

**Town of Truckee
California**

**PLANNING COMMISSION RESOLUTION 2026-09
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000002/AMD
(HIGH ALTITUDE FITNESS PROJECT AMENDMENT)**

WHEREAS, on April 17, 2018, the Town of Truckee Planning Commission adopted Resolution 2018-07, approving the High Altitude Fitness Gym project (Application 2017-00000157/DP-SP) by taking the following actions: 1) Approved a Development Permit and Sign Plan to construct a two-story climbing gym with 27,500 square feet of floor area and 119 parking spaces at 11798 Donner Pass Road (APN 018-800-009); and 2) Adopted an Initial Study/Mitigated Negative Declaration (State Clearinghouse #2018032044); and

WHEREAS, on July 17, 2018, the Town of Truckee Planning Commission adopted Resolution 2018-13, approving amendments to the previously approved High Altitude Fitness Gym project (Application 2018-00000094/AMD); and

WHEREAS, on January 13, 2025, the Town of Truckee received Application 2025-00000002, requesting amendments to the previously approved High Altitude Fitness project to construct 15 additional parking spaces on the project site pursuant to Development Code Section 18.48.040.E (Excessive parking); and

WHEREAS, the Planning Commission is responsible for the review and consideration of Project Amendments for projects previously reviewed and approved by the Commission; and

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

WHEREAS, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site, informing the public about the project and the date, time, and location of the public hearing for consideration of the approval or denial of the High Altitude Fitness Project Amendment; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on May 19, 2026, and considered all public comment, testimony, evidence, and information related thereto.

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2025-00000002/AMD (High Altitude Fitness Project Amendment):

1. Determines the Project Amendment approval to be exempt from the California Environmental Quality Act pursuant to Section 15301; and
2. Approves amendments to the previously approved High Altitude Fitness Project to allow

construction of 15 additional parking spaces, subject to the conditions of approval set forth in Exhibit A (Conditions of Approval) and as shown on the approved plans in Exhibit B (Plan Set), attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit C (Findings) in support of the approval of Project Amendment.

The foregoing Resolution was introduced by _____ and seconded by Commission Member _____ at a regular meeting of the Truckee Planning Commission held on the 19th day of May 2026 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Jason Toups, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

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

**RESOLUTION 2026-09
EXHIBIT A**

**APPLICATION 2025-0000002/AMD
HIGH ALTITUDE FITNESS PROJECT AMENDMENT**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Project Amendment is approved to modify the previously approved High Altitude Fitness project at 11798 Donner Pass Road (APN 018-800-009), approving the construction of 15 additional parking spaces, as described in the Planning Commission staff report dated May 19, 2026, on file in the Community Development Department, and as shown on the plan set approved by the Planning Commission on May 19, 2026, except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition. ***(Planning Division Recommendation)***
2. The effective date of approval of the Project Amendment shall be May 30, 2026, unless the approval is appealed to the Town Council by 5:00 p.m. on May 29, 2026.” ***(Planning Division Recommendation)***
3. In accordance with Development Code Section 18.84.050, the land use permits shall be exercised within two (2) years of the effective date of approval of the Project Amendment (by May 30, 2028), and the project shall be completed within four (4) years after the effective date of approval (by May 30, 2030). At the end of that time, if such rights have not been exercised, the approval shall expire and become null and void.” ***(Planning Division Recommendation)***
4. All applicable conditions of approval in Planning Commission Resolution 2018-13 adopted on July 17, 2018, shall be incorporated into this Project Amendment approval, with the following modifications:
 - A. Condition No. 4 shall be modified to require compliance with the Development Code standards and provisions in effect on June 12, 2025, the Development Code in effect at the time the High Altitude Fitness Project Amendment application was determined to be complete for processing on December 22, 2025. ***(Planning Division Recommendation)***
 - B. Condition No. 26 shall be replaced to read:

“Parking requirements for the project were calculated per Development Code Chapter 18.48 (Parking and Loading Standards), as summarized below.

Based on the constructed building floor area of 25,156 square feet and the health/fitness facility parking demand of one space per 250 square feet of floor area, the following parking demand calculations apply to the project:

- **Existing Parking Demand:** $25,156 / 250 = 101$ spaces.
- **Excess Parking Calculation:** A 20% increase in the number of parking spaces pursuant to Development Code Section 48.040.E (Excessive Parking) is allowed ($101 \times 0.20 = 20$ parking spaces).
- **Existing Excess Parking:** A total of 106 parking spaces were approved by the Planning Commission in July 2018 based on the originally proposed building size. These spaces have been constructed. Therefore, the project has existing excess parking of **5 spaces** (106 existing spaces - 101 spaces based on existing parking demand).
- **Additional Parking Allowed:** Based on the above information, the number of additional parking spaces that may be constructed is **15 additional spaces** (20 excess spaces allowed - 5 excess spaces already constructed).

A total of 121 onsite parking spaces is approved for the project, including five ADA-accessible spaces, nine electric vehicle/van spaces, 13 compact spaces, and 94 standard parking spaces. **(Planning Division Recommendation)**

C. Condition No. 27 shall be replaced to read:

“A minimum of 15 short-term bicycle parking spaces are required for the project in accordance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). Short-term bicycle parking spaces shall be provided in racks or devices that allow secure locking and are located in a visible location near building entrances. The bicycle parking and support facilities shall comply with all requirements of Development Code Section 18.48.090. Six short-term bicycle parking spaces were required as part of the original project; therefore, nine additional bicycle parking spaces are required. Revised plans identifying the additional bicycle parking shall be submitted for review by the Planning Division. Approval of the bicycle parking is required prior to grading permit issuance.” **(Planning Division Recommendation)**

