

PLANNING COMMISSION RESOLUTION 2024-12

EXHIBIT C

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2024-00000014/DP-UP-MUP-ZC-TM-HDR-SP (RESIDENCES AT JIBBOOM)

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Parcel Map, Historic Design Review, and Sign Plan to construct an 89,312 square foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units and 52 market rate for-sale units) and 3,339 square feet of ground floor commercial space at the corner of Jibboom Street and High Street in Downtown Truckee (APNs 019-102-011, -012, -013, -014, -015 and -17, 019-102-018) is hereby approved as described in the September 17, 2024 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on September 17, 2024 and on file in the Community Development Department except as modified by these conditions of approval. The approval shall exclude the provision of the trail on the parcel bordering High Street, and seven (7) of the on-street parking spaces located at west end of the project site along Jibboom Street. **(Planning Division)**
2. A density bonus of 21 units is approved. Parking reductions as allowed by State Density Bonus Law are approved. Five waivers/reductions, as described in the September 17, 2024 staff report and incorporated as Exhibit B, are approved. **(Planning Division)**
3. The applicant and/or project successor shall be 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 building permit submittal to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently \$186 for the Planning Division and \$200 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. **(Planning Division)**
4. 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)**
5. The effective date of approval shall be September 30, 2024 unless the approval is appealed to the Town Council by 5:00 PM on Monday, September 27, 2024. In accordance with Section 18.84.050 of the Development Code, the Development Permit, Zoning Clearance, and Sign Plan 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). The Use Permit shall commence within two years from the effective date. If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and Modifications). **(Planning Division)**

6. In accordance with Development Code Section 18.96.090, the approval of the Tentative Map shall be valid for 24 months after its effective date of approval. After September 17, 2026, this approval shall expire and become void unless a Final Map, and related bonds and improvement agreements, have been filed with the Town Engineer in compliance with Chapter 18.98 (Parcel Maps and Final Maps) and the map is recorded within 90 days of the expiration date, or an extension of time is granted by the Planning Commission in compliance with Section 18.96.150 (Extensions of Time for Tentative Maps). (Planning Division)
7. The Community Development Director may authorize minor alterations to the approved Development Permit, Use Permit, Minor Use Permit, Tentative Parcel Map, Zoning Clearance, 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)**
8. A Final Map and Condominium Map meeting the requirements of the state Subdivision Map Act, and the Town of Truckee's Subdivision Ordinance shall be approved and recorded, prior to issuance of Grading or Building Permits. **(Planning Division)**
9. Except as modified by these approvals, the project shall comply with all applicable provisions and standards of the Development Code (effective date June 22, 2023) 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)**
10. 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**)

11. 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**)
12. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Liberty
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Nevada County Department of Environmental Health
 - Tahoe Truckee Sierra Disposal Company
 - Southwest Gas (**Planning Division**)
13. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction mitigation fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. (**Planning Division**)
14. The property owner(s) and/or project successor shall either manage the property or hire a property management company (companies) to manage leasing, parking plan, monitoring, complaints, and enforcement of the requirements of the entire project site. If a property management company (companies) is hired, the developer shall provide a copy of the executed contract to the Community Development Director prior to final occupancy for review and approval. (**Planning Division**)
15. Prior to certificate of occupancy or Final Map, whichever occurs first, property owner is required to record a right-of-way disclosure on each parcel with the Nevada County Recorder's office, providing information regarding the Town having a Downtown Parking District, which restricts parking overnight during the winter months and is not conducive for long-term residential parking. Notification shall also be provided in perpetuity to each new tenant as part of the lease agreement. The notification shall disclose that the number of parking spaces provided on the project site meets or exceeds the requirements of California State law, but provides less than the number of parking spaces typically required by Town of Truckee Development Code. Additionally, this notification shall disclose that off-site parking will be subject to Town Municipal Code and California Vehicle Code enforcement, and that there is no guarantee that the Downtown Parking District currently has adequate capacity for residential overflow parking nor that it will in the future. Final wording of recorded notification shall be reviewed and approved by the Community Development Director and Town Engineer prior to the indicated timing of this condition. (**Engineering Division and Planning Division Requirement**)
16. Parking Requirements: As SDBL allows reduced parking requirements, the minimum parking requirements for this project are as follows:
 - 46 parking spaces are required

