. of gross floor area for centers of 30,000 sq.ft. or more.

88 parking spaces are required ($21,993 / 250 = 87.97$)

(Planning Division Recommendation)

36. Parking Requirements: The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow must be kept on the confines of the property as approved, and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. **(Development Code Chapter 18.48)**

37. Exterior Lighting: Prior to building permit issuance, a final 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. Lights shall be color corrected with warm color temperatures, 3,000K or less. **(Planning Division Recommendation)**

38. Future Uses: Uses within the individual tenant spaces are not established as part of this approval. A Zoning Clearance application shall be submitted to establish permitted uses within each building in the Coldstream Commercial development. If a new permitted use

is proposed which would not require review by outside agencies, staff may determine that a Zoning Verification may be processed in lieu of a Zoning Clearance. Future changes of use of a tenant space shall also require approval of a Zoning Clearance, Zoning Verification or Use Permit. **(Planning Division Recommendation)**

39. Prior to building permit issuance, required parking, required landscaping, and required site improvements shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking, landscaping, and/or other improvements can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking, landscaping and/or other improvements to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County.

The language of the agreement is required to be reviewed and approved by the Community Development Director and Town Attorney. The recorded written consent shall be required prior to building permit issuance. **(Planning Division Recommendation)**

40. No wood burning appliances are proposed or approved as part of this project. **(Planning Division Recommendation)**
41. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. **(Development Code Section 18.30.160)**
42. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For non-residential projects, the minimum number of bicycle parking spaces required is 15% of the parking demand for the project or three bicycle parking spaces, whichever is greater. Based on the parking demand calculations for the project of 88 parking spaces, a minimum of 14 bicycle parking spaces is required. permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). **(Planning Division Recommendation)**
43. 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. **(Planning Division Recommendation)**
44. 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. **(Planning Division Recommendation)**

45. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a "will-serve" letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the structure which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times. **(Planning Division, Development Code Section 18.30.150)**
46. Signs: Signage is approved as described in the December 19, 2023 staff report and as shown on sign plan approved by the Planning Commission on December 19, 2023 and on file in the Community Development Department, with the exception of the use of silver gloss paint. Matte finish paints are allowed. Tenant signage consistent with the approved sign plan will not require additional sign plan review by the Planning Division. **(Planning Division Recommendation)**
47. No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. **(Planning Division Recommendation)**
48. Prior to building or grading 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)**
49. 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 (grading) permit issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. **(Planning Division Recommendation)**
50. 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)**

51. Final Landscaping Plan: The project shall provide landscaping in accordance with Chapters 18.40 and 18.42 and Section 18.30.155 of the Development Code, and as follows:
- Prior to building permit issuance, the applicants shall submit a final landscaping plan for review and approval by the Community Development Director. All plants shall be appropriate for the Truckee climate. Native, adapted, and drought tolerant plants are preferred. The final landscape plan shall include the irrigation design plan.
 - Prior to issuance of a temporary or final certificate of occupancy, 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) and Worksheet B (Certificate of Completion) 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 a complete maintenance plan and contract, ensuring proper maintenance of all landscaping and irrigation, to be approved by the Community Development Director. The property owner shall be responsible for maintaining all plantings and irrigation, and in any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials.
 - At least one week prior to issuance of a temporary or final certificate of occupancy, the applicant shall request an on-site inspection from the Planning Division for all landscaping and irrigation, and the applicant shall submit a landscape inspection fee in the amount established by the Town Fee Schedule at the time of the request (currently \$306). All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions prior to issuance of a temporary certificate of occupancy OR installation of the landscaping shall be guaranteed by a performance guarantee or other acceptable security prior to issuance of a temporary certificate of occupancy and installation shall be completed prior to issuance of a final certificate of occupancy.
 - Maintenance of all plantings and irrigation is required. In any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials (***Planning Division Recommendation***)