5. A final landscape plan for the additional landscaping shall be reviewed by the Planning Division and approved by the Community Development Director prior to issuance of grading permits. All landscaping shall be installed in accordance with the final landscape plan prior to grading permit final. At least one week prior to scheduling a final inspection, the applicant shall request an onsite 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 \$321). **(Planning Division Recommendation)**
6. 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 November 2025; shall comply with the design standards

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

Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer during plan review. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs provided by the applicant and confirmed by Town staff. The plan check fee, due prior to receiving the first round of plan check comments from the Engineering Division, is equal to the following formula based upon the agreed upon estimated construction costs:

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

The inspection fee, due prior to building (grading) permit issuance, is equal to the following formula based upon the agreed upon estimated construction costs:

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

(Engineering Division Requirement)

7. 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)
8. Prior to building (grading) permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMPs installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. ***(Engineering Division Requirement)***
9. Prior to building (grading) 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 should be designed and located to limit night-time 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). Snow storage is not permissible within or above stormwater conveyance and treatment facilities. **(Engineering Division Requirement)**

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 issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division Recommendation)**
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 Town Council, which action is brought within the time period provided for by State law. **(Planning Division Recommendation, Town Attorney)**
12. Prior to commencement of any work on the site, the applicant shall obtain building permit(s) for grading and construction of the building(s). Complete building plans and engineering in accordance with the 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. **(Planning Division Recommendation)**






**RESOLUTION 2026-09
EXHIBIT B**

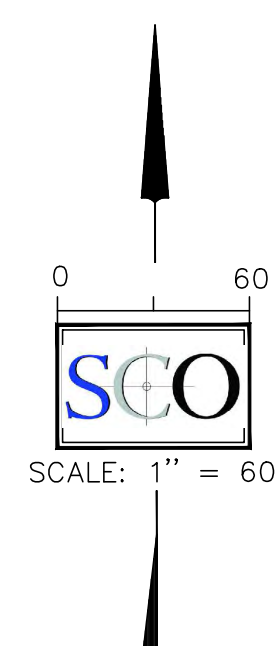
**APPLICATION 2025-00000002/AMD
HIGH ALTITUDE FITNESS PROJECT AMENDMENT**

APPROVED PLAN SET

(See attachment)

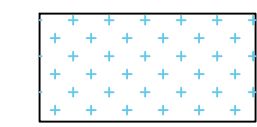
LEGEND

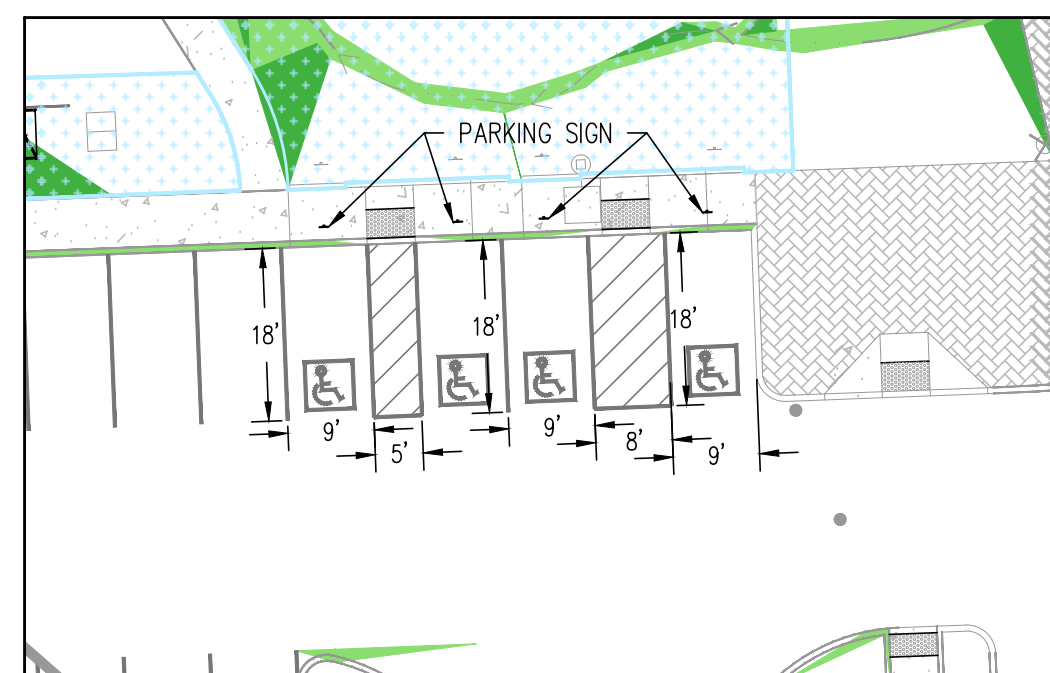
-  EXISTING ASPHALT PAVEMENT
-  PROPOSED ASPHALT
-  EXISTING CONCRETE
- (1) RECORD INFORMATION PER BOOK 9, SUBDIVISIONS, PAGE 17, O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
-  SLOPES 20% - 30%
-  SLOPES 30%+



SNOW STORAGE NOTES:

SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION.

