

DATE: June 7, 2023

TO: Chantal Birnberg, Associate Planner

FROM: Michael Vaughan, Senior Engineer

SUBJECT: Engineering Division Conditions for Application 2023-036/DP (Coldstream Commercial) located at 12848 and 12833 Deerfield Drive on APN 018-850-018 and APN 018-850-019

The Engineering Division has reviewed the subject application and has the following proposed conditions. We are available to meet and discuss these comments with the applicant team.

Proposed Engineering Division Conditions of Approval

1. 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 Recommendation)

2. 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 Recommendation)***
3. 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 Recommendation)***
4. 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 Recommendation)***
5. 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 Recommendation)***
6. 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 Recommendation)***
7. 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 Recommendation)***
8. 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 Recommendation)**

9. 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)**
10. 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)**
11. 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.
12. 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 Recommendation)**
13. 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 Recommendation)**
14. 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 Recommendation)**

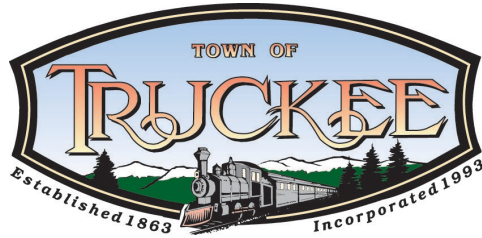
15. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted 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 Recommendation)



DATE: May 12, 2023

TO: Chantal Birnberg, Associate Planner

FROM: Melanie Conti, Sustainability Program Analyst

SUBJECT: Coldstream Commercial Development Permit

Per Town of Truckee Municipal Code Chapter 6, all businesses shall have sufficient trash and recycling services. The proposed trash and recycling storage in the plans is sufficient.

However, businesses that generate 4 cubic yards or more of waste and at least 100 gallons of organic waste shall separate organic materials from trash. Businesses can subscribe to a food waste collection service. Food waste service is required in dumpsters, which require 10' wide x 9' deep storage space. **Please update the trash enclosure plan to include space for an additional dumpster instead of the 3 carts shown for food waste.**

The [Trash and Recycling Enclosure Design Guide is available here](#) with more information. Contact Town Solid Waste and Recycling Staff for technical assistance and support at mconti@townoftruckee.com or (530) 582-2496, or contact Tahoe Truckee Sierra Disposal directly to set up services at (530) 583-7800.



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY

Trisha Tillotson, Director

ENVIRONMENTAL HEALTH DEPARTMENT

Amy Irani, REHS, Director

950 MAIDU AVENUE, SUITE #170
NEVADA CITY, CA 95959

PH: (530) 265-1222
FAX: (530) 265-9853

Env.Health@co.nevada.ca.us

Environmental Health Comments Memo

DATE: May 5, 2023

TO: Chantal Birnberg, Associate Planner, Town of Truckee Planning Division

FROM: Trinity Proctor, Sr Permit Technician

RE: Coldstream Commercial Development Permit 2023-00000036/DP-12848

Nevada County Department of Environmental Health (NCDEH) Preliminary Comments would include:

PROJECT DESCRIPTION

The applicant is requesting Development Permit approval for the construction of two shell buildings with 19,812 sf of commercial floor area and 3,010 sf of outdoor dining. The "West Building" is a two-story building located at 12848 Deerfield with 11,055 sq. ft. of commercial floor area and two outdoor dining areas. The "East Building" is a three-story building located across the street at 12833 Deerfield Drive with 8,757 sf of commercial floor area.

The project is located in the MUC (Mixed Use Commercial) zone district of the Coldstream Specific Plan. Development Permit approval is required for projects which disturb 26,000 sf or more of the site and/or create more than 7,500 sf of floor area.

*This project will be served by public water and sewer.

EH CONDITIONS OF APPROVAL

Prior to building permit issuance:

The commercial food facility/retail proposed space will require an annual permit from 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.

Prior to occupancy:

The facility 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.

General Manager

Brian C. Wright

**Executive
Leadership Team**

Joe Horvath

*Electric Utility Director/
AGM*Shanna Kuhlemier
*District Clerk*Chad J. Reed
*Water Utility Director*Steven Poncelet
*PIO & Strategic Affairs
Director*Scott Crow
*IT Director/CIO*Michael Salmon
*Chief Financial Officer***Board of Directors**

Joseph Aguera

Jeff Bender

Christa Finn

Tony Lalotitis

Kim Harris

May 10, 2023

Chantal Birnberg
Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, California 96161

Subject: APN 018-850-018, 018-850-019 12848 and 12833 Deerfield Dr.
(Application 2023-00000036/DP)

Dear Ms. Birnberg:

Truckee Donner Public Utility District has reviewed the Project Routing Request for the subject project. The District's Water & Electric Departments have the following comments:

The Electric Department has the following comment on this application for a development permit:

- 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.

The Water Department has the following comments on the proposed project:

- The Water Department has no comment on the proposed Development Project.
- 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.
- 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.



General Manager

Brian C. Wright

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*Electric Utility Director/
AGM*

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District Clerk

Chad J. Reed

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*PIO & Strategic Affairs
Director*

Scott Crow

IT Director/CIO

Michael Salmon

Chief Financial Officer

Board of Directors

Joseph Aguera

Jeff Bender

Christa Finn

Tony Laliotis

Kim Harris

If you have any questions, or require further information, please contact me at 530-582-3915 or sarahkraker@TDPUD.org.

