Town of Truckee California

PLANNING COMMISSION RESOLUTION 2023-14

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2023-00000107/DP-ZC PIONEER COMMERCE CENTER BUILDING K-4 DEVELOPMENT PERMIT AND ZONING CLEARANCE

WHEREAS, the Town of Truckee has received an application requesting approval of Pioneer Commerce Center Building K-4, an 11,840 square foot boat storage building located within Pioneer Commerce Center Phase II on Assessor's Parcel Number 019-700-015 in the M (Manufacturing) zoning district. The application requests approval of the following land use entitlements: **1)** *Development Permit* approval for projects that involve new non-residential structure(s) with 7,500 square feet or more of total gross floor area and/or 26,000 square feet or more of site disturbance; and **2)** *Zoning Clearance* approval for commercial parking and vehicle storage, a permitted use in the M (Manufacturing) zoning pursuant to the Pioneer Commerce Center Planned Development (Planning Commission Resolution 2019-10); and

WHEREAS, the applicant is proposing construction of the one remaining unconstructed building that was originally approved as part of Pioneer Commerce Center Phase II in 2005 (Planning Commission Resolution 2005-03) and subsequently approved in 2016 under Town of Truckee Application #2016-00000035 (Planning Commission Resolution 2016-13), which approved the construction of the remaining unconstructed buildings within Phase II and required the approved land use permits to be exercised within two years (by August 1, 2018) and for construction to be complete within four years (by August 1, 2020); and

WHEREAS, a Planned Development was approved in 2005 and amended in 2019 under Commission Resolution 2019-10, allowing a wider range of uses within the Manufacturing zone district, and no changes to the Planned Development are proposed; and

WHEREAS, the Planning Commission previously adopted a Mitigated Negative Declaration for the Phase II project; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits; 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, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time and location of the public hearing for the consideration of the approval or denial of the Project Amendment; and

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2023-00000107/DP-ZC (Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance):

1. Approves a Development Permit and Zoning Clearance for the project as shown on

Exhibit "A" (Approved Plan Set) and subject to the conditions of approval set forth in Exhibit "B" (Conditions of Approval) attached hereto and incorporated herein; and

2. Determines the project exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act Guidelines.

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

The foregoing Resolution was introduced by _____ and seconded by Commissioner _____ at a Regular Meeting of the Truckee Planning Commission held on the 17^h day of October 2023 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Mitch Clair – Chair Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

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

RESOLUTION 2023-14 EXHIBIT "A"

APPLICATION 2023-00000107/DP-ZC PIONEER COMMERCE CENTER BUILDING K-4 DEVELOPMENT PERMIT AND ZONING CLEARANCE

APPROVED PLAN SET

(See Attached)

ABBREVIATIONS

ABV	ABOVE
AC	ASPHALT CONCRETE
ACOUS	ACOUSTIC
ADDTN	ADDITION
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ASB	ASBESTOS
AUTO	AUTOMATIC
<	ANGLE
@	<u>AT</u>
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BY OTHERS
BTM	BOTTOM
BR	BRONZE
BRG	BEARING
<u>BTWN</u>	BETWEEN
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CFM	CUBIC FEET/MINUTE
CI	CAST IRON
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	<u>COLUMN</u>
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
<u>CJ</u>	CONTROL JOINT
CONT	CONTINUOUS
COOL'G	COOLING
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSINK
<u>DBL</u>	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DF	DOUGLAS FIR
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DIM DN DR	DOWN DOOR
DRWG	<u>DRAWING</u>
DS	DOWNSPOUT
0	DIAMETER
DISP	DISPENSER
D	DEEP
DIR	DIRECTIONAL
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXP	EXPOSED
<u>EXP JT</u>	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FE	FIRE EXTINGUISHER
FFHB	FROST FREE HOSE BIB
FIN	FINISH
FL	FLUORESCENT
FLR	FLOOR
FMD	FORMED
FL	FLOOR OPENING
FOS FS FTG	FACE OF STUD FLOOR SINK
FOUND FRMG	<u>FOOTING</u> FOUNDATION FRAMING
GA	GAUGE/GAGE
GAL	GALLON
GALV	GALVANIZED
GI	GALVANIZED IRON
GL	GLASS
GLB	GLULAM BEAM
GYP BD	GYPSUM BOARD
HARDBD	HARDBOARD
HB	HOSE BIB
HM	HOLLOW METAL
<u>Horiz</u>	HORIZONTAL
Hr	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
<u>ID</u>	INSIDE DIAMETER
IE	INVERT ELEVATION
i <u>e</u>	INVERTELEVATION
Insul	INSULATION
Int	INTERIOR
INV	INVERT
<u>JT</u>	JOINT
JTS	JOINTS
L	LONG
LAM	LAMINATED
LAV	LAVATORY
LB	POUND
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
<u>(N)</u>	NEW_
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH OPN'G	OPPOSITE HAND OPENING OPPOSITE
<u>OPP</u>	OPPOSITE
O/	OVER

PART	PARTITION
Р	PLATE
PLAS	PLASTIC
PLAS LAM	
PLMG	PLUMBING
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PROP	PROPERTY
<u>PT</u>	PRESSURE TREATED
	PANEL
PNTD	PAINTED
R	RISER
RAD	RADIUS
	ROOF DRAIN
RD REC	RECESSED
REDWD	REDWOOD
REFL	REFLECTED
REINF	REINFORCING
REQ'D	
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN OR RESAWN
SAR	SUPPLY AIR REGISTER
	SECTION
SEP	SEPARATION
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SPL	<u>SPLASH</u>
<u>SS</u>	STAINLESS STEEL
STD	STANDARD
<u>STL</u> STOR	<u>STEEL</u> STORAGE
STR	STAIR
STRUCT	STRUCTURAL
SURF	SURFACE
т	TREAD
T()	TOP OF (ITEM)
TEL	TELEPHONE
TH	THICK
TS	TUBE STEEL
TW	TOP OF WALL
TYP	TYPICAL
110	
UC UNO	UNDER COUNTER UNLESS NOTED
OTHERWISE	UNLESS NOTED
VAC	VACUUM
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
14//	
<u>W/</u> W/O	<u>WITH</u> WITHOUT
WD	WOOD
WH	WATER HEATER
WIND	WINDOW
W	WIDE
WHSE	WAREHOUSE
WTR	WATER