-  SNOW STORAGE AREA (TYPICAL)
TOTAL ASPHALT AREA ONSITE = 45,630 S.F.
TOTAL SNOW STORAGE AREA = 22,966 S.F. (50.3%)(INCLUDING RAMPED AREAS)



ENLARGED DETAIL A
SCALE 1" = 20"

OWNER

JB NORTHWOODS LLC
11798 DONNER PASS ROAD
TRUCKEE, CA 96161
PROJECT CONTACT: JASON BURD

SITE ADDRESS

11798 DONNER PASS ROAD
TRUCKEE, CA 96161

PLANNING/ENGINEERING

SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

FIRE PROTECTION

TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWAGE DISPOSAL

TRUCKEE SANITARY DISTRICT

ASSESSOR'S PARCEL NUMBER

018-800-009

PARCEL SIZE

7.30± AC

ZONING

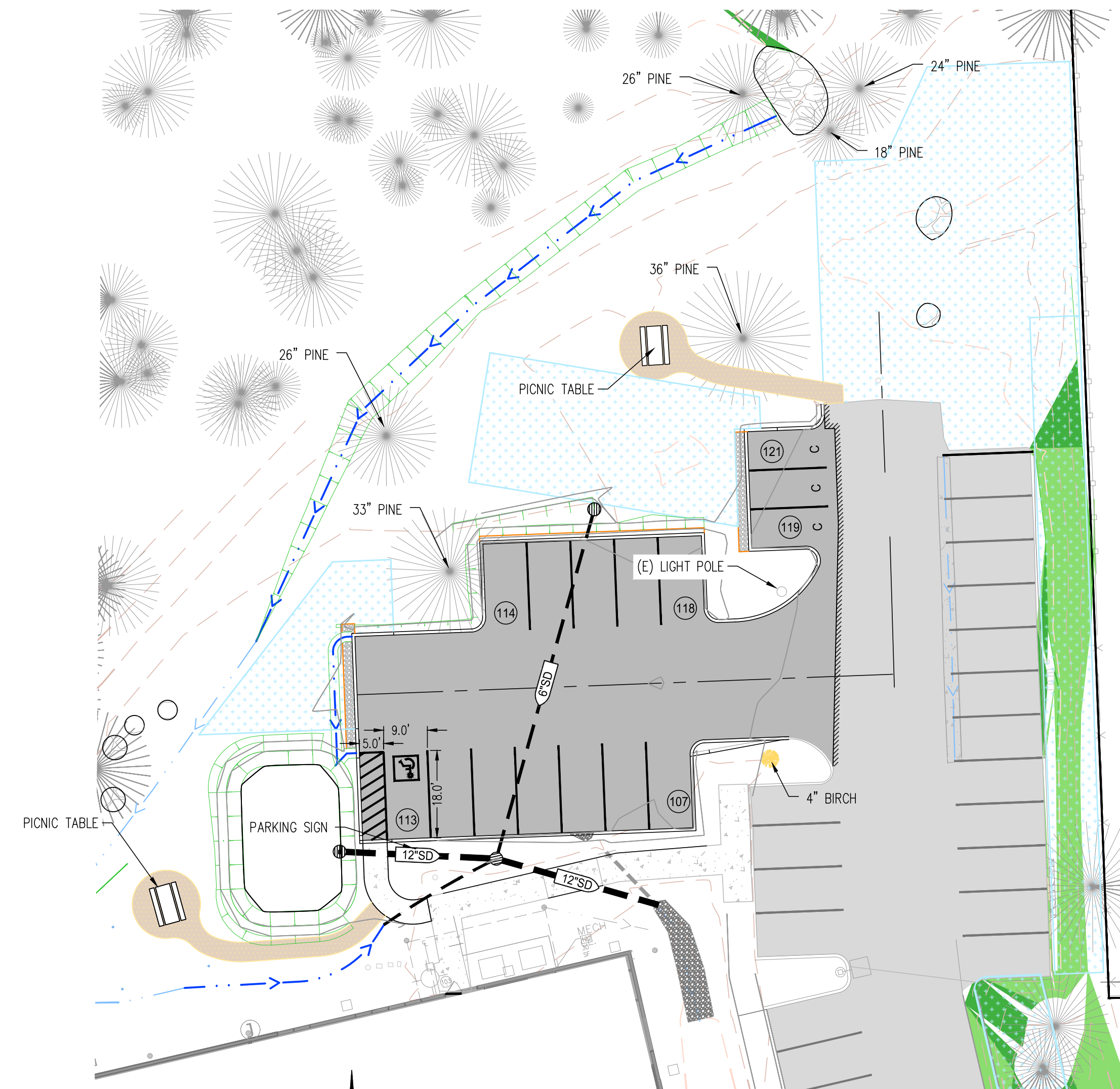
CG-GENERAL COMMERCIAL



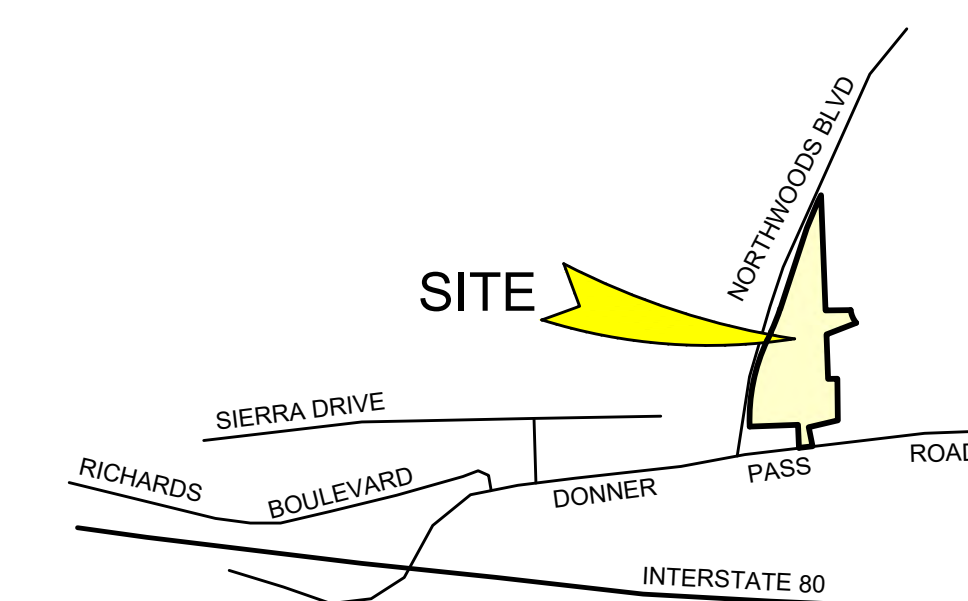
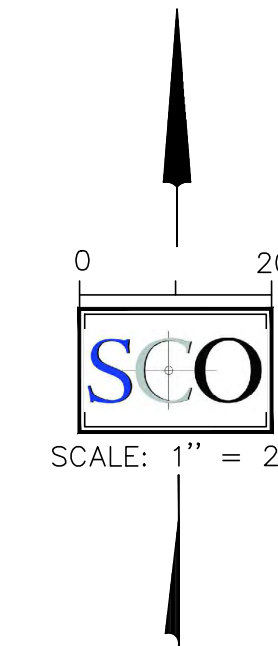
OVERALL SITE AND SNOW STORAGE PLAN

