

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2025-04

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-00000046/DP/TM/PD/MUP
(PIONEER EAST DEVELOPMENT PERMIT/TENTATIVE MAP/PLANNED
DEVELOPMENT/MINOR USE PERMIT)**

WHEREAS, The Town of Truckee approved a Development Permit, Tentative Map and Planned Development on the project parcel in April 2007 and the project timeline was subsequently extended through State action in 2008, 2009, 2011 and 2013 and through the Town in 2016; and

WHEREAS, the infrastructure to support this development was constructed between 2021 and 2022 and the land use entitlements for the original project expired on May 2, 2022.

WHEREAS, the Town has received an application requesting approval of a Development Permit, Tentative Map, Planned Development and Minor Use Permit to utilize the existing infrastructure on site and construct five new commercial buildings and one residential building, with the potential for five more commercial buildings to be approved at a later date; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits, Tentative Maps, and Planned Developments; and

WHEREAS, when a Minor Use Permit is requested concurrently with other Planning Commission-level entitlements, the Minor Use Permit is elevated to the Planning Commission; and

WHEREAS, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project sites informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Development Permit, Tentative Map, Planned Development (as modified by Town staff recommendation), and Minor Use Permit; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application No. 2024-00000046 (Pioneer East Development Permit/Tentative Map/Planned Development (as modified by Town staff recommendation)/Minor Use Permit):

1. Determine the project exempt further environmental review pursuant to Section 15168 (Program EIR) of the California Environmental Quality Act; and
2. Approve the Development Permit, Tentative Map, Planned Development (as modified by Town staff recommendation) and Minor Use Permit subject to the conditions of approval set forth in Exhibit A (Conditions of Approval) attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit B (Findings) in support of approval of the Development Permit, Tentative Map, Planned Development and Minor Use Permit.

The foregoing Resolution was introduced by _____ and seconded by _____ at a Regular Meeting of the Truckee Planning Commission held on the 20th day of May 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Administrative Technician

Attachments:

Exhibit A: Conditions of Approval
Exhibit B: Planned Development
Exhibit C: Findings
Exhibit D: Plans

**PLANNING COMMISSION RESOLUTION 2025-04
EXHIBIT A**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-00000046/DP/TM/PD/MUP
(PIONEER EAST DEVELOPMENT PERMIT/TENTATIVE MAP/PLANNED
DEVELOPMENT/MINOR USE PERMIT)**

DRAFT CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit to allow the construction of five commercial buildings and one residential building totaling approximately 52,183 square feet, a Tentative Map to subdivide the existing parcel into 12 lots (11 privately developed lots and 1 common area parcel), a Minor Use Permit to allow required improvements within a public utility easement and a Planned Development to modify the required ratio of 1- and 2- bedroom units in a workforce housing development, allow table service restaurant use, construct a building within the 300-foot scenic corridor setback from Interstate 80 and remove the requirement to construct enclosed parking spaces for the market rate workforce housing units as modified by Condition of Approval No. 23 as described in the May 20, 2025 staff report and application approved by the Planning Commission on May 20, 2025 and on file in the Community Development Department except as modified by these conditions of approval. ***(Planning Division)***
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 (currently \$190 for the Planning Division and \$205 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. ***(Planning Division)***
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)***
4. The effective date of approval shall be June 2, 2025, unless the approval is appealed to the Town Council by 5:00 PM on May 30, 2025. The Development Permit Phase 1 shall commence within two years from the effective date with at minimum the installation of all Phase 1 building foundations (by no later than May 20, 2027). If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and

Modifications). The development of Phase 1 shall be completed within four (4) years from the date of approval of the Development Permit. Phase 2 shall be deemed expired if not exercised within two years after completion of Phase 1 and Phase 3 shall be deemed expired if not exercised within two years after the completion of Phase 2. **(Planning Division)**