PROJECT CONTACTS

OWNER/ CONTRACTOR: HIDDEN LAKE PROPERIES 11050 PIONEER TRAIL, SUITE 100 TRUCKEE, CA 96161 P. 530.587.2167

ARCHITECT: LOT C ARCHITECTURE P.O. BOX 8145 TRUCKEE, CA 96162 P. 530.550.7468 F. 530.579.5681 CONTACT: JASON WOOLEY EMAIL: JASON@LOTCARCHITECTURE.COM

CIVIL ENGINEER: ACUMEN ENGINEERING CO 10775 PIONEER TRAIL #214 TRUCKEE CA 96161 P. 530.550.8068 CONTACT: BILL QUESNEL EMAIL: BQUESNEL@LTOL.COM

STRUCTURAL ENGINEER: MAPLE BROOK ENGINEERING 51 BENTLEY SILETZ OR 97380 P. 541.574.1855 CONTACT: BRANDON HELMS EMAIL: BHELMS@MAPLE-BROOK.COM

METAL BUILDING SYSTEM: METALLIC BUILDING COMPANY PO BOX 40338 HOUSON TX 77240 P. 713.466.7788

PROJECT ADDRESS **10740 PIONEER TRAIL** TRUCKEE, CA 96161 APN: 19-700-15

ZONING: MANUFACTURING

CONSTRUCTION TYPE: TYPE 'V-B'

USE GROUP: 'S-1', DRY BOAT STORAGE (INDOOR) PER CBC 311.2

ALLOWABLE WITH SPRINKLER SYSTEM PER CBC 903.3.1.1: - 2 STORIES PER CBC TABLE 504.4 - 36,000 S.F. PER CBC TABLE 506.2

PROPOSED SQUARE FOOTAGES:

	Are	a Schedule
Name	Area	Leve
BOAT STORAGE (S1)	11,840 SF	GROUND
	11,840 SF	

(2) EXITS REQUIRED PER CBC 1006



PROJECT DATA

C1	
C2	
C3	
C4	
C5	
C6	





e (Gross E	Building)
vel	Comments

	SIZE			M	ATL	FIN	IISH		
				ELEV	DOO	FRAM			
SYM	SIZE	WIDTH	HEIGHT	TYPE	R	E	DOOR	FRAME	COMMENTS
	-		-						
101	3080	3' - 0"	8' - 0"		H.M.				
102	3080	3' - 0"	8' - 0"		H.M.				





SHEET NOTES

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ARCHITECTURE

p.o. box 8145 truckee, ca 96162 www.lotcarchitecture.com

p.530.550.7468







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NON-R CalGre occupa Docum	10 CALIFORNIA GREEN BUILDING STANDR ESIDENTIAL MANDATORY MEASURES (F en shall apply to the planning, design, op incy of every newly constructed buildin entation of conformance for applicable gre ed to the enforcing agency.
*GB1	For projects of one acre or less, develop a Stor (SWPPP) that has been designed, specific to its water NPDES Construction Permit or local ordin required for projects one acre or more. (The plan by storm water run-off and/or wind erosion, of sec matter air pollution. CalGreen 5.106.1 (Provid submittal documentation.)
*GB2	Provide Short-Term bicycle parking. If the proj traffic, provide permanently anchored bicycle ra entrance, readily visible to passers-by, for 5% of capacity, with a minimum of one two-bike capacit location of and number of bike racks provided t
*GB3	Provide Long-Term bicycle parking. For build provide secure bicycle parking for 5% of tenant- capacity, with a minimum of one space. Ac convenient from the street and may include: 1) permanently anchored racks for bicycles; 2) Lock anchored racks; and 3) Lockable, permanently 5.106.4.2. (Show location of and number of requirements)
*GB4	Provide designated parking for any combination carpool/van pool vehicles. Paint, in the paint u characters such that the lower edge of the last v striping and is visible beneath a parked vehicle: 5.106.5.2, 5.106.5.2.1 (Show on site drawing th space(s) required to comply. Provide details for requirements).
*GB5	Comply with lighting power requirements in the interior and exterior lighting such that zero direct-site. Meet or exceed exterior light levels and unif using the following strategies: 1) Shield all exterior 2) Contain interior lighting within each source; 3 foot candle 15 ft beyond the site; 4) Contain boundaries. CalGreen 5.106.8. (Provide (2) coplighting calculations as part of energy compliance with notations $1 - 4$ above).
*GB6	The site shall be planned and developed to keep s Construction plans shall indicate how site grading surface water flows. CalGreen 5.106.10 (Veri requirement).
*GB7	Building shall comply with California Energy standards. CalGreen 5.201 (Provide copies of

ORARDS CODE (CALGREEN) (Per 101.3, The provisions of operation, construction, use and ding or structure. Per 102.3 green building measures shall be