LAND USE & PARKING STATISTICS

	LAND AREA						PARKING		
	EXISTING			PROPOSED			ADA	Existing	Proposed
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%			
Bldg Footprint	16,210	0.37	5.1	16,210	0.37	5.1	ADA	4	5
AC Parking Lot	40,645	0.93	12.8	44,208	1.01	13.9	EV /VAN	9	9
Concrete/Pavers	10,350	0.24	3.2	10,460	0.24	3.3	Standard	83	94
Landscape/OS	250,913	5.76	78.9	247,240	5.68	77.7	Compact	10	13
TOTAL	318,118	7.30	100	318,118	7.30	100	TOTAL	106	121



ENLARGED SITE PLAN



VICINITY MAP
NO SCALE

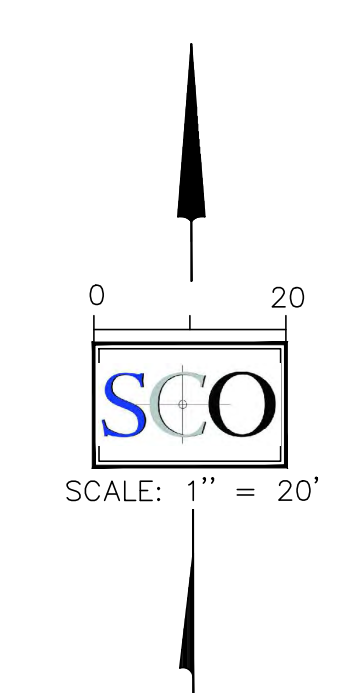


DESIGNED: MDW	DRAWN: MDW	PROJ. NO: 202460	DATE: MARCH, 2026	DWG: SEE DAY STAMP
NO. REVISIONS	DATE			
DEVELOPMENT PERMIT HIGH ALTITUDE FITNESS SITE PLAN CALIFORNIA TRUCKEE				
 PLANNING • ENGINEERING • SURVEYING				
GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4043				
				
1 OF 4				



LEGEND

	PROPERTY LINE
	EASEMENT LINE (AS DESCRIBED)
	SETBACK LINE (AS DESCRIBED)
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD LINE
	EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
	EXISTING STORM DRAIN MANHOLE & INLET
	EXISTING SEWER LINE (8" PVC SDR35)
	EXISTING SEWER MANHOLE & CLEANOUT
	EXISTING FENCE
	EXISTING SURFACE FLOW LINE
	EXISTING SURFACE FLOW LINE TO BE REGRADED
	PROPERTY CORNER MONUMENT (AS DESCRIBED)
	PROPERTY CORNER NOT FOUND
	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING ASPHALT PAVEMENT
	EXISTING ASPHALT/ HARDCAPE TO BE REMOVED
	EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
	EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED
	EXISTING TREE TO BE REMOVED (P) PINE (F) FIR, DIAMETER INDICATED - TWO (2) TREES
	SLOPES 20% - 30%
	SLOPES 30%+
	EXISTING BOULDER(S)



DESIGNED: MDW	DRAWN: MDW	PROJ. NO: 202460	DATE: MARCH, 2026	DWG: SEE DAY STAMP
NO.	REVISIONS	DATE		
<p>DEVELOPMENT PERMIT</p> <p>HIGH ALTITUDE FITNESS</p> <p>ENLARGED TOPOGRAPHY & DEMOLITION PLAN</p>				
<p>GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4043</p>				
<p>2 OF 4</p>				