- The project shall provide a minimum of 58 onsite parking spaces.
 - The project shall provide a minimum of four (4) of the 46 spaces as on-street parking spaces, of which three (3) shall be counted towards the on-site parking requirement.
 - Pursuant to AB 2097, a public agency is prohibited from imposing or enforcing any minimum automobile parking requirement on a residential, commercial, or other development project located within one-half mile of a major transit stop. **(Planning Division)**
17. 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 Development Code Section 18.30.130 (Snow Storage). 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 onsite and walkways shall be kept clear of snow so they are useable year-round. 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)**

18. Exterior Lighting: Prior to building permit issuance, a final lighting plan identifying locations, types, and lumens for all lights on site, including proposed building and existing parking lot lighting shall be submitted. All lights are required to be fully shielded and shall not trespass onto adjacent properties. A final photometric plan demonstrating that light will not trespass onto adjacent properties is required. Timers and sensors are required to be used to ensure that excessive lighting is avoided. Lights shall be color corrected with warm color temperatures, 3,000K or less. **(Planning Division)**
19. Prior to issuance of building permit, the applicant and/or successor shall demonstrate to the satisfaction of the Community Development Director, or Director's Designee that any mechanical equipment, including utility meters and individual air conditioning units, shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents, gutters, and bear boxes shall be painted in a color to blend with adjacent building colors. Prior to building permit final, all screening will be inspected to ensure compliance with this condition. **(Planning Division)**
20. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a "will-serve" letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within

250 feet of an access doorway to the residential units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. Enclosures must be at least 16' x 9.7'. 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.

To meet the Solid Waste requirements, the applicant has indicated they will pay additional fees to TTSD to have twice weekly service and dumpster pull-out service. **(Planning Division, Development Code Section 18.30.150)**

21. No wood-burning appliances are proposed or approved as part of this project. **(Planning Division)**
22. 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)**
23. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer prior to building permit issuance. Permanent erosion control measures in accordance with Best Management Practices of the "Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit" as adopted by the Lahontan Regional Water Quality Control Board shall be reviewed by the Town Engineer prior to building permit issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. **(Planning Division)**
24. Survey: Prior to building permit issuance, a survey shall be submitted that shows topography and easements on the property. **(Planning Division)**
25. Signs: No new signs are proposed or approved as part of this approval, including any "A-frame" or similar temporary signage. Prior to issuance of Building Permit, the applicant shall submit a revised sign plan demonstrating compliance with the size requirements for projecting signs as identified in Development Code Section 18.54.080.G (Signs – Projecting Signs). **(Planning Division)**
26. 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)**
27. All building materials and colors shall be consistent with the applicant submittal, and as described in the September 17, 2024 Planning Commission staff report. **(Planning Division)**
28. The affordable housing units shall be restricted in perpetuity. The deed restriction shall be

in compliance with Chapter 18.210.090 (Affordable Housing Controls – Affordable Housing Agreement) and submitted prior to building permit issuance for review and approval by the Community Development Director and Town Attorney. The deed restriction shall be recorded prior to issuance of final occupancy. **(Planning Division)**

29. Prior to the issuance of a temporary or final certificate of occupancy or the recordation of a parcel map or final map for the affordable housing, an Affordable Housing Agreement shall be recorded with the Nevada County Assessor, for affordable housing offered by the applicant, or project successor, for the development project in which density bonuses, incentives, and/or concessions have been granted by the Town pursuant to Chapter 18.212 (Density Bonuses, Concessions and Incentives).

The affordable housing agreement shall include, but not be limited to, the following:

- a. A description of the development, including whether the affordable units will be offered for rent or for purchase;
- b. The number, size, and location of the affordable units, or any approved alternative;
- c. Density bonuses, incentives, and/or concessions granted by the Town, if any;
- d. Provisions and/or documents for initial sales price or rent, resale restrictions, occupancy restrictions, locals preference, deeds of trust, rights of first refusal, and rental restrictions;
- e. Provisions for monitoring the ongoing affordability of the affordable units, and the process for marketing units, and qualifying prospective households for income eligibility;
- f. Deed restriction acceptable to the Town;
- g. Any information required by the housing plan approved by the review authority;
- h. Any other pertinent information required by the Community Development Director.