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Storm Water Pollution Prevention Plan its site, conforming to the State Storm dinance, whichever is more strict, as is lan should cover prevention of soil loss sedimentation, and/or of dust/particulate **ovide and incorporate SWPPP into**

roject is anticipated to generate visitor racks within 200 feet of the visitors' 6 of visitor motorized vehicle parking pacity rack. CalGreen 5.106.4.1. (Show d to meet these requirements)

dings with over 10 tenant-occupants, t- occupied motorized vehicle parking Acceptable parking facilities shall be 1) Covered, lockable enclosures with exable bicycle rooms with permanently y anchored bicycle lockers. CalGreen f bike racks provided to meet these

tion of low-emitting, fuel-efficient and t used for stall striping, the following st word aligns with the end of the stall le: **CLEAN AIR VEHICLE** CalGreen the location and number of parking for appropriate painting and marking

he California Energy Code and design et-beam illumination leaves the building niformity ratios for lighting zones 1-4rior luminaires or use cutoff luminaires; (3) Allow no more than .01 horizontal n all exterior lighting within property opies of Title 24 inside and outdoor pliance documentation; demonstrate

o surface water from entering buildings. ng or a drainage system will manage all erify SWPPP is compliant with this

rgy Commission mandatory building of energy documentation as part of

		submittal documentation).
	*GB8	Buildings in excess of 50,000 square feet shall have separate submeters installed a
		follows: 1) For each individual leased, rented or other tenant space within the building
		projected to consume more than 100 gal/day; 2) For spaces used for laundry or cleaners
		restaurant or food service, medical or dental office, laboratory, or beauty salon or barbe
		shop projected to consume more than 100 gal/day. CalGreen 5.303.1.1 (Documen
		proposed indoor water use and provide separate meters or metering devices).
	*GB9	Separate meters shall be installed in any building within a project or space within a
		building that is projected to consume more than 1000 gal/day. CalGreen 5.303.1.2
		(Document proposed indoor water use and provide separate meters or metering
		devices).
	*GB10	A schedule of plumbing fixtures and fixture fittings that will reduce the overall use o
		potable water within the building by 20% shall be provided. The reduction shall be
		based on the maximum allowable water use per plumbing fixture and fittings as required
		by the CBC. The 20% reduction in the building "water use baseline" as established by
		Table 5.303.2.2 shall be provided. (Provide blank copy of Water Efficiency and
		Conservation Compliance Documentation at submittal)
	*GB11	When single shower fixtures are served by more than one showerhead, the combined
		flow rate of all the showerheads shall not exceed the maximum flow rates specified in
		the 20% reduction column contained in Table 5.303.2.3 or the shower shall be designed
		to only allow one showerhead to be in operation at a time. (exception for maximum
		flow rate for shower heads when using calculation method specified in section 5.303.2
		item 2 is 2.5@80 psi). CalGreen 5.303.2.1 (Review "Water Efficiency and
		Conservation Compliance Documentation" prior to ordering fixtures and
		document compliance during construction.)
	*GB12	Each building shall reduce by 20% wastewater by one of the following methods: 1) The
		installation of water-conserving fixtures (water closets, urinals) meeting the criteria
		established in Section 5.3.3.2 Or 2) Utilizing nonpotable water systems (captured
		rainwater, graywater, and municipally treated wastewater (recycled water) complying
		with the current edition of the CPC or other methods described in Section A5.304
		CalGreen 5.303.4 (Define proposed compliance method as part of plan submitta
		documentation. Provide supporting documentation for proposed compliance
		method during construction and inspection process.)
	*GB13	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads shal
		comply with the appropriate standards as listed in Table 5.303.6. CalGreen 5.303.6
		(Provide appropriate notation on plans and document compliance during
		construction and prior to final inspection)
	*GB14	A water budget shall be developed for landscape irrigation use that conforms to the
		local water efficient landscape ordinance or to the California Department of Wate
		Resources Model Water Efficient Landscape Ordinance
		(http://www.owue.water.ca.gov/landscape/ord/ord.cfm) CalGreen 5.304 (Provid
		water budget for landscape irrigation use and incorporate into plan
		documentation).
	*GB15	For new water service for landscaped areas between 1,000 square feet and 5,000 square
		feet (the level at which Water Code section 535 applies), separate meters or submeters
		shall be installed for indoor and outdoor potable water use. CalGreen 5.304.2
		(Document exemption or demonstrate compliance.)
	*GB16	In new nonresidential construction with between 1,000 square feet and 2,500 square feet
I	ODIO	
		of landscaped area (the level at which the MLO applies) install irrigation controllor
		of landscaped area (the level at which the MLO applies), install irrigation controller and sensors which include the following criteria, and meet manufacturer'

2

*GB24	Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. CalGreen 5.410.4.2 Provide Mechanical balancing and acceptance testing
	certificates prior to final inspection.
*GB25	Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: 1) HVAC systems and controls; 2) Indoor and outdoor lighting and controls; 3) Water heating systems; 4) Renewable energy systems; 5) Landscape irrigation systems; 6) Water reuse systems. CalGreen 5.410.4 Provide Mechanical balancing and
	acceptance testing certificates prior to final inspection.
*GB26	Perform testing and adjusting procedures in accordance with industry best practices. In
GB20	addition to testing and adjusting procedures in accordance with industry best practices. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced by National Standards. CalGreen 5.410.4 Provide Mechanical balancing and acceptance testing certificates prior to final inspection.
*GB27	After completion of testing, adjusting and balancing, provide a final report of testing
GD27	signed by the individual responsible for performing these services. CalGreen 5.410.4.4
	Provide Mechanical balancing and acceptance testing certificates prior to final
	inspection.
*GB28	Provide the building owner or representative with detailed operating and maintenance
GD20	instructions and copies of guaranties/warranties for each system. O & M instructions
	shall be consistent with other related regulations. Include a copy of all inspection
	verifications and reports required by the enforcing agency. CalGreen 5.410.4.5.1
	Provide notation on plans to demonstrate compliance. Have manual available for
	review by inspector at final inspection.
*GB29	Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a
	sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code. Woodstoves and pellet stoves shall comply with US EPA Phase II emission limits. CalGreen 5.503 Show proposed direct vent termination location.
*GB30	At the time of rough installation or during storage on the construction site and until final
	startup of the heating and cooling equipment, all ducts and other related air distribution
	component openings shall be covered with tape, plastic, sheetmetal or other methods
	acceptable to the enforcing agency to reduce the amount of dust or debris which may
	collect in the system. CalGreen 5.504.3 Provide appropriate notation on plans.
	Verify compliance in field.
*GB31	Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and
	caulks shall comply with VOC limits as notes in Tables 5.504.4.1 and 5.504.4.2. and
	shall comply with Rule 1168 prohibition on the use of certain toxic compounds
	CalGreen 5.504.4 Provide notation on plans. Provide appropriate documentation
	to field inspector during construction process and/or prior to final.
*GB32	Finish material pollutant control shall be monitored, verified and documented for
	architectural paints and coatings, aerosol paints and coatings, carpet cushions, carpet
	adhesives, composite wood products and resilient floor systems. Documentation shall
	include at least one of the following: 1) Product certification and specifications; 2) chain
	of custody certifications; 3) other methods acceptable to the enforcing agency.
	CalGreen 5.504.4 Provide notation on plans. Provide appropriate documentation
	to field inspector during construction process and/or prior to final.
X *GB33	In mechanically ventilated buildings, provide regularly occupied areas of the building
	with air filtration media for outside and return air prior to occupancy that provides at
	least a Minimum Efficiency Reporting Value MERV of 8. CalGreen 5.504.5.3. Provide
	notation on plans. Provide appropriate documentation to field inspector during