LEGEND

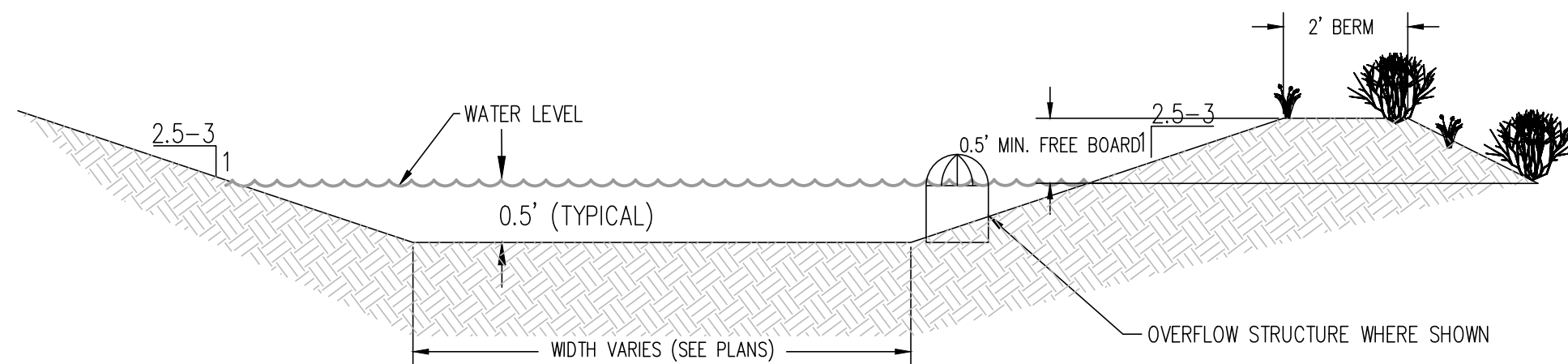
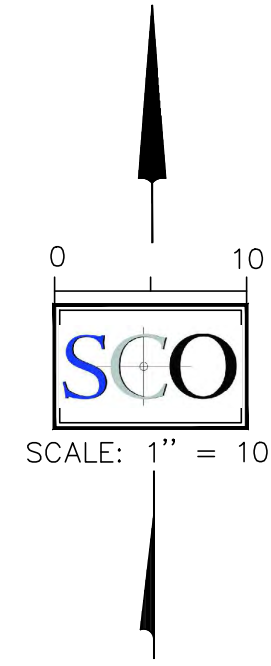
- PROPERTY LINE
- - - EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- - - EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- - - PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- - - PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- 12"SD — STORM DRAIN PIPE (SIZE AS NOTED)
- FLOW LINE
- 55.55 X — CONTOUR LABEL (SEE COVER SHEET FOR ABBREVIATIONS)
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT

NOTES

- ① - ASPHALT PAVEMENT
- ② - CONCRETE FLATWORK
- ③ - VERTICAL CURB
- ④ - FLUSH CURB
- ⑤ - 2' AGG. BASE SHOULDER
- ⑥ - INFILTRATION BASIN
- ⑦ - DECOMPOSED GRANITE PATHWAY
- ⑧ - REGRADE EXISTING FLOWLINE

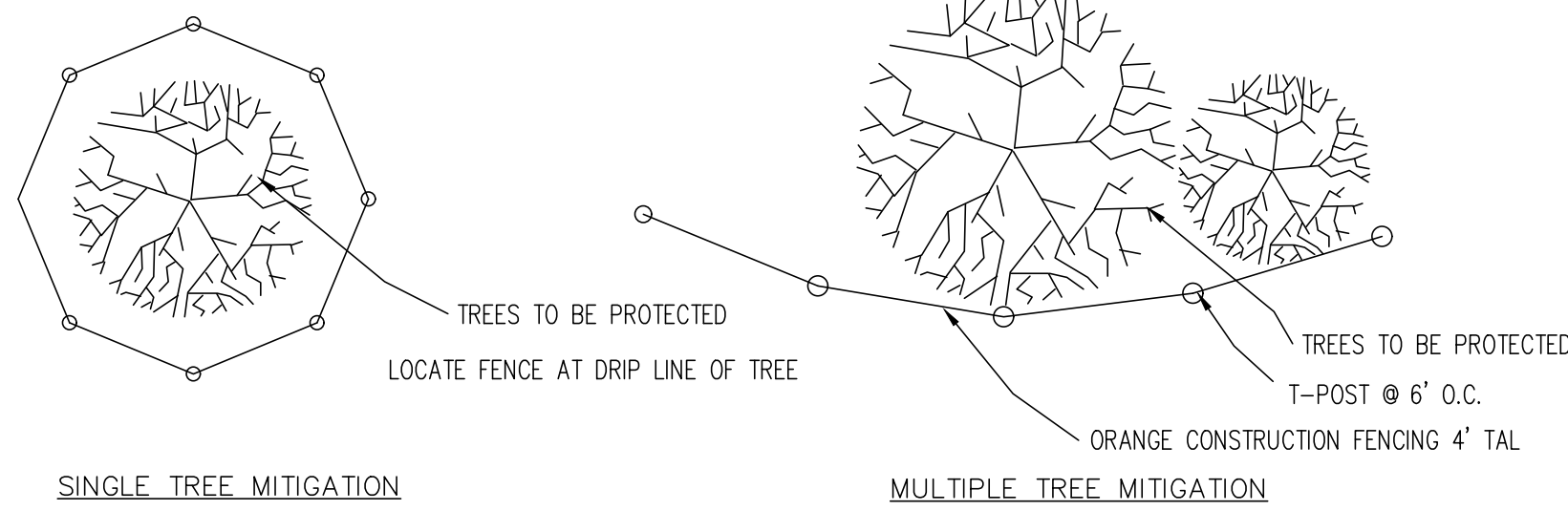
CUT AND FILL VOLUMES

TOTAL CUT: 16 CY
 TOTAL FILL: 65 CY
 NET (import): 49 CY



NOTES:
 1. BERM CORE TO BE "KEYED" IN AND COMPACTED TO 95% R.C. KEY DEPTH EQUAL TO AMOUNT EXISTING GRADE HAS BEEN FILLED TO CREATE BERM