5. The Minor Use Permit shall commence within two years from the effective date (by no later than May 20, 2027). If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and Modifications). **(Planning Division)**
6. The applicant shall submit a Final Map to the Planning Division for review and approval, prepared by a licensed land surveyor or engineer, in accordance with the Subdivision Map Act and Town Subdivision Ordinance. The Final Map shall be recorded within two years of the date of approval (by May 20, 2027); otherwise, the approval of the Tentative Map shall become null and void, unless an application for a Time Extension is filed and approved per Section 18.96.150 (Extensions of Time for Tentative Maps) (Extensions of Time for Tentative Maps) . **(Planning Division)**
7. The applicant shall submit a certified copy of the tax certificate executed by the Nevada County Tax Collector prior to Final Map recordation. **(Nevada County Tax Collector's Office)**
8. The CC&Rs shall be submitted to the Community Development Director for review and approval prior to recordation of the Final Map. The CC&Rs shall be filed and recorded concurrently with the recording of the Final Map. **(Planning Division)**
9. The subdivider 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, review, set aside, void, or annul, an approval of the review authority, which action is brought within the time period provided for in Section 66499.37 of the Subdivision Map Act. **(Planning Division)**
10. Workforce Housing: The project requires 22 workforce housing units. $78,500 \text{ square feet of commercial building} / 500 \text{ square feet per employee} = 157 \text{ FTEE} \times 14\% = 22 \text{ workforce housing units}$. Workforce housing units are required to be primary residences, require a six-month initial lease, prohibit short-term rentals, and require annual monitoring. The workforce housing units shall be deed restricted in perpetuity. Both of the following components are required to be incorporated into the deed restriction:
 - Component 1: Employees of the project for which the workforce housing units are required have the first right-of-refusal.
 - Component 2: If employees of the project for which the workforce housing units are required refuse to rent the units, then 100% of the workforce housing units shall be affordable to low income households, or one-third of the units shall be affordable to very low income households, one-third shall be affordable to low-income households, and one-third shall be affordable to moderate income households.

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

11. Six of the 22 workforce housing units (25%) shall be deed restricted in perpetuity in compliance with the Planned Development. 100% of the units shall be affordable to low income households, or one-third of the units shall be affordable to very low-income households, one-third shall be affordable to low-income households, and one-third shall be affordable to moderate income households in addition to the workforce housing restrictions described in Condition of Approval No. 11. The deed restriction shall be in compliance with Chapter 18.210.090 (Affordable Housing Agreement) and submitted prior to building permit issuance for review and approval by the Community Development Director and Town Attorney. **(Planning Division)**
12. All signs shall meet the requirements of Development Code, Section 18.54 (Signs). **(Planning Division)**
13. Pursuant to Development Code, Section 18.44.050.A (Interior Noise Standard) multi-family developments proposed on a parcel where the existing exterior ambient noise level may exceed 60 dB(A) Community Noise Equivalent Level (CNEL), an acoustical analysis shall be provided showing that the dwelling units have been designed to limit intruding noise to an interior CNEL of 45 dB. **(Planning Division)**
14. No construction activity shall occur before 7:00 a.m. or after 9:00 p.m. on any day except Sunday, or before 9:00 a.m. or after 6:00 p.m. on Sunday. **(Planning Division)**
15. All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment. **(Planning Division)**
16. All stationary noise generating equipment shall be located as far as possible from sensitive receptors. **(Planning Division)**
17. "Quiet" air compressors and other stationary noise generating equipment shall be utilized where appropriate technology exists. **(Planning Division)**
18. The project sponsor shall designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint and require a reasonable measure warranted to correct the problem be implemented. A telephone number for contacting the disturbance coordinator shall be posted in conspicuous locations in the vicinity of the project site. Additionally, the project sponsor shall send a notice to neighbors in the project vicinity with information on the construction schedule and the telephone number for noise complaints. **(Planning Division)**
19. Alternatives to open burning of vegetative material shall be used unless otherwise deemed infeasible by the Northern Sierra Air Quality Management District (NSAQMD). Among suitable alternatives are chipping, mulching, or conversion to biomass fuel. **(Planning Division)**

20. Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction. **(Planning Division)**
21. Except as modified by these conditions of approval, the project shall comply with all applicable provision and standards of the Development Code in effect May 8, 2025, including, but not limited to the following:
 - b. General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits, except as modified by the Planned Development;
 - c. Air Emissions in accordance with Section 18.30.030;
 - d. Drainage and stormwater runoff in accordance with Section 18.30.050;
 - e. Bicycle Parking in accordance with Section 18.48.090;
 - f. Building Height in accordance with Section 18.30.090;
 - g. Snow Storage in accordance with Section 18.30.130;
 - h. Exterior Lighting in accordance with Section 18.30.060;
 - i. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
 - j. Open Space in accordance with Section 18.46.060;
 - k. Outdoor Display and Sales Standards in accordance with Section 18.58.190;
 - l. Off-Street Loading Space Requirements in accordance with Section 18.84.100;
 - m. Property Maintenance in accordance with Section 18.30.100;
 - n. Parking in accordance with Chapters 18.48 and 18.50;
 - o. Landscaping in accordance with Chapters 18.40 and 18.42. **(Planning Division)**
22. Future Uses: Uses within the individual tenant spaces are not established as part of this approval. A Zoning Clearance application shall be submitted to establish uses within each tenant space in the Pioneer East Development. As part of the Zoning Clearance review, the Planning Division shall review the parking demand for the proposed uses to verify that the parking demand does not exceed the amount of parking approved by the Planning Commission. Future changes of use of a tenant space shall also require approval of a Zoning Clearance or Use Permit. **(Planning Division Recommendation)**
23. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For non-residential projects, the minimum number of bicycle parking spaces required is 15% of the parking demand for the project. Based on the parking demand calculations for the project of 292 parking spaces, a minimum of 43 bicycle parking spaces are required. Prior to final certificate of occupancy, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking. **(Development Code Section 18.48.090)**
24. Sixteen covered vehicle parking spaces shall be constructed to support the market rate workforce housing units in compliance with the Planned Development. The covered parking stalls shall be constructed in compliance with Development Code standards and

be reviewed and approved by staff prior to building permit issuance. (**Planning Division Recommendation**)

25. Cultural Resources: In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note should be included in the construction plan set. (**Development Code Section 18.30.040**)
26. 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. This note should be included in the construction plan set. (**Development Code Section 18.30.040**)
27. If vegetation removal is scheduled during the nesting season (typically March 15th to August 31st), a focused survey for active raptor nests shall be conducted by a qualified biologist within 14 days prior to the beginning of project-related activities. Surveys shall be conducted in proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment and material stockpile areas. If active raptor nests are detected, the qualified biologist will determine if work may continue without disturbing the nest and under what conditions. (**Planning Division**)

Engineering Division Conditions of Approval

28. Prior to building (grading) permit issuance, the project proponents shall submit improvement plans stamped by a licensed civil engineer to the satisfaction of the Town Engineer for all work both in and out of the proposed public right-of way, easements and private roadways.

The plans shall be prepared in accordance with the Town of Truckee Public Improvement and Engineering Standards dated May 2003; shall comply with the design standards identified in Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004, such as hydro-modification requirements, or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit; and shall comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. The plans at a minimum shall incorporate proposed grades, drainage, driveway design and erosion control; and incorporate cost estimates for all work to be performed.

Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

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

The inspection fee, due prior to start of construction, is equal to the following formula based upon the estimated construction costs:

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

(Engineering Division Requirement)

29. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. ***(Engineering Division Requirement)***
30. 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. ***(Engineering Division Requirement)***
31. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. If project disturbs one acre or more or is part of a larger planned development, the project shall comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. ***(Engineering Division Requirement)***
32. Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface or is part of a larger planned development, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. ***(Engineering Division Requirement)***
33. 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)***
34. Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 9, 2025, based on 7,850 SF of Light Industrial, 11,775 SF of Warehouse, 5,490 SF of Restaurant (Sit Down), 3,040 SF of General Retail, 50,340 SF of General Office, and 14,680 SF of Multi-Family Residential, the estimated Traffic Impact Fees due prior to building permit issuance are **\$1,049,895.80**. The actual traffic impact fees will be based upon the latest fee schedule adopted by the

Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. **(Engineering Division Requirement)**

35. Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 9, 2025, based on 7,850 SF of Light Industrial, 11,775 SF of Warehouse, 5,490 SF of Restaurant (Sit Down), 3,040 SF of General Retail, 50,340 SF of General Office, and 14,680 SF of Multi-Family Residential, the estimated Facilities Impact Fees due prior to building permit issuance are **\$147,172.30**. The actual facilities impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division Requirement)**
36. Prior to building (grading) permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties/right-of-way. **(Engineering Division Recommendation)**
37. Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should be designed and located to limit 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/or treatment facilities. **(Engineering Division Requirement)**
38. Prior to building (grading) permit issuance, applicant is required to provide verification of all documentation of the previously approved building permit and/or new documentation to support the proposed project, including any work that was completed previously without a final inspection. Building permit 2021-00000415 issued on September 23, 2021, for the site improvements (no buildings) expired on September 23, 2023, and the work associated with the permit was not completed prior to expiration of the permit. As a result, the site improvements and frontage improvements associated with that building (grading) permit will need to be reidentified in a future building (grading) permit application to be reviewed/reapproved prior to permit issuance and inspected prior to Engineering final. In addition, all accompanying documents, such as drainage/stormwater reports, snow storage plans, shared roadway agreements, Hold Harmless and Maintenance Agreements, BMP Operation and Maintenance Plans, Statewide Construction General Permit documentation, etc., that support the proposed, partially completed, improvements, will need to be provided to the Town with the building (grading) permit application for verification of conformance with the current project. **(Engineering Division Requirement)**
39. Prior to building (grading) permit issuance, pedestrian, trail, and frontage improvements are required to be shown/signed for this project and the limits of the improvements will be reviewed and approved by the Town Engineer prior to permit issuance. Depending on the scope and extent of any previously constructed improvements, modifications to the existing improvements may be required by this project to create the following:
 - Internal pedestrian circulation consistent with the proposed site plan;

- A minimum 8' wide paved Class 1 multipurpose trail along the north side of Pioneer Trail from the right-of-way on the west side of the property to the roundabout at Truckee Way; and
 - A minimum 8' wide paved Class 1 multipurpose trail along the west side of Truckee Way from the roundabout at Pioneer Trail to the intersection of Rue Ivy and Truckee Way. **(Engineering Division Requirement)**
40. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Pioneer Trail right-of-way. **(Engineering Division Requirement)**
41. Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance agreement for the portion of Coachland Drive that the project shares with the adjacent property owner for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the shared roadway. If an agreement cannot be reached with the adjacent property owner for maintenance of the roadway section, the project proponent may choose to identify itself as the sole responsible member of the agreement for maintenance of the roadway as described above. The Roadway Maintenance agreement will be reviewed and approved by the Town Engineer and Town Attorney, and will be recorded against the property. **(Engineering Division Requirement)**
42. Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. **(Engineering Division Recommendation)**
43. Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
- 1) If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - 2) If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.
- “Cost of remaining improvements” includes construction management costs. The limits of the remaining improvements will be reviewed and approved by the Town Engineer. **(Engineering Division Requirement)**
44. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. **(Engineering Division Requirement)**
45. Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are

outlined in any adopted Environmental Document for the project. **(Engineering Division Requirement)**

46. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

Electronic files shall be submitted to the Town of Truckee in PDF format and in one or more of the following formats:

1. AutoCAD 2018 (or older) format *.dwg CAD files to generate all final drawings and maps, with any associated images as geo-referenced 8-bit PC format TIFF files, with coordinate system defined.
2. ArcGIS-compatible shapefiles or coverages, with images as geo-referenced 8-bit PC format TIFF files, and any raster data in ESRI GRID format, with coordinate system defined.