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	recommendations: 1) Automatic irrigation system controllers installed at the time of final inspection shall be weather- or soil moisture-based controllers that automatically			
	adjust irrigation in response to changes in plants' needs as weather conditions change; 2) Weather-based controllers without integral rain sensors or communication systems			
	that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are		ARCHITECTURE	
	not required to have rain sensor input. CalGreen 5.304.3 (Provide appropriate notations on plans. Provide supporting documentation at time of field			
*GB17	verification.) Provide a weather-resistant exterior wall and foundation envelope as required by CBC		p.530.550.7468 p.o. box 8145	
	Section 1403.2, CA Energy Standards section 150, Manufacturer's specs, whichever is more stringent. CalGreen 5.407.1. Provide notation on plans and demonstrate		truckee, ca 96162 www.lotcarchitecture.com	
*GB18	compliance during construction. Employ moisture control measures by the following methods: Sprinklers - Prevent			
	irrigation spray on structures. Entries and openings: Design exterior entries and openings to prevent water intrusion into buildings. CalGreen 5.407. Provide notation		LICENSED ARCHII	
*GB19	on plans and demonstrate compliance during construction.Establish a construction waste management plan for the diverted materials, or meet local		JASON WOOLEY	
	construction and demolition waste management ordinance whichever is greater. CalGreen 5.408.1 ((1) Provide completed Construction Waste Management		No. C-27825	
	Plan as part of submittal documentation. (2) Maintain plan and document compliance during inspection. (3) At final inspection, provide completed		EXPIRES 07 01-31-25	
	plan and documentation, as well as receipts or alternate documentation to support compliance).		OF CALIFORNIE	
*GB20	Recycle and/or salvage for reuse a minimum of 50% of nonhazardous construction and			
	demolition debris or meet local ordinance (exceptions: excavated soil and land-clearing debris; Alternate waste reduction methods develop by working with local agencies if			
	diversion or recycle facilities capable of compliance do not exist. CalGreen 5.408.3 ((1) Provide completed Construction Waste Management Plan as part of submittal documentation. (2) Maintain plan and document compliance			
	during inspection. (3) At final inspection, provide completed plan and documentation, as well as receipts or alternate documentation to support			
	compliance).	_		
*GB21	100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may	· ·		
	be stockpiles on site until the storage site is developed. CalGreen 5.408.4 Provide appropriate notation on plans and verify in field.			
*GB22	Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including			
	(at a minimum) paper, corrugated cardboard, glass, plastics and metals. (Space allocation for recycling areas shall comply with Chp 18, Part 3, Division 30 of the			
	Public Resources Code.) CalGreen 5.410.1 Provide appropriate designation of areas and demonstrate accessible path of travel to area(s).			
*GB23	For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that		PROJECT:	
	the building systems and components meet the owner's or owner representative's project requirements. (See CalGreen 5.410.2 for listing of requirements). Provide		BUILDING K4	
	appropriate supporting documentation, as applicable.			
	3			
			Schematic Design	
*0024	construction process and/or prior to final.			
*GB34	Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and in buildings; o		10740 Pioneer Trail Truckee, CA 96161	
*CD25	CalGreen 5.504.7. Provide notation on plans. Provide appropriate documentation to field inspector during construction process and/or prior to final.		APN: 19-700-025	
*GB35	Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Section 1203 (Ventilation) and Chapter 14 (exterior walls). CalGreen 5.505.1 Provide notation on plans and consider in design.			
*GB36	For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the CEC,, CCR, Title 24, Part 6 and Chapter 4 of CCF,		REVISIONS:	
 *GB37	Title 8. CalGreen 5.506.1 Provide notation on plans and consider in design.For buildings equipped with demand control ventilation, CO2 sensors and ventilation		NO. DATE REWARKS	
	controls shall be specified and installed in accordance with the requirements of the current edition of the CEC, CCR, Title 24, Part 6, Section 121©. CalGreen 5.506.2			
 *GB38	Provide notation on plans and consider in design.Employ building assemblies and components with Sound Transmission Coefficient	-		
	(STC) values determined in accordance with ASTM E 90 and ASTM E 413. CalGreen 5.507.4 Include STC values and ASTM Standards references within proposed wall			
*GB39	assemblies on plans. Wall and roof-ceiling assemblies making up the building envelope shall have an STC of			
	at least 50, and exterior windows shall have a minimum STC of 30 for any of the following building locations: 1) within 10000 feet of right of ways of freeways; 2)			
	within 5 miles of airports serving more than 10,000 commercial jets per year; 3) Where sound levels at the property line regularly exceed 65 decibels, other than occasional			
	sound due to church bells, train horns, emergency vehicles and public warning systems (exceptions for buildings with few or no occupants). CalGreen 5.507.4.1 Include STC		PROJECT NO:	
 *GB40	values within proposed wall assemblies on plans.Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public		2212	
	places shall have an STC of at least 40 (see exceptions). CalGreen 5.507.4.2. Include STC values within proposed wall assemblies on plans.		ISSUE DATE: August 3, 2023	
*GB41	Installations of HVAC, refrigeration and fire suppression equipment shall not contain CFCs nor Halons. CalGreen 5.508.1 Provide notation on plans.			
			DRAWING	
			TITLE:	
			CGBC	
			MANDATORY MEASURES	
			DRAWING NO:	