2 TYPICAL INFILTRATION BASIN CROSS-SECTION
 NTS



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

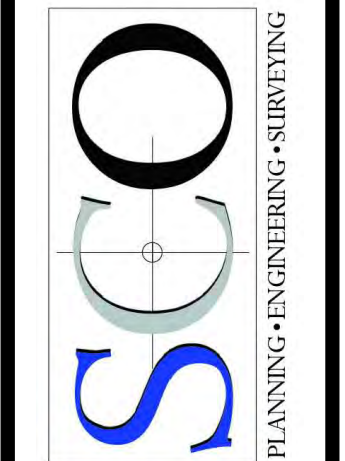
1 TREE PROTECTION FENCING
 NTS

STORM DRAIN STRUCTURE TABLE				
NAME:	PIPES IN:	PIPES OUT:	RIM:	DETAILS
D-1		12" INV OUT = 5915.00 PIPE OUT: Pipe - (31)	5915.50	INSTALL 24" DRAINAGE INLET WITH ATRIUM GRATE
D-2		6" INV OUT = 5915.21 PIPE OUT: Pipe - (30)	5915.23	INSTALL 8" LANDSCAPE DRAIN WITH ATRIUM GRATE
D-3	12" INV IN = 5914.84 PIPE IN: Pipe - (31) 6" INV IN = 5914.84 PIPE IN: Pipe - (30)	12" INV OUT = 5914.74 PIPE OUT: Pipe - (32)	5915.99	INSTALL 24" DRAINAGE INLET WITH ATRIUM GRATE



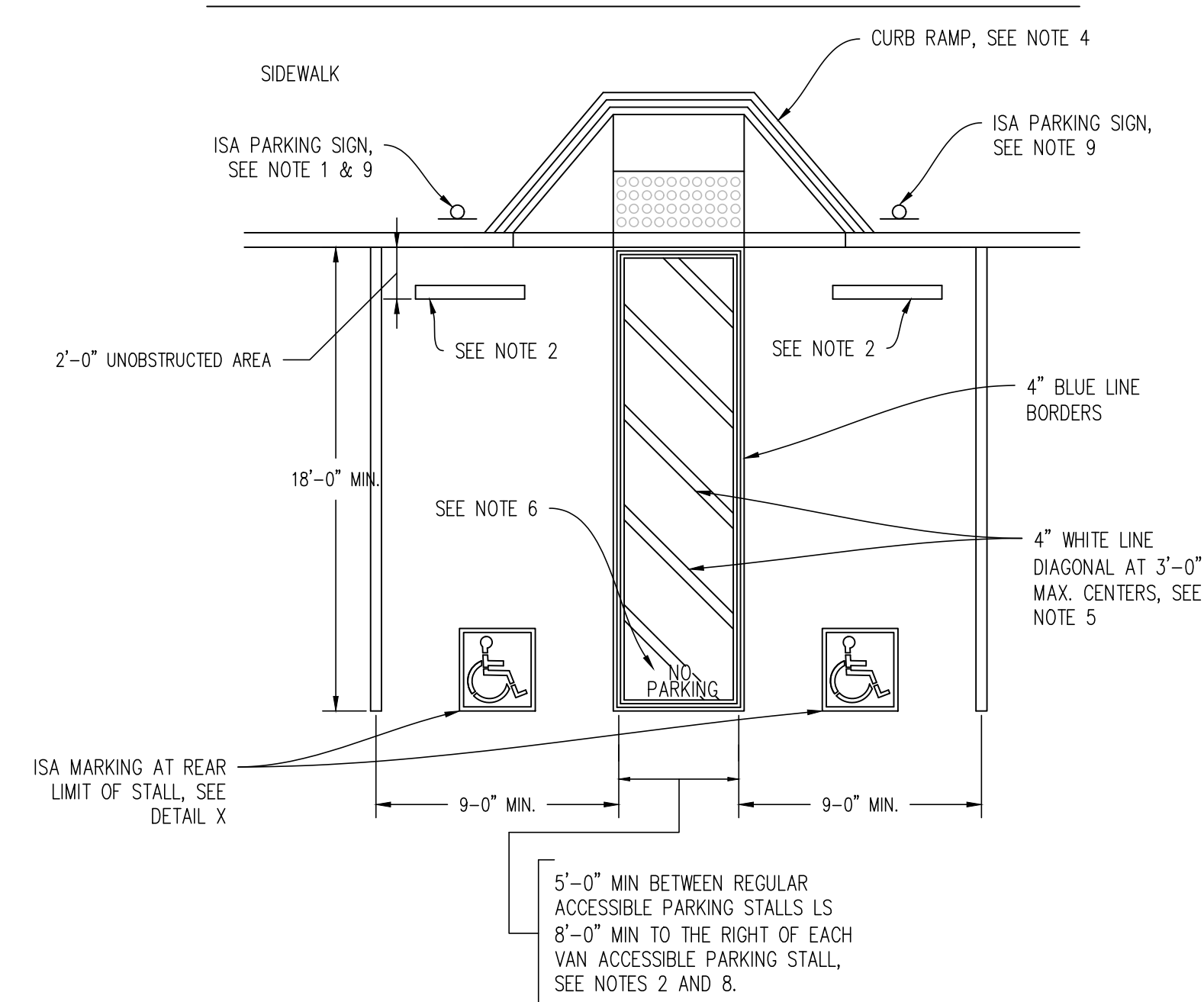
DESIGNED: MDW	DATE
DRAWN: MDW	NO. REVISIONS
PROJ. NO: 202460	
DATE: MARCH, 2026	
DWG: SEE DAY STAMP	