Other Agency Conditions

52. The Owner/Developer will be required to comply with District rules and regulations for the proposed project. An agreement for the modification of facilities will be necessary. The detailed scope of work and the associated costs will be determined based on the District's review of the completed development application and supporting documentation. (***Truckee Donner Public Utility District - Electric***)
53. The Preliminary Utility Plan (Drawing C4.0) included with the routing shows that water service to the West Building would be provided from an existing service lateral along the northwesterly property line. District records indicate that this service lateral is 2" diameter. It is likely that fire sprinkler flows cannot be provided using this existing pipe and construction of a new service lateral may be required. Further information regarding the

expected domestic, irrigation and fire sprinkler demands is needed to determine the exact layout of such a new lateral. **(Truckee Donner Public Utility District - Water)**

54. The proposed project will be subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape. It should be noted that each of the two parcels will be considered independently and installation of a single irrigation meter serving both parcels will not be allowed. **(Truckee Donner Public Utility District - Water)**
55. Prior to building permit issuance for any commercial food facility/retail space, the commercial food facility/retail space will require an annual permit from Nevada County Department of Environmental Health (NCDEH). Prior to permitting a major food facility plan review application must be submitted and applicable fees paid. The plan review submittal must contain design/plans for the construction of the food facility/retail space. If submitted in paper form, please include 2 sets plans. Along with equipment specifications, specific design of the commercial kitchen, any proposed retail area, storage areas, janitorial areas, restrooms, plumbing, electrical, etc. This plan check submittal must be approved before any construction of the food facility can begin. **(NCEHD)**
56. Prior to occupancy, any commercial food facility/retail space shall pass a final construction inspection with Environmental Health, apply for an annual Certificate of Operation for a food facility, and pay applicable fees prior to opening. **(NCEHD)**
57. 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 to the Fire District for review and approval. 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. **(TFPD)**
58. 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. **(TFPD)**
59. The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. The Zone 0 "ignition resistant zone" will be in effect after January 1st, 2023 for new construction and January 1st, 2024 for existing construction. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required. **(TFPD)**
60. Inspections can be scheduled at <https://www.truckeefire.org/inspections-2> **(TFPD)**
61. Sprinkler plans (for the structures) can be submitted as a deferred submittal to EFS <http://engineeredfiresystems.com/> **(TFPD)**

62. 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 for ingress and egress requirements. Cal Fire would be the subject matter expert on this interpretation and implementation. **(TFPD)**

PLANNING COMMISSION RESOLUTION 2023-19

EXHIBIT C

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2023-000000036/DP-SP (COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT)

FINDINGS

DEVELOPMENT PERMIT FINDINGS

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

Commercial uses are permitted in the Village Mixed-Use Commercial (MUC) zoning district as identified by Coldstream Specific Plan Table 4-1 (Permitted Uses). With the incorporation of the recommended Conditions of Approval, the project complies with the Coldstream Specific Plan, Development Code and other Town development regulations. Overall, with incorporation of the conditions of approval, the project is in compliance with the zoning district standards, Development Code, Municipal Code, and PIES. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

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

The project site is located in the Coldstream Specific Plan. Implementation of the plan included roadway construction and improvements to ensure adequate circulation for the proposed development. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

3. The Development Permit 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 proposed project is exempt from further environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

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

The recommended Conditions of Approval ensure adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services. All utility agencies have reviewed the project, and no objections were filed. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

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

The project does not propose to transport, use or dispose of hazardous materials.

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

With incorporation of the recommended Conditions of Approval, the project is consistent with the 2025 General Plan and the Coldstream Specific Plan as supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023. The project is not located within a Truckee Tahoe Airport Land Use Compatibility Plan Zone. Trails are provided through Coldstream Specific Plan Improvement Plans.

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

The proposed project is consistent with the design guidelines and standards of the MUC zoning district as required by the Coldstream Specific Plan. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

8. The subject site is:
 - a. Physically suitable for the type and density/intensity of development being proposed; and

The project site was specifically created by the Coldstream Specific Plan for commercial development as is proposed. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.

- b. 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.

With the incorporation of the recommended Conditions of Approval, including the recordation of the document allowing site improvements in the easement areas, the subject site is adequate in size and shape to accommodate required features. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated December 19, 2023.