A5.1



CONSTRUCTION SCHEDULE

MAY 2023	EXCAVATE FOOTINGS, TRENCH FOOF UTILITIES AND STORM DRAIN
JULY 2023	POUR FOOTINGS
AUGUST 2023	START BUILDING ERECTION
SEPTEMBER 2023	COMPLETE UTILITIES AND STORM
SEPTEMBER 2023	PAVING
OCTOBER 2023	WINTERIZE SITE
DECEMBER 2023	COMPLETE BUILDING

SHEET INDEX

SHEET 1	_	PROJECT LOCATION
SHEET 2	—	GRADING/DRAINAGE & BMP PLAN
SHEET 3	—	UTILITY PLAN
SHEET 4	_	DETAILS
SHEET 5	_	DETAILS
SHEET 6	_	DIMENSION PLAN



TOWN OF TRUCKEE CONSTRUCTION NOTES

GENERAL NOTES

1. All construction materials and methods shall conform to the requirements of Town of Truckee Public Improvement Engineering Standards, latest edition. All references to the Standard Specifications shall refer to latest edition of the State of California Department of Transportation Standard Specifications.

2. TOWN, DEPARTMENT or ENGINEER, as used on these plans and notes, refers to the Town Engineer of the Town of Truckee or an authorized agent appointed by the Town Engineer, when work occurs on Town of Truckee controlled or owned property..

3. Public safety and traffic control shall be provided in accordance with Town requirements and as directed by the ENGINEER. Safe vehicular and pedestrian access shall be provided at all times during construction.

4. All field staking shall be done by a registered civil engineer or licensed land surveyor.

5. The contractor is hereby notified that prior to commencing construction, they are responsible for contacting all utility companies for verification at the construction site of the locations of all underground facilities where such facilities may possibly conflict with the placement of the improvements shown on these plans. Call "Underground Service Alert" at 1-800-227-2600 two (2) days minimum to fourteen (14) days maximum before any excavation is started.

6. Contractor is responsible for the protection of all existing monuments and other survey markers. Monuments and survey markers destroyed during construction shall be replaced at the contractor's expense.

7. All asphalt concrete surfaces shall be sawcut two feet minimum inside the edge of pavement to a neat, straight line and removed. The exposed edge shall be sealed with emulsion prior to paving. The exposed base material shall be graded, recompacted and resealed prior to paving.

8. Contractor shall maintain adequate dust control per section 10 of the Standard Specifications.

9. No construction shall be done between October 15 and May 1 without a Town approved sediment/erosion control plan to prevent soil erosion. All erosion and sedimentation control measures shall be in accordance with the Lahontan Regional Water Quality Control Board Best Management Practices and the stormwater pollution prevention plan prepared for this project.

10. Installation and maintenance of erosion control measures are the responsibility of the contractor. The contractor shall be responsible for the prevention of erosion and siltation entering the stormdrian system, natural drainage courses and/or intruding upon adjacent roadways and properties. Winterization and erosion control shown on these plans is intended as a guide. Additional erosion control measures may be required as determined in the field and approved by the ENGINEER. This responsibility shall apply throughout the course of construction and until all disturbed areas have become stabilized and shall not be limited to wet weather periods.

11. After stripping the debris, any existing loose fill, unsuitable soil, silty, sand deposits, or disturbed natural soils shall be excavated and properly disposed of to the satisfaction of the Geotechnical Engineer. All geotechnical work shall be in compliance with the Geotechnical Study prepared by Blackburn Consulting, Inc. dated May 4, 2001.

12. Asphalt Concrete (AC) mix design and specifications for paving shall conform to the latest edition of the State of California Standard Specifications. Specified lifts of Caltrans "" maximum, medium (Type B) with PG 64-28 Asphalt Binder AC Mix or an approved equivalent. 13. Aggregate base shall conform to Section 26 of the Standard Specifications.

14. Contractor must immediately reinstall any traffic signs removed in the course of construction. Any signs lost or damaged by the contractor shall be replaced or repaired by the contractor as directed by the ENGINEER.

that have been completed without proper inspection and/or approval. If the installation is found not to meet Town or utility provider standards or previously approved alternatives shown on the plans, the contractor may be required to remove and replace such improvements at contractor's expense.

16. Prior to any activity within the Town right—of—way, the contractor shall at a minimum install "Road Work Ahead" signs in accordance with Chapter 5 of the Traffic Manual. The signs shall be professionally made, metal, reflectorized and placed on wooden posts for the duration of the project. The minimum size shall be 36 inches. The signs shall be replaced or repaired if stolen or damaged. The placement, type and location of all traffic control devices shall be reviewed and approved by the Town inspector. The inspector shall direct the installation or changes to signs, striping, cones, barricades etc. during the course of construction for traffic safety including installation of Traffic Control in accordance with Caltrans Standard Drawing T-13.