The affordable housing agreement shall be consistent with the housing plan approved by the review authority and comply with the requirements of the chapters of the Development Code Section 18.210.090 (Affordable Housing Controls – Affordable Housing Agreement). The agreement shall be approved by the Community Development Director prior to recordation of the agreement with the Nevada County Recorder. **(Planning Division)**

30. 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, with the exception of the waivers and reductions granted for landscape buffering and planting requirements along the High Street project frontage pursuant to SDBL, and as follows:
- a. 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.
 - b. Prior to issuance of 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.
 - c. Prior to issuance of 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.

- d. 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.
 - e. 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***)
31. All construction staging is required to be located onsite and construction parking is required to be located onsite or an appropriate location within the Town Right-of-Way. (***Planning Division***)
 32. No trees shall be removed unless a grading permit or building permit is issued by the Town of Truckee Planning Division. (***Planning Division***)
 33. Prior to issuance of a building permit, the applicant and/or project successor shall provide a final design level geotechnical report, incorporating the recommendations and provisions of the draft geotechnical report to the Planning Division and Building Division for review and approval. (***Planning Division***)
 34. ***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***)
 35. Prior to issuance of a grading permit or a building permit, whichever is first, the applicant and/or project successor shall submit a construction noise control plan demonstrating the following:
 - a. equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;
 - b. locate stationary noise generating equipment as far as possible from noise-sensitive uses when noise-sensitive uses adjoin or are near a construction project area;
 - c. use “quiet” air compressors and other stationary noise-generating equipment where appropriate technology exists; and

- d. require the project sponsor to designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler) and will require that reasonable measures warranted to correct the problem be implemented. The project sponsor shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the project site and send a notice to neighbors in the project vicinity with information on the construction schedule and the telephone number for noise complaints. **(Planning Division)**

Tentative Map Modification Conditions

36. The applicant shall submit Final Map check prints, all required information, and applicable fees to the Planning Division for review and approval with the Final Map application. The Final Map shall be prepared by a licensed land surveyor or engineer in accordance with the Subdivision Map Act and Town Subdivision Ordinance. **(Planning Division)**
37. The applicant shall submit a certified copy of the tax certificate executed by the Nevada County Tax Collector with the Final Map review submittal to the Planning Division. **(Planning Division)**
38. Wood burning devices shall be prohibited within the subdivision by placing a deed restriction on the title and a note on the Final Map. **(Planning Division)**
39. The applicant shall pay the park and recreational fee (Quimby fee) prior to map recordation. The fee that shall be paid is the most recent fee that was adopted by Town Council resolution in effect at the time of payment. The applicant may pay the Quimby fee at any time after Tentative Map approval but is required to be paid prior to map recordation. **(Truckee-Donner Recreation and Park District, Development Code Section 18.96.060)**
40. A note shall be placed on the Final Map stating that future residential subdivisions and/or creation of additional residential units shall require payment of additional Quimby fees based on the latest fee that was adopted by Town Council resolution at the time of payment. **(Truckee Donner Recreation and Park District Requirement)**
41. Any designated remainder parcels shall not be subsequently sold unless a certificate or conditional certificate of compliance (Chapter 18.102) is obtained, or the remainder parcel is further subdivided in compliance with the Development Code. **(Development Code Section 18.96.070)**
42. Any designated remainder parcels shall not be issued a permit or other grant of approval for development by the Town unless a certificate or conditional certificate of compliance (Chapter 18.102) is obtained. **(Development Code Section 18.96.070)**

Engineering Division Conditions

43. 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 Requirement)

44. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. All safe releases and overflows need to be approved by Town Engineer. ***(Engineering Division Requirement)***
45. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. If the project is expanding an existing site and the new impervious area is more than 50% of the existing impervious surface, project shall treat all existing and proposed impervious areas. ***(Engineering Division Requirement)***
46. If project disturbs one acre or more or is part of a larger planned development, the project shall also comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. ***(Engineering Division Requirement)***
47. Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface, post-project storm water flows should equal pre-project flows for the

design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. **(Engineering Division Requirement)**