DEVELOPMENT PERMIT
HIGH ALTITUDE FITNESS
 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
 TRUCKEE, CALIFORNIA

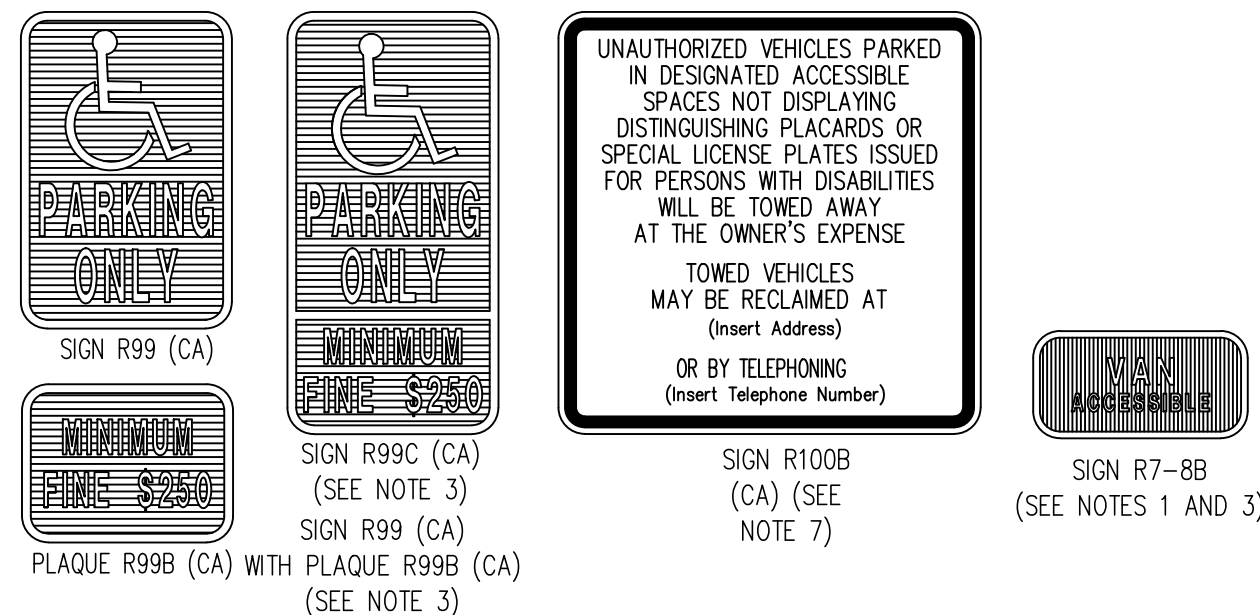


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 TRUCKEE
 (530) 582-4043





DOUBLE PARKING STALL DETAIL



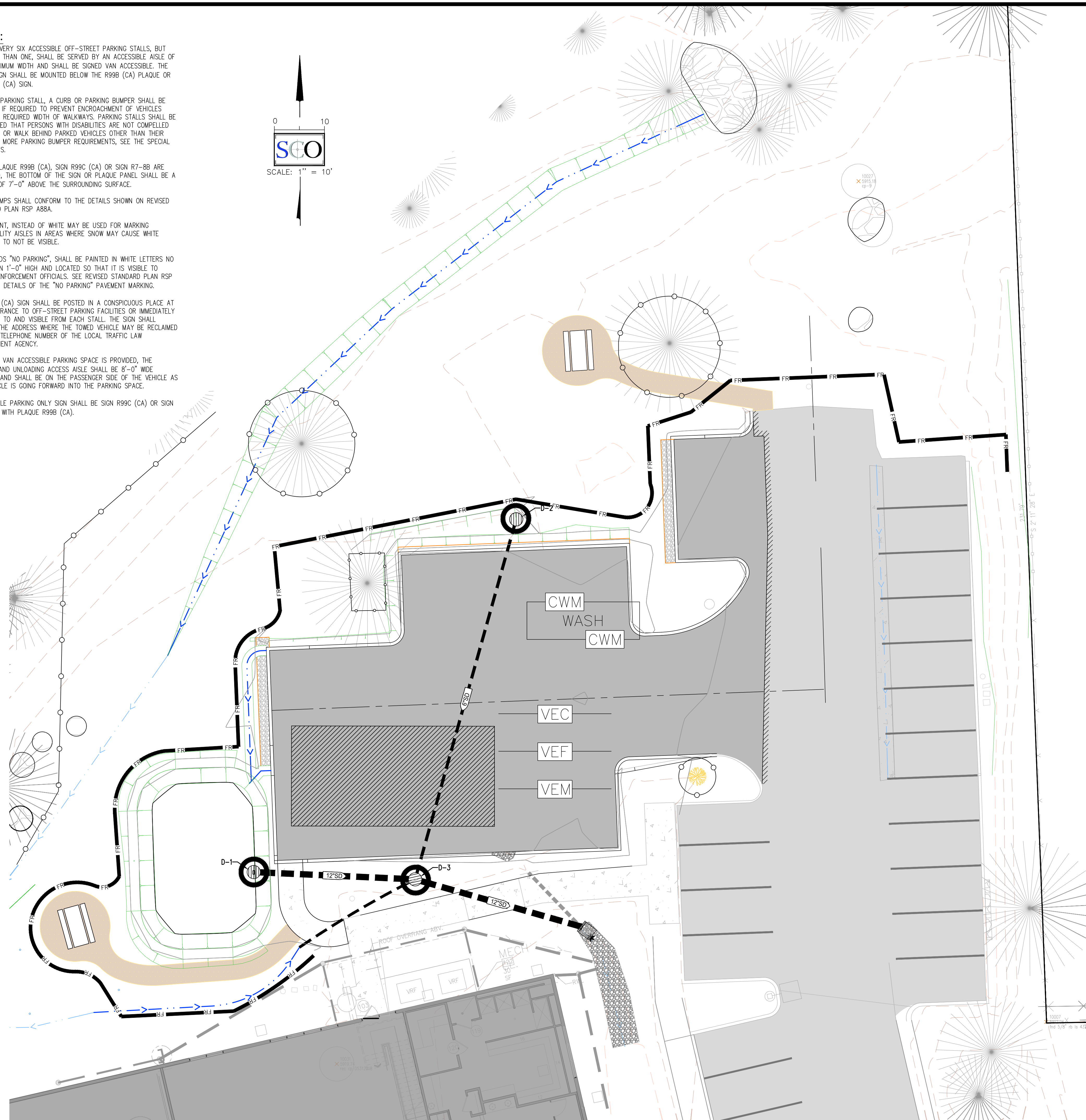
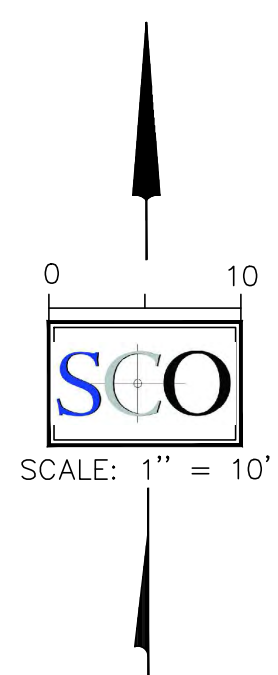
OFF-STREET PARKING SIGNS
(SEE NOTE 3)

