

**PLANNING COMMISSION RESOLUTION 2023-10
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2022-0000071/DP-MUP-SP AND ADOPTING A MITIGATED
NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND
REPORTING PROGRAM
(TAHOE DONNER DOWNHILL SKI LODGE REPLACEMENT)**

EXHIBIT “D”

FINDINGS

DEVELOPMENT PERMIT AND MINOR USE PERMIT FINDINGS

1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of the applicable land use permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards.

The project is a replacement for an existing lodge at the base of a ski hill. The ski hill use is a historic use that has been in place since the 1970s. No changes to the operations of the use or the ski hill are proposed. The lodge is located in the REC (Recreation) zoning district which is applied to areas appropriate for active recreational areas. Overall, with incorporation of the conditions of approval, including mitigation measures, the project is in compliance with the Development Code, including the zoning, site coverage, height, and setbacks, the Municipal Code, and PIES. This finding is further supported by the discussion contained in the “Discussion and Analysis” section of the Planning Commission staff reports dated June 20, 2023 and September 27, 2023.

2. The proposed development is consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

The project is located with the Tahoe Donner Plan Area land use designation of the General Plan, which includes recreational amenities such as a lodge that serves the previously established ski hill. The site is located outside of the Truckee Tahoe Airport Land Use Compatibility Plan area and no trails are identified on the project site in the Trails and Bikeways Master Plan. Conditions of approval and mitigation measures have also been incorporated related to air quality and dust emissions to ensure compliance with the Particulate Matter Air Quality Management Plan. This finding is further supported by the discussion contained in the “Discussion and Analysis” section of the Planning Commission staff reports dated June 20, 2023 and September 27, 2023

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.

The proposed building architecture generally meets the intent of the Town’s design guidelines. Development Code Chapter 18.24 (Design Guidelines) identifies Truckee’s architectural style as “Truckee Funk” which includes combinations of symmetry and asymmetry, texture, structural components, and use of authentic materials. The proposed

building includes heavy timber-stained glulam beams with metal caps to convey the construction methodology, steel beams, cast-in place concrete, stone veneer, and aluminum windows and doors. The applicants are proposing use of stained poly-ash board siding in three stains. Poly-ash is a manufactured product made with fly-ash a by-product recovered from coal combustion. The applicants have requested use of this material as it would be more durable in the harsher winter environment where the lodge is located. With incorporation of the conditions of approval prohibiting use of faux wood grain, the project design is consistent with the design guidelines. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff reports dated June 20, 2023 and September 27, 2023.

4. The proposed development would not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

With incorporation of the conditions and mitigation measures, the site would not be detrimental to the public health, safety, or welfare of the Town or injurious to the property or improvements nearby. The proposed project is a replacement building for an existing lodge building and does not propose any expansions or changes of use for the site. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff reports dated June 20, 2023 and September 27, 2023.

5. The size and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity.

The project is consistent with the Development Code standards for height, site coverage, and setbacks. The project is a replacement building for the existing Tahoe Donner downhill ski lodge. While the size of the structure has increased from a two-story 15,838 s.f. structure to a three-story 24,490 s.f. structure, the building is designed to serve the existing use of the ski hill. The proposed building is taller than the existing building but is in scale with the surrounding environment and neighborhood, which is primarily two- to three-stories. The project serves a recreational amenity that includes services for users of the ski hill. The primary views from the entry are one- and two-stories – the building is designed to allow access to the third floor of the building from the ski hill which will be seen as a one-story building; from the entry, the building will be viewed as a two-story building. The three-story masses are located on the north and west sides of the building. No new uses or changes to the parking areas are proposed as part of this project. The wetland swale is located outside of the applicant's property and the project is not proposing any physical impacts to the wetland swale.