17. If artifacts, paleontological or cultural, or unusual amounts of stone, bone, or shell are uncovered during construction activity, all construction activities shall case within a 200-foot radius of the find. The Town Planner shall be notified of the find and an archaeologist shall investigate the find to determine the extent and location of the discovered materials. The archaeologist shall amend the cultural resources evaluation conducted on the site to determine the significance of the discovered materials and to identify mitigation measures to eliminate or reduce any significant effects to a less than significant level in accordance with the CEQA Guidelines. The Town Planner shall require the mitigation measures to be incorporated into the project and to be implemented prior to recommencement of construction activity. Construction shall not recommence until authorized by the Town Planner.

18. If during construction, soil contamination or underground storage tanks are discovered, the contractor shall report the information to the Nevada county Department of Environmental Health and the Town of Truckee and apply for permits to the proper site investigation.

19. The contractor shall insure that all construction vehicles or equipment fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. Construction noise emanatina from any construction activities for which a Construction Permit or Grading Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:



RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

OF 6 SHEETS



Updated June 2023 for Building K-4						
Inlet ID	Rim Elevation	Invert Elevation In	Invert Elevation Out	Comment		
SDMH "A" (Exist)	60.0 (Exist)	53.2 (15" Exist)	52.7 (15" Exist)			
		53.45 (12" Exist)				
		53.2 (15" Match)		verify existing inverts and crossing sanitary sewer		
SDMH "B" (Exist)	62.0	56.6 (15")	56.5 (15")	verify crossing sanitary sewer		
		57.0 (12")				
INLET "C" (Exist)	61.9		58.3 (12" to SDMH "B")			
			58.2 (12" to Gallery 1)			
INLET "D" (Exist)	62.2		58.4 (12" to SDMH "E")			
			58.3 (12" to Gallery 1)			
SDMH "E" (Exist)	62.3	57.8 (15")	57.7 (15" to SDMH "B")			
		58.1 (12")				
		58.6 (6")				
INLET "F" (Exist)	62.2	60.2 (6")	58.8 (15" to SDMH "E")			
			58.7 (12" to Gallery 2)			
INLET "G" (Exist)	63.2		60.2 (12" to Gallery 2)			
INLET "H" (Exist)	62.6	60.0 (6")	58.8 (12" to Inlet "I")			
INLET "I" (Exist)	63.0	58.4 (12")	58.8 (15" to Inlet "J")			
			58. (12" to Gallery 3)			
INLET "J" (Exist)	63.0	57.3 (15")	57.2 (15" to SDMH "L")			
		57.1 (12")	57.0 (12" to Gallery 3)			
INLET "K" (Exist)	62.7		57.5 (12" to Inlet "J")			
SDMH "L" (Exist)	63.3	56.6 (15" Exist)	56.5 (15" Exist)			
		56.6 (15" Match)				
INLET "M" (Exist)	63.52 (Exist)	58.35 (12" Exist)	57.03 (15" Exist)			
		58.35 (12" Exist)				
		61.6 (12" Exist)				
INLET "N" (Exist)	63.5		61.6			
INLET "O" (Exist)	63.55	61.50	61.4 (12" to Inlet "M")			
INLET "P" (Proposed)	63.6		61.5			
Gallery 1 (Exist)	length = 260 If	invert = 58.0	Tributary Area = 30,500 sf			
Gallery 2 (Exist)	length = 180 lf	invert = 58.0	Tributary Area = 19,600 sf i	ncluding portion of "M" and parking		
Gallery 3 (Exist)	length = 280 If	invert = 56.8	Tributary Area = 33,500 sf i	ncluding portion of "M" and parking		









Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Condu	it Location	Weight
Lummaire	neight (n)	wiath (w)	veptii (v)	Α	В	weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1″ (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7″ (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Ordoring	Information
Urderind	Information

Series		Color Temperature	Voltage	Options	Finish
WPX1 LED P1 WPX1 LED P2 WPX2 LED WPX3 LED	1,550 Lumens, 11W ¹ 2,900 Lumens, 24W 6,000 Lumens, 47W 9,200 Lumens, 69W	30K 3000K 40K 4000K 50K 5000K	MVOLT 120V - 277V 347 347V ³	(blank) None E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ² E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ² PE Photocell ³	DDBXD Dark bronze DWHXD White DBLXD Black Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

NOTES

 All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD

- 2. Battery pack options only available on WPX1 and WPX2.
- 3. Battery pack options not available with 347V and PE options.

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at w to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

Notes			

Introduction

The WPX LED wall packs are energy-efficient, costeffective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25° C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Photometric Diagrams

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
	3000K	1,537
WPX1 LED P1	4000K	1,568
	5000K	1,602
	3000K	2,748
WPX1 LED P2	4000K	2,912
	5000K	2,954
	3000K	5,719
WPX2	4000K	5,896
	5000K	6,201
	3000K	8,984
WPX3	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards





WPX2 LED



WPX1 LED P2



WPX3 LED



Mounting Height = 12 Feet.