48. Prior to building (grading) permit issuance, for the proposed stormwater treatment system to be considered equivalent to bio-retention, it must be demonstrated that the proposed system provides both equivalent treatment and equivalent retention of the 85th percentile, 24-hour design storm to the satisfaction of the Town Engineer. Additionally, all points within the stormwater collection, filtration, and retention system must provide the adequate flow capacity for attenuation and flood control of the 2-, 10-, and 100-year design storms so as to not overwhelm the collection system. Post-development flows must be less than or equal to pre-development flows. No blind ties into the Town storm drain system will be allowed. All safe-release and overflow junctions will need to include an accessible junction structure. **(Engineering Division Requirement)**
49. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMP's installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. **(Engineering Division Requirement)**
50. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. **(Engineering Division Requirement)**
51. Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 2024, based on 3,339 SF of General Retail and 52,894 SF of Residential, the estimated traffic impact fees for the proposed project are **\$267,053.75**. The actual traffic impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. **(Engineering Division Requirement)**
52. Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 2024 based on 3,339 SF of General Retail and 52,894 SF of General Office, the estimated facilities impact fees for the proposed project are **\$94,538.22**. The actual facilities impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division Requirement)**
53. Prior to building permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties/rights-of-way. **(Engineering Division Requirement)**
54. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area except in areas with a snow load of 200 pounds per square foot or greater, where the required snow

storage area shall equal to at least 75% of the paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should be designed and located to limit nighttime noise impacts to nearby residential areas. Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas). Hydronic heating is also an acceptable form of snow storage, but hydronic heating elements may not be located within the right-of-way. In addition to the snow storage requirements outlined above, adequate snow storage (or hydronic heating) will need to be demonstrated for the portion driveway that is located on the adjacent property at 10102 Jibboom Street prior to building permit issuance. **(Engineering Division Requirement)**

55. Prior to building (grading) permit issuance, an operation and maintenance plan will be required for any hydronic heating snow-melt systems. **(Engineering Division Requirement)**
56. Frontage improvements will be required for the project. On-street parking equivalent to the existing number of public parking spaces, and a minimum six-foot-wide sidewalk will be required along the Jibboom Street frontage. Parking along the Jibboom Street Frontage will also require a four-foot-wide amenity zone, measured from the back of curb to the beginning of the six-foot-wide sidewalk clear path of travel, to provide space for parking meters and various other public amenities. 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. Parking stalls shall be at least 8' wide (to flowline of curb, or 9' to back of curb). The existing Jibboom Street centerline shall not be moved any further South, and Jibboom Street travel lanes shall remain at least 12' wide. **(Engineering Division Requirement)**
57. Prior to building (grading) permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement (HHMA) for any and all frontage improvements. There is a fee associated with the development of the HHMA. This includes a maintenance plan and agreement for the driveway entrances located within the right-of-way where no hydronic heating will be allowed. **(Engineering Division Requirement)**
58. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Jibboom Street or High Street right-of-way. **(Engineering Division Requirement)**
59. Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

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

60. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. ***(Engineering Division Requirement)***
61. Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in any applicable project environmental documents. ***(Engineering Division Requirement)***
62. If a maintenance district is created to provide ongoing maintenance of frontage improvements as a part of the future Jibboom Street Streetscape Project, the owner(s) at that time shall not contest its formation. ***(Engineering Division Requirement)***
63. Prior to building (grading) permit issuance or Final Map, whichever occurs first, the right to legally access through the neighboring property at 10102 Jibboom Street must be demonstrated, and an access easement must be recorded with Nevada County. The access easement needs to encompass the entire driveway/drive aisle, and the driveway/drive aisle is required to meet current Town standards for driveway dimensions. If legal access for a driveway meeting Town standards cannot be obtained, then no sub-standard driveway will be allowed to access Building A on the western side, and no parking spaces will be allowed on this side of Building A. ***(Engineering Division Requirement)***
64. Prior to building (grading) permit issuance, the applicant shall demonstrate that no portion of the proposed structures, including the foundations and overhangs, are located within the public right-of-way. ***(Engineering Division Requirement)***
65. Prior to building (grading) permit issuance, the applicant shall demonstrate that the covered sidewalks provide the minimum vertical clearance required by Town standards that are in place at that time. If no such standard exists for the proposed structure, the minimum vertical clearance shall be 10’ unless otherwise determined by the Town Engineer. ***(Engineering Division Requirement)***
66. Prior to building (grading) permit issuance, the applicant shall demonstrate that all structures in the right-of-way, including the above grade utility boxes, are located at least 4’ from back of curb. ***(Engineering Division Requirement)***
67. Prior to building (grading) permit issuance, on-street parking bay dimensions and curb return geometry require Town Engineer approval. ***(Engineering Division Requirement)***
68. 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 Requirement)***