The CAD or GIS system must have a defined coordinate system. The Town prefers that all submitted data be in Lambert Conformal Conic NAD 1983 CA State Plane II FIPS project, to match the existing Town of Truckee GIS data. **(Engineering Division Recommendation)**

47. The project shall comply with the 2022 California Building Code of Regulations or the most current Code of Regulations enforced at the time of submittal. **(Building Division)**
48. The commercial food facility/retail food space shall require an annual operational health permit from Nevada County Department of Environmental Health (NCDEH). As such, the applicant will need to submit a major food facility plan review application, applicable fees, and plans for the construction of the food facility/retail food space. The plan review shall include two sets of equipment specifications, specific design of the commercial kitchen, sink infrastructure, any proposed retail food areas, food storage areas, janitorial areas, restrooms, plumbing, electrical, garbage areas, etc. The plan check submittal shall be approved before any construction of the food facility can begin. The facility shall pass a final construction inspection with Environmental Health, apply for an annual Certificate of Operation for a food facility and pay applicable fees prior to opening. **(Nevada County Environmental Health Department)**
49. The applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code, Section 25500 - 25519 and 25100 – 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). **(Nevada County Environmental Health Department)**
50. Town of Truckee Municipal Code Section 6.01.060 requires that businesses separate recycling from trash and subscribe to sufficient recycling collection services. Uses that generate large volumes of cardboard are also required to subscribe to cardboard dumpster service and provide storage for sufficient cardboard collection dumpsters. While

the commercial uses are not yet established for this development, multi-family properties and other approved uses under the CS zoning district, including retail, generate large volumes of cardboard. At least two cardboard dumpsters shall be provided throughout the complex (each 10' x 10' storage footprint required), prioritizing close proximity to the multi-family use buildings. Mixed-recycling carts (each 2.5 x 2.5' storage footprint) are also required to be provided, and all trash, recycle, and cardboard containers shall be co-located within the same enclosure spaces. Please increase two of the four trash enclosure areas to provide storage space for an additional 10' x 10' storage area to accommodate cardboard dumpsters. **(Solid Waste Division)**

51. Trash enclosures shall be designed with straight-line access to dumpsters with 80' of clearance provided. The trash enclosure in cul-de-sac in the easternmost portion of the property does not provide this access. Please orient the enclosure to provide appropriate straight-on access. **(Solid Waste Division)**
52. Town of Truckee Municipal Code Section 6.01.070 requires that businesses that generate 2 cubic yards of solid waste and 100 gallons of food waste per week separate food waste from trash. If future uses generate this threshold of food waste, the mandatory food waste collection services shall be provided along with storage capacity in compliance with Development Code Section 18.30.150. **(Solid Waste Division)**
53. 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. **(Truckee Donner Public Utility District)**
54. The Water System Facilities and Connection Fees have not been paid for any of the individual eleven lots that will be created by the planned subdivision. Each lot will be subject to the current fee schedules at the time that water service is requested. **(Truckee Donner Public Utility District)**
55. The multi-family residential building on Lot 5 is subject to the requirements of SB7, which requires the installation of individual water meters for each unit in all new multi-family residential structures beginning January, 1, 2018. **(Truckee Donner Public Utility District)**
56. The applicant shall pay the park and recreational fee (Quimby fee) prior to map recordation. The fee that shall be paid is the latest fee that was adopted by Town Council resolution at the time of payment. The applicant may pay the Quimby fee at any time after tentative map approval but is required to be paid prior to map recordation. **(Truckee Donner Recreation and Park District)**
57. Installation of a commercial kitchen will require a hood and separate sprinkler system and plan review. This may be done as a deferred submittal. **(Truckee Fire Protection District)**
58. The project shall comply with locally adopted and amended fire code that is effect at the time the project is permitted. Complete plans shall be submitted to the Fire District for review and approval. The developer shall be responsible for in house and third party plan review fees. **(Truckee Fire Protection District)**