RESOLUTION 2023-14 EXHIBIT "B"

APPLICATION 2023-00000107/DP-ZC PIONEER COMMERCE CENTER BUILDING K-4 DEVELOPMENT PERMIT AND ZONING CLEARANCE

CONDITIONS OF APPROVAL

General Conditions of Approval

- A Development Permit and Zoning Clearance are hereby approved for the construction of Building K-4, an 11,840 square foot boat storage building located within Pioneer Commerce Center Phase II on APN 019-700-015, as detailed on the approved plans and as described in the October 17, 2023 Planning Commission staff report, on file in the Community Development Department, except as modified by these conditions of approval. The land use entitlements for the project include the following: 1) Development Permit approval for projects that involve new non-residential structure(s) with 7,500 square feet or more of total gross floor area and/or 26,000 square feet or more of site disturbance; and 2) Zoning Clearance approval for commercial parking and vehicle storage, a permitted use in the M (Manufacturing) zoning pursuant to the Pioneer Commerce Center Planned Development (Planning Commission Resolution 2019-10). (Planning Division Recommendation)
- 2. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to submittal of a grading or building permit application to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the Town of Truckee fee schedule in effect at the time of building permit submittal. *(Planning Division Recommendation)*
- 3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made to the approved plan set design. *(Planning Division Recommendation)*
- 4. The effective date of approval shall be October 30, 2023, unless the approval is appealed to the Town Council by 5:00 p.m. on October 27, 2023. In accordance with Development Code Section 18.84.050, the approval of the Development Permit and Zoning Clearance shall be exercised within two (2) years of the effective date of approval (by October 30, 2025), and the project shall be completed within four (4) years after the effective date of approval (by October 30, 2027). Otherwise, the approval shall become null and void unless an extension of time is granted by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). *(Planning Division Recommendation)*

- 5. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Development Code Section 18.84.070.B.1 only if the Community Development Director finds such changes and alterations to be in substantial compliance with the approved project. For minor project modifications and design elements not addressed by the Planning Commission in their design approval of the project, the Community Development Director may impose additional requirements on the site to ensure consistency with the Town Design Guidelines and Truckee Development Code. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Development Code Section 18.84.070.B.2. (*Planning Division Recommendation*)
- 6. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Truckee Development Code (effective date June 22, 2023). *(Planning Division Recommendation)*
- 7. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of 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*)
- 8. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. *(Planning Division, Town Attorney Recommendation)*
- 9. Prior to commencement of any work on the site, the applicant shall obtain 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. (*Planning Division Recommendation*)
- 10. Prior to grading or building permit issuance, a survey prepared by a licensed surveyor shall be submitted that shows topography and easements on the property. *(Planning Division Recommendation)*
- 11. Prior to building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Tahoe Truckee Sierra Disposal Company
 - Nevada County Department of Environmental Health

- Southwest Gas (*Planning Division Recommendation*)
- 12. 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 Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. (Development Code Section 18.84.040)
- 13. Prior to the issuance of grading or building permits, the applicant shall submit payment to the Planning Division of a construction mitigation monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit issuance. The current construction monitoring fee is \$1,423. (*Planning Division Recommendation*)
- 14. Construction Hours: Hours of operation of construction activities shall be limited to Monday through Saturday from 7:00 AM and 9:00 PM and Sunday and any federally designated holidays from 9:00 AM and 6:00 PM, 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. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction (*Planning Division Recommendation*)

Engineering Division Conditions

9. 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)*

- 15. 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)*
- 16. 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)*
- 17. Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of October 5, 2023, the estimated traffic impact fees based on the proposed 11,840 Square Feet (SF) boat storage building are calculated as 11,840 SF X \$2.81/SF (Warehouse Use) = \$33,270. 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)
- 18. Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of October 5, 2023, the estimated facilities impact fees based on the proposed 11,840 Square Feet (SF) boat storage building are calculated as 11,840 SF X \$1.03/SF (Warehouse Use) = \$12,195. 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)
- 19. Structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles. *(Engineering Division Recommendation)*
- 20. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% 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). Provide snow storage as close to the source as possible. *(Engineering Division Recommendation)*

- 21. 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)*

- 22. 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)*
- 23. Prior to building (grading) permit issuance, approval from the Lahontan Regional Water Quality Control Board shall be obtained and copies of approvals shall be provided to the Town Engineer. *(Engineering Division Recommendation)*

Project-Specific Conditions of Approval

- 24. All buildings and structures shall be set back a minimum of five feet from the western and eastern property lines. *(Planning Commission Resolution 2005-03)*
- 25. All units of the boat storage buildings shall be accessible at all times. (*Planning Commission Resolution 2005-03*)
- 26. The approved use for the boat storage building is commercial parking and vehicle storage. No onsite repairs or maintenance are allowed. *(Planning Division Recommendation)*
- 27. All building materials and colors shall be consistent with the approved plans. Final review and approval of the materials by the Community Development Director is required prior to grading or building permit issuance. *(Planning Division Recommendation)*
- 28. Any mechanical equipment and trash enclosures shall be screened from public view. Screening shall be compatible in color with adjacent building materials. All flashing, vents, and gutters shall be painted in a color to blend with adjacent building colors. The trash enclosures shall be screened by a wooden fence with the same finish materials and colors as the buildings or a wall with split-face concrete masonry unit or similar material. *(Planning Division Recommendation)*
- 29. Prior to building permit issuance, any/all roof-mounted and ground-mounted equipment shall be shown on the plans for review and approval. Roof-mounted equipment shall comply with the height requirements of the applicable zoning district. Prior to final occupancy, any/all roof-mounted and ground-mounted equipment shall be screened with

an architectural compatible design, in accordance with Development Code Section 18.30.110.D. (*Planning Division Recommendation*)