6. The land use permit 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.

An Initial Study/Mitigated Negative Declaration has been prepared for the project (SCH #2023050519). The Initial Study concludes the project is consistent with the development density established by the existing zoning and 2025 General Plan policies and will not have a significant effect on the environment upon incorporation of project-specific mitigation measures. The Mitigated Negative Declaration was routed to State agencies through the

State of California's Office of Planning and Research State Clearinghouse. Identified potential significant environmental impacts include air quality, biological resources and hydrology and water quality. However, the Town has incorporated mitigation measures to reduce or eliminate the potential impacts. Mitigation measures have been developed for inclusion within the project as conditions of approval to mitigate all potentially significant impacts to less than significant levels. A mitigation monitoring reporting program has also been created to help aid in the implementation of these mitigation measures. The mitigation measures developed for the project are adequate in meeting the requirements of the California Environmental Quality Act (CEQA) as well as the goals and policies of the 2025 General Plan. The Planning Commission, in its capacity as Lead Agency, has prepared a Final Initial Study and Mitigated Negative Declaration for the project, which includes the original Initial Study/Mitigated Negative Declaration and Responses to Comments. The Planning Commission has independently reviewed and analyzed the Mitigated Negative Declaration and other information in the record and the mitigation measure incorporated into the Conditions of Approval (Exhibit C) and Mitigation Monitoring and Reporting Program (MMRP) would avoid or substantially lessen any significant environmental effects as identified in the Mitigated Negative Declaration (MND) to a less than significant level. The MMRP accurately reflects the mitigation measures contained in the MND. The Final IS/MND and MMRP were prepared in accordance with all legal requirements, including all public notice and comment period requirements set forth in CEQA and the CEQA guidelines.

7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.

There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services. The parcel is served by public water and sewer. The project is replacing an existing building and no changes to the existing uses are proposed. Additionally, the site is adjacent to developed parcels with access from Snowpeak and Slalom Way, publicly maintained roads. All utility agencies have reviewed the project and no objections were filed and all conditions of approval have been incorporated.

8. The subject site is physically suitable for the type and density/intensity of development being proposed, 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 type to carry the quantity and type of traffic generated by the proposed development.

The site is physically suitable for the type and density that is being proposed. The project meets the standards of the REC (Recreation) zoning district and is replacing an existing lodge to serve the ski hill. No changes to parking are proposed. All roadways to serve the project site are existing and in compliance with Town roadway requirements.

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

The project does not propose to transport, use or dispose of hazardous materials.

SIGN PLAN FINDINGS

10. The proposed sign is for a use that is allowed by Article II (Zoning Districts) and complies with all applicable provisions of this Chapter, the Development Code, the Municipal Code, the Public Improvements and Engineering Standards, any applicable Specific Plan or Master Plan, and any applicable Comprehensive Sign Program.

The proposed sign is for a replacement ski lodge, which is part of a previously approved downhill ski area. The sign is metal cast lettering and Tahoe Donner logo individually mounted to the building wall. The sign is consistent with the size, location, and materials consistent with the requirements of the Development Code. The signage does not impede traffic visibility and is not subject to a Specific Plan or Master Plan and Tahoe Donner only has a Comprehensive Sign Program for the wayfinding signs.

11. The proposed sign is consistent with the design guidelines and historic design guidelines (for signs in the -HP district), achieves the overall design objectives of the guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood.

The sign is metal cast lettering and Tahoe Donner logo individually mounted to the building wall. The material is consistent with the design guidelines and is located to fit with the architecture of the building. The size of the sign is consistent with the requirements of the Development Code, is intended to be proportionate to the building elevation, and will provide interest to a larger blank wall of the building. The sign is designed to “turn the corner” on the cantilevered building wall to provide added interest.

12. Deviations. The review authority will approve deviations to the sign standards of this Chapter, including sign area, number of signs, location, height, and/or material, only if all of the following findings below are made in addition to the two findings above:

- a. The Sign Plan application is for a single sign or single business.

The Sign Plan is only for the Tahoe Donner Downhill Ski Lodge.

- b. The requested deviation is based on site-specific conditions or design features, including business entry location, site visibility, architectural style, building mass and/or historic resource compatibility, that are unique to the applicable property.

The signage is designed to “turn the corner” on the cantilevered building wall on the street side (west) elevation. The signage is oriented toward the driveway entrance to the building. It is a unique design that would provide more interest to the building wall.

- c. The requested deviation is the minimum necessary to create a superior Sign Plan with the highest quality signs that are well-integrated with the overall building/project and are compatible with existing and future land uses in the vicinity; and

The requested deviation is to allow a portion of the sign to “turn the corner” on the cantilevered portion of the building wall. The deviation is minor in nature, is

integrated in the design of the building and is intended to provide interest to the building and break up a portion of the building façade that is unarticulated.

- d. If the property is located within the Historic Preservation (-HP) overlay district, deviations to the sign standards of this Chapter shall be subject to Historic Design Review in accordance with Chapter 18.77.

The property is not located within the -HP overlay district.