LEGEND:

	PROPERTY LINE
	SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
	SE-5-FIBER ROLLS
	SE-10-STORM DRAIN INLET PROTECTION
	EC-2 CONSTRUCTION FENCE
	EC-9-DRAINAGE SWALES/EARTH DIKE
	EC-10 OUTLET PROTECTION/VELOCITY DISSIPATION DEVICE
	NS-8-VEHICLE & EQUIPMENT CLEANING
	NS-9-VEHICLE & EQUIPMENT FUELING
	NS-10-VEHICLE & EQUIPMENT MAINTENANCE
	STORMWATER DISCHARGE LOCATION
	FLOW LINE
	SURFACE FLOW DIRECTION
	DRAIN INLET
	STORM DRAIN PIPE
	BMP
	CASQA
	CONSTRUCTION STAGING AREA
	WM-8 CONCRETE WASH-OUT AREA

NOTES:

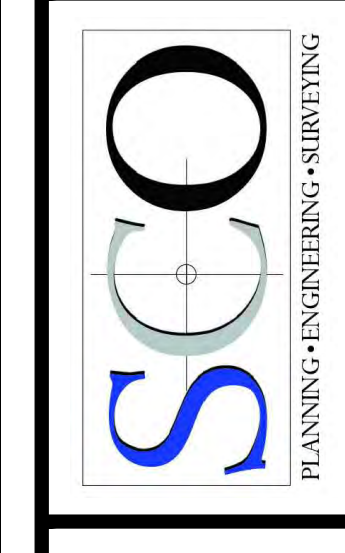
- ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.
- IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN. FOR MORE PARKING BUMPER REQUIREMENTS, SEE THE SPECIAL PROVISIONS.
- WHERE PLAQUE R99B (CA), SIGN R99C (CA) OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
- CURB RAMP SHALL CONFORM TO THE DETAILS SHOWN ON REVISED STANDARD PLAN RSP AB8A.
- BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
- THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90B FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
- A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.
- WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
- ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).



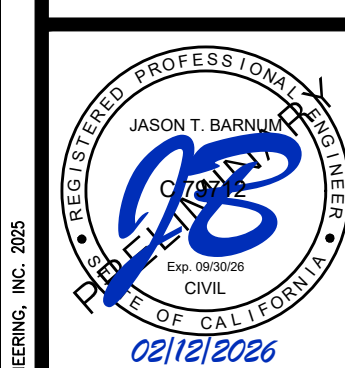
DESIGNED: MDW
DRAWN: MDW
PROJ. NO: 202460
DATE: MARCH, 2026
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

DEVELOPMENT PERMIT
HIGH ALTITUDE FITNESS
PRELIM. STORM WATER QUALITY & EROSION CONTROL PLAN
CALIFORNIA
TRUCKEE



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



**RESOLUTION 2026-09
EXHIBIT C**

**APPLICATION 2025-00000002/AMD
HIGH ALTITUDE FITNESS PROJECT AMENDMENT**

FINDINGS

PROJECT AMENDMENT (DEVELOPMENT PERMIT):

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

The proposed development is consistent with the Development Code, Town Municipal Code, and the Public Improvements and Engineering Standards, with incorporation of the recommended conditions of approval. A health/fitness facility use is a permitted use in the CMU (Corridor Mixed Use) zoning district. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the May 19, 2026 Planning Commission staff report.

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

The development is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, which applies to projects with negligible or no expansion of the former use. This finding is discussed in the May 19, 2026 Planning Commission staff report.

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

The project was routed to all local agencies and public utility districts for review, including the Truckee Donner Public Utility District, Truckee Sanitary District and Truckee Fire Protection District, and no objections were filed.

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

The Nevada County Environmental Health Department and Truckee Donner Fire Protection District have reviewed the proposed project and no objections were filed. No proposed transport, use and or/disposal of hazardous materials is proposed.

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

The proposed development is consistent with CMU (Corridor Mixed Use) land use designation of the 2040 General Plan. The continued buildout of recreational uses in Truckee achieves the Town goals for providing adequate recreational opportunities. The project site is not located in any sensitive environmental areas or within a scenic corridor, including prominent slopes, ridgelines, bluff lines or hillsides. The Trails and Bikeways Master Plan will be unaffected by the proposed development and the site is located in Zone E of the Truckee Tahoe Airport Land Use Compatibility Plan. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the May 19, 2026 Planning Commission staff report.

6. **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 located on a site which has been built out in compliance with the previous project approvals. The proposed changes to the project are limited to the addition of 15 additional parking spaces on the site, along with pedestrian and landscaping site improvements. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the May 19, 2026 Planning Commission staff report in conjunction with the recommended conditions of approval.

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

The project is physically suitable for the proposed project. All required development standards for the project have been met. The roadway infrastructure to serve the site was previously approved and constructed. All roadways to serve the project site are in compliance with Town roadway requirements. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the May 19, 2026 Planning Commission staff report.