59. The Fire District has adopted a capital facilities mitigation program that applies to new developments. The developer will be responsible for payment of fire mitigation fees at the appropriate rate when the project is permitted. (***Truckee Fire Protection District***)
60. The project shall comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. A vegetation management plan that addresses the creation and continued maintenance of a defensible space around the project area will be required. (***Truckee Fire Protection District***)
61. The Fire District routinely adopts and amends the California Fire Code. New developments are required to comply with the locally adopted and amended Fire Code that is in effect at the time the project is permitted. Complete plans must be submitted to the Fire District for review and approval. The developer will be responsible for plan review fees for both in house plan reviews as well as third party plan reviews conducted to ensure compliance with the locally adopted fire code. The developer is required to comply with the Fire District's interpretations including: providing Knox key box access for building control rooms and gates, providing markers, snow removal, and vehicle impact protection for fire hydrants, providing and maintain pre-fire safety plans for Fire District use and limiting vertical combustible construction prior to completion of an emergency water supply. (***Truckee Fire Protection District***)
62. The Community Development Director may authorize minor alterations to the approved Minor Use Permit in accordance with Section 18.84.070(B)(1) of the Development Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Zoning Administrator in accordance with Section 19.84.070(B)(2) of the Development Code. (***Planning Division***)
63. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. The Parcel Map shall not be recorded until all outstanding fees are paid to the Town. (***Planning Division***)
64. The applicants 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***)

PLANNING COMMISSION RESOLUTION 2025-04

EXHIBIT B

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-000000046/DP/TM/PD/MUP
(PIONEER EAST DEVELOPMENT PERMIT/TENTATIVE MAP/PLANNED
DEVELOPMENT/MINOR USE PERMIT)**

PLANNED DEVELOPMENT

The following modifications to the Development Code are hereby adopted for the Pioneer East Development Permit:

1. Bedroom count for workforce units: The market rate workforce housing units and affordable housing units may have four studio units, sixteen 1-bedroom units and two 2-bedroom units.

[For reference: Development Code, Section 18.216.030.B.3 requires all workforce housing shall have at least one bedroom, and 50% or more of the workforce housing units shall have two or more bedrooms.]

2. Table service restaurant: The use of table service restaurant is allowed within the development.

[For reference: Table service restaurant uses are prohibited within the Service Commercial zoning district pursuant to Development Code, Section 18.12.030, Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts).]

3. Scenic corridor setback: Building 1, located within the scenic corridor setback from Interstate 80 may be constructed at approximately 32.5 feet in height.

[For reference: Development Code, Section 18.46.080 (Scenic Corridor Standards) requires that buildings within the 300-foot setback from the Interstate 80 right of way not exceed 25 feet in height.]

4. Fully Enclosed Parking: The 16 market rate workforce housing units shall have one covered parking space per unit as opposed to fully enclosed.

[For reference: Development Code, Section 18.48.040, Table 3-8 (Parking Requirements by Land Use) requires all non-affordable multi-family units to include a fully enclosed garage.]

PLANNING COMMISSION RESOLUTION 2025-04

EXHIBIT C

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-000000046/DP/TM/PD/MUP
(PIONEER EAST DEVELOPMENT PERMIT/TENTATIVE MAP/PLANNED
DEVELOPMENT/MINOR USE PERMIT)

FINDINGS

DEVELOPMENT PERMIT FINDINGS

1. *The proposed development is:*

- A. *Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; and***

The proposed development includes allowed uses within the Service Commercial (CS) zoning district with the exception of a table service restaurant, which is allowed through a Planned Development since the primary uses of the development are allowed within the zoning district and the Planned Development maintains the characteristics and purpose of the underlying zoning district. The additional land uses are public serving commercial uses that conform to the requirements of the underlying commercial General Plan designation and the proposal is in general alignment with the requirements of the Development Code as described in the staff report dated May 20, 2025.

- B. *The proposed site is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development;***

The proposed development would be accessed off of Pioneer Trail and Truckee Way. As described in the traffic study (Attachment 5 of the staff report), the increase in traffic caused by the new development would not have a negative impact on level of service for these roads or cause impacts on related intersections.

- C. *The Development 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;***

The proposed development would be in compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15168, which allows projects to be reviewed for consistency with the overlying programmatic Environmental Impact Report, which in this case was prepared for the 2040 Town of Truckee General Plan Update. The initial study checklist, prepared by town staff, shows that the scope of the project is consistent with the 2040 General Plan Update Environmental Impact Report as described in this staff report.