69. Prior to certificate of occupancy or Final Map, whichever occurs first, property owner is required to record a right-of-way disclosure on each parcel with the Nevada County Recorder's office, providing information regarding the Town having a Downtown Parking District, which restricts parking overnight during the winter months and is not conducive for long-term residential parking. Each parcel owner shall be notified that there is likely a shortage of actual parking provided on the project site and that parking off-site will be subject to Town Municipal Code and California Vehicle Code enforcement. Final wording of recorded notification shall be reviewed and approved by the Community Development Director and Town Engineer prior to the indicated timing of this condition ***(Engineering Division and Planning Division Requirement)***

Other Conditions of Approval

70. Cultural Resources: In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note should be included in the construction plan set. ***(Development Code Section 18.30.040)***
71. In those cases where the potential for archaeological or historic resources on the site cannot be determined prior to project approval (e.g. a project involving demolition of a structure and construction of a new structure), a qualified archaeologist shall be present on-site during all excavation activity, including preliminary soil investigations and trenching for foundations, utilities, and grading. If items of historic or archaeological value are uncovered, work in the area of the discovery shall be halted for a time period reasonable for the Town and archaeologist to analyze and assess the significance of the items. If necessary, a mitigation plan to preserve or recover them shall be prepared by the archaeologist. The archaeologist shall submit a report to the Community Development Department describing the findings. ***(2040 Downtown Plan Policy HR-S-3)***

72. Parking Requirements: The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48.070 (Parking and Loading Standards – Development Standards for Off-Street Parking). **(Development Code Section 18.48.070 Parking and Loading Standards – Development Standards for Off-Street Parking)**
73. 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)**
74. Prior to building permit issuance, the applicant shall provide a dust suppression plan, in compliance with Development Code Section 18.30.030 (Air Emissions). **(Development Code Section 18.30.030)**
75. Prior to building permit issuance, the applicant shall provide a tree protection plan in compliance with Development Code Section 18.30.155 (Tree Preservation). **(Development Code Section 18.30.155)**
76. 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)**
77. The project shall comply with the 2024 California Building Code of Regulation's or current codes enforced during time of submittal with emphasis on ADA and sound transmission requirements (CBC section 1206). Recommend pre-submittal meeting with design professional. **(Building Division)**
78. 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)**

Other Agency Conditions

79. Prior to issuance of a building permit, the applicant, or project successor, shall be responsible for upgrading the sewer line from CT07-F02 to CT07-FO1 with a six-inch (6") line consistent with Truckee Sanitary District's development and design standards, subject to review and approval by Truckee Sanitary District. **(Truckee Sanitary District)**
80. The project will be subject to the requirements of SB 7 regarding the metering of water usage in multi-family residential structures **(TDPUD – Water)**
81. The Owner/Developer shall 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 Owner/Developer will need to coordinate relocation of existing electric facilities to accommodate the proposed project. **(TDPUD – Electric)**

82. New developments within our District boundaries are required to meet the following conditions:
- a. 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.
 - b. 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.
 - c. The developer is required to comply with the Chapter 49 of the 2022 California Fire Code, PRC 4291, and Title 14 of the Fire Safe Regulations. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required. Any new landscaping will need to comply with defensible space laws as outlined in PRC 4291 and AB 3074. Truckee Fire is not responsible for marking vegetation for removal or reviewing your landscape architecture plan to meet these requirements. This is the responsibility of the developer.
 - d. Inspections can be scheduled at [Inspections — Truckee Fire Protection District](#)
 - e. Sprinkler plans can be submitted as a deferred submittal to EFS [Engineered Fire Systems, Inc.](#)
 - f. 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. Cal Fire would be the subject matter expert on this interpretation and implementation.
 - g. Aerial Ladder Truck access will need to be provided given the proposed height of the structures as described in appendix D section 105 of the 2022 CFC [2022 California Fire Code, Title 24, Part 9 - APPENDIX D \(iccsafe.org\)](#).
(Truckee Fire Protection District)