- 30. 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)*
- 31. Cultural Resources: If human remains are encountered during construction, the County Coroner shall be notified. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission of the findings. *(Development Code Section 18.30.040)*
- 32. Exterior Lighting: Prior to building permit issuance, a lighting plan identifying locations, types, and lumens for all lights on site, including building and site lighting shall be submitted. All lights are required to be fully shielded and shall not trespass onto adjacent properties. The fixture design(s) shall be reviewed and approved by the Community Development Director for compliance with the Development Code and compatibility with the architecture. A photometric plan and/or a light output plan may be required if there appears to be lights close to property lines or if the Community Development Director determines that there is a potential excess of lighting. If the photometric study shows that light will trespass onto adjacent properties or the light output from the light fixtures overlap, the lighting plan shall be modified and/or light fixtures shall be removed. Timers and sensors are required to be used to ensure that excessive lighting is avoided. The lighting for the project, shall not exceed 100,0000 lumens per acre and shall be limited to the minimum necessary to address building code or safety concerns as identified by the Chief Building Official or lighting specialist. Lights shall be color corrected with warm color temperatures, 3,000K or less). (Planning Division Recommendation)
- 33. Parking: A total of 258 on-site parking spaces are required for the overall Phase II project. Nine surface parking spaces shall be constructed to the west of Building K-4 as part of the current project, as identified on the site plan approved on October 17, 2023. (*Planning Division Recommendation*)
- 34. The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All parking spaces and walkways shall be kept clear of snow so they are useable year-round, except for temporary snow storage locations approved as part of an approved snow off-haul plan. Snow must be kept on the confines of the property as approved, and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. (*Development Code Chapter 18.48*)
- 35. Bicycle parking is required in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities), which requires all non-residential uses to provide short-time bicycle parking at a rate of 15 percent of the required parking demand for the project, with at least 3 bicycle parking spaces required in all case. Per Development Code Section 18.48.040 (Number of Parking Spaces Required), the parking demand for the boat storage building is 5 parking spaces (based on a parking demand for "warehouse and storage facilities" of 1 space per 2,000 sq. ft. of gross floor area for the first 10,000 sq. ft. and 1 space per 5,000 sq. ft. thereafter). This results in a parking demand of 5 parking spaces based on 11,840 sq. ft. of gross floor area (10,000 sf / 2,000 sf = 5 spaces + 1,840 / 5,0000 sq. ft. = 0.4 space for a total of 5.4 spaces, rounded down to 5 spaces per

Development Code Section 18.03.020. C, Calculations—Rounding). A minimum of 3 bicycle parking spaces is required. The bicycle parking spaces may be located at the west end of Building L of Pioneer Commerce Cetner Phase II. The applicant shall demonstrate compliance with these requirements prior to building permit issuance. (*Planning Division Recommendation*)

- 36. 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 units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times. (Planning Division Recommendation, Development Code Section 18.30.150)
- 37. Signage: No new signs are proposed or approved as part of this approval, including any "A-frame" or similar temporary signage. All future signage shall require review and approval of a Sign Plan application by the Planning Division and compliance with all development standards specified in Development Code Chapter 18.54 (Signs) unless the signage is determined to be consistent with an existing Comprehensive Sign Program. The required Sign Plan review fee will be based on the Town of Truckee fee schedule in effect at the time the Sign Plan application is submitted. *(Planning Division Recommendation)*
- 38. Temporary Signage: No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. *(Planning Division Recommendation)*
- 39. No outdoor uses (including outdoor storage and work areas or outdoor sales and display areas) are approved as part of this project. *(Planning Division Recommendation)*
- 40. The applicant must comply with Americans with Disabilities Act and California Building Code accessibility requirements. Compliance with these requirements is the responsibility of the business and building owner(s). *(Building Division Recommendation)*
- 41. The applicant must comply with all current California Building Code requirements in effect at the time of a complete building permit submittal, including solar PV requirements. A geotechnical report will be required. *(Building Division Recommendation)*

- 42. The applicant is responsible for complying with all requirements of the Truckee Fire Protection District. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. *(Truckee Fire Protection District Requirement)*
- 43. The applicant is responsible for complying with all requirements of the Truckee Donner Public Utility District, including the following: 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. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. (Truckee Donner Public Utility District Requirement)
- 44. The applicant is responsible for complying with all requirements of the Truckee Sanitary District. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. *(Truckee Sanitary District Requirement)*
- 45. The applicant is responsible for complying with all requirements of the Nevada County Environmental Health Department. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. (Nevada County Environmental Health Department Requirement)
- 46. The project limits are located within Compatibility Zone D (Primary Traffic Pattern Zone) of the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP). An overflight easement per the requirements of the Truckee Tahoe Airport Land Use Commission (TTALUC) shall be recorded for all projects located within the Primary Traffic Pattern Zone. *(Nevada County Transportation Commission Requirement)*

RESOLUTION 2023-14 EXHIBIT C

APPLICATION 2023-00000107/DP-ZC PIONEER COMMERCE CENTER BUILDING K-4 DEVELOPMENT PERMIT AND ZONING CLEARANCE

FINDINGS

DEVELOPMENT PERMIT/ZONING CLEARANCE:

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 development is generally consistent with the Development Code, Town Municipal Code, and the Public Improvements and Engineering Standards, as modified by the recommended conditions of approval and mitigation measures. This finding is supported by the discussions contained in the October 17, 2023 Planning Commission staff report.

2. 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 development is consistent with the General Plan, Trails Master Plan, and Particulate Matter Air Quality Management Plan, as modified by the recommended conditions of approval and mitigation measures. The project site is not located within a Specific Plan area. This finding is supported by the discussions contained in the October 17, 2023 Planning Commission staff report.

3. 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.

This finding is supported by the discussions contained in the October 17, 2023 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures.

4. 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.

Staff has determined that the project is exempt from the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines, which applies to in-fill development projects. The proposed project is consistent with the applicable general plan designation, all applicable general plan policies, the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as

habitat for endangered, rare or threatened species; approval of the project would not result in significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

5. 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 Town Engineer and the Truckee Fire Protection District previously reviewed the Phase II project and required conditions of approval which ensure the adequate provision of access and fire protection. The site is currently served by the Truckee Donner Public Utilities District and by the Truckee Sanitary District and the applicant shall be required to comply with the requirements of both agencies for continued service.

6. 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.

This finding is supported by the discussion contained in the October 17, 2023 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures. All roadways and parking areas to serve the project site are in compliance with the Town Development Code and Public Improvement Standards.

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

Provisions are in place which date back to the initial project approvals to address the transport, use and disposal of hazardous materials.