

Building K-4 Timeline

June 23, 2023	Google Earth imagery depicting erection pad layout, also known as foundation chalking. This process usually takes place within 1-5 days before foundation excavation (ending weather conditions). Excavation could have started as early as June 24, 2023.
On or about June 23- July 21, 2023	Grading and excavation for the foundation occurred.
July 6, 2023	Submittal of building plans to the Town of Truckee
July 10, 2023	Rejection of building plans/building permit not reviewed in light of lack of land use entitlements
July 22, 2023	First delivery of concrete made to the project site by TNT Materials (concrete batch plant). Invoice 36650 for 39 loads of 3000 PSI concrete. A premium charge for a Saturday delivery was included in the invoice.
July 28, 2023	Letter from MapleBrook Engineering Inc. (engineers stamp expired) entitled "RE: Pre-Pour Slab Observation Pioneer Commerce Center Boat Building K4. "It should be noted that our review of photos does not include dimensional verification of anchor bolt placement, although our experience working with Ciro for many years and many buildings is that close attention is paid to the bolt placement. The templates in the photos appear to ensure accurate anchor bolt placement."
July 29, 2023	<p>Second delivery of concrete made to the project site by TNT Materials (concrete batch plant). Invoice 366881 for 19 loads of 4000 PSI concrete. A premium charge for a Saturday delivery was included in the invoice.</p> <p>For a project of this magnitude, foundation and slab work could have been performed and completed within 3 weeks after excavation. This would include tying any steel (rebar) for the erection pads forming the slab and tying any necessary steel for the slab.</p>
October 17, 2023	<p>Unpermitted construction confirmed</p> <p>Stop Work Order issued to Mr. Mancuso. Staff discussed with Mr. Mancuso that Staff's recommendation would be to continue item</p>

6.1 Pioneer Commerce Center Building K-4 since Code Case was opened that day due to unpermitted work.

October 17, 2023 Planning Commission Hearing. Item 6.1 Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance. Item continued due to code case that was opened earlier that day. During comment period Mr. Mancuso stated “We were working on the projects without a permit and I accept the responsibility for that.” [Tahoe Truckee Media | Truckee Planning Commission, October 17, 2023 \(ompnetwork.org\)](https://truckeeplanningcommission.org/2023/10/17/) timestamp 4:30. Mr. Mancuso further stated that “it was a very consent project, matter of fact no excavation had to be done.” Timestamp 5:00

October 20, 2023 CBO emailed Ciro Mancuso requesting additional information (see CBO email dated October 20, 2023) to better understand the project’s magnitude and decide on a course of action for the unpermitted construction.

Mr. Mancuso responded with most of the requested information. Item #7 was a request for a deputy inspectors report, company name or name of deputy inspector along with contact information. This was requested to verify the placement of 3000 psi concrete along with a lab crush test 7, 14, and 28 days following placement.

- Mr. Mancuso stated that “We started erecting the steel after September 21, when I lost all hope that it would not go to the Planning Commission until October or beyond.”