Sincerely,

Sarah Kraker

Sarah Kraker

Records/Administration Technician

From: [Sven Leff](#)
To: [Chantal Birnberg](#)
Subject: RE: Project Routing: Coldstream Commercial Development Permit-2023-00000036/DP-12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000)
Date: Wednesday, May 3, 2023 1:27:00 PM
Attachments: [image001.png](#)

TDRPD has no issues. Thanks.

- Sven

Sven Leff, CPRE
General Manager
Truckee-Donner Recreation & Park District
Office: (530) 550-4444

From: Chantal Birnberg <CBirnberg@townoftruckee.com>
Sent: Thursday, April 27, 2023 4:23 PM
To: Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; David Coscarart <David.Coscarart@libertyutilities.com>; Dell Bullard <Del.Bullard@libertyutilities.com>; Deverie Acuff <DAcuff@townoftruckee.com>; David Faris <dfaris@tdrpd.org>; eddie.rodriguez@libertyutilities.com; gary@waste101.com; Haleigh Martin <Haleigh.Martin@libertyutilities.com>; Jeff Menasco <Jeff.Menasco@truckeetahoeairport.com>; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>; keithrenshaw@tdpud.org; kevinmckechnie@truckeefire.org; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.com>; Marco Guerrero (Marco.Guerrero@libertyutilities.com) <Marco.Guerrero@libertyutilities.com>; marksullivan@nvenergy.com; Melanie Conti <MConti@townoftruckee.com>; Mike Ross <mross@townoftruckee.com>; mwasley@truckeesan.org; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; Nick Rains <Nick.Rains@libertyutilities.com>; NNDEngineering@swgas.com; office@waste101.com; randy.meyer@libertyutilities.com; reginacooley@tdpud.org; Scott Eckman <scott.eckman@co.nevada.ca.us>; Scott Mathot <SMathot@townoftruckee.com>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; Steve.Lathrop@libertyutilities.com; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sunly Sa <Sunly.Sa@libertyutilities.com>; Sven Leff <sven@tdrpd.org>; Teresa McNamara <teresadmac@tdrpd.org>; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; vvindel@truckeesan.org
Subject: Project Routing: Coldstream Commercial Development Permit-2023-00000036/DP-12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000)

Good afternoon,

From: [Steve Kessmann](#)
To: [Chantal Birnberg](#)
Subject: RE: Project Routing: Coldstream Commercial Development Permit-2023-00000036/DP-12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000)
Date: Monday, May 8, 2023 4:18:39 PM
Attachments: [image001.png](#)

Chantal,

Thank you for the opportunity to comment on the Coldstream Commercial Development at 12848 and 12833 Deerfield Drive. The proposed project is located within the boundaries of the Truckee Fire Protection District (Fire District). The Fire District provides fire prevention, fire suppression, and all risk rescue and emergency medical services within our District boundaries. New developments within our District boundaries are required to meet the following conditions:

1. 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 [Plan Review — Truckee Fire Protection District](#). 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.
2. 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.
3. 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.
4. Inspections can be scheduled at [Inspections — Truckee Fire Protection District](#)

5. Sprinkler plans (for the structures) can be submitted as a deferred submittal to EFS [Engineered Fire Systems, Inc.](#)
6. 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.

[Ordinance+01-2022.pdf \(squarespace.com\)](#)

[CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2022 California Fire Code, Title 24, Part 9 | ICC Digital Codes \(iccsafe.org\)](#)

[2-2012+Defensible+Space+Ordinance.pdf \(squarespace.com\)](#)

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=4291.&lawCode=PRC

AB 3074 - https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB3074

[Fire Mitigation Fees — Truckee Fire Protection District](#)

[Plan Review — Truckee Fire Protection District](#)

Steve Kessmann
Battalion Chief/Fire Marshal
Truckee Fire Protection District
Office (530)-582-7855

From: Chantal Birnberg <CBirnberg@townoftruckee.com>

Sent: Thursday, April 27, 2023 4:23 PM

To: Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; David Coscarart <David.Coscarart@libertyutilities.com>; Dell Bullard <Del.Bullard@libertyutilities.com>; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; eddie.rodriquez@libertyutilities.com; gary@waste101.com; Haleigh Martin <Haleigh.Martin@libertyutilities.com>; Jeff Menasco <Jeff.Menasco@truckeetahoeairport.com>; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>;

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Brian Kent Smart
Nelson Van Gundy
Marcus Waters, DC

BLAKE R. TRESAN, P.E.
General Manager
Chief Engineer



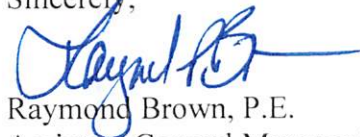
May 8, 2023

Town of Truckee Planning Division
Chantal Birnberg, Associate Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Coldstream Commercial Development Permit
APN: 018-850-018, 018-850-019

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project, and has no objections to the Coldstream Commercial Development Permit.

Sincerely,



Raymond Brown, P.E.
Assistant General Manager/District Engineer