- D. 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;**

The proposed development has been reviewed by the local fire district, as well as sanitation and utility providers to ensure that the proposal would not be detrimental to public health and safety and there are adequate provisions for public and emergency vehicle access. Distribution and collection facilities, along with other infrastructure, have already been installed for the site and will be operational as soon as the buildings are.

- E. 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 current proposal does not include the use of any hazardous waste. If additional uses are added to the project that would generate hazardous waste, they will be approved through a land use entitlement that will be routed to the Nevada County Environmental Health Department for review to ensure appropriate storage and transportation.

- F. For projects that are not processed concurrently with Streamlined Residential Review (Chapter 18.79), the proposed development is:**

- 1. 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 proposed development is consistent with the requirements of the Town's 2040 General Plan and the Truckee Tahoe Airport Land Use Compatibility Plan. Consistent with the 2040 General Plan is discussed in the initial study included as Attachment 3 with the staff report.

- 2. 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 development would integrate into the surrounding neighborhood and be compatible with existing improvements along Pioneer Trail. The project would also retain mature existing trees on site to help the buildings blend with their surroundings. The proposed building achieves the design objectives of the design guidelines as recommended in the Town's Development Code.

- 3. The subject site is:**

- a. Physically suitable for the type and density/intensity of development being proposed; and**

The proposed development is located within a 9.62-acre parcel that is adequate to contain the existing and proposed improvements. The proposal meets the

required 20% open space and would not exceed the intensity of the underlying zoning designation.

- b. 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.**

The 9.62-acre parcel is adequate to accommodate all proposed infrastructure, including fencing, landscaping, loading, parking and outdoor areas.

TENTATIVE MAP FINDINGS

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable provisions of the Subdivision Map Act, the General Plan, any applicable Specific Plan and/or Master Plan, the Development Code, the Trails Master Plan, the Particulate Matter Air Quality Management Plan, and the Public Improvements and Engineering Standards;**

As shown through the staff report and initial study prepared for this project, the development is consistent with the Subdivision Map Act, General Plan, Development Code, Trails and Bikeway Master Plan, Particulate Matter Air Quality Management Plan and the Public Improvement and Engineering standards when the conditions of approval are implemented.

- B. The site is physically suitable for the type and density/intensity of development being proposed;**

The site is physically suitable for the type, density and intensity of the development being proposed. The site is a flat 9.62 acre parcel that is zoned Service Commercial and is well positioned to accommodate the proposed uses. The project is proposing 22 residential workforce housing units, which will help with housing employees of the new development. The project also proposes an additional five buildings, with the potential to construct five more under a different permit. All buildings would remain within the allowed floor area ratio for the parcel and the zoning district and General Plan would support the proposed uses. The parcel is located off a major arterial road that can adequately accommodate increased traffic in the area due to the development.

- C. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to the public health and safety. Adequate provisions shall mean:**

- a. There is available capacity in community sewer and/or water systems serving the subdivision or the subdivision will be served by on-site septic systems and/or private wells that comply with Nevada County Environmental Health Department regulations;**

All utility infrastructure was previously installed at the site and will serve letters were provided at the time of application submittal showing that all utility providers have adequate capacity for the proposed development.

- b. Distribution and collection facilities for sewer and water and other infrastructure are installed to lot boundaries; and**

As noted above all utility infrastructure is already installed and is adequate to serve

all proposed facilities and uses.

c. Recreation development fees are paid prior to map recordation.

The applicant will be required to pay recreation impact fees and Quimby fees for the residential structure on site. The Quimby fees will be based on the latest fees in effect at the time of map recordation and the impact fees will be based on the latest fees at the time of building permit issuance.

D. The tentative map 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, including fish, wildlife, and their habitat, that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;

An initial study was prepared for this project and the project was found to be exempt from further environmental review pursuant to Section 15168 of the California Environmental Quality Act (CEQA), which allows for projects to be considered as part of a holistic evaluation of projects within the Town of Truckee, as long as it is consistent with the Environmental Impact Report (EIR) prepared for the Town's General Plan. It was found that there would be no potential significant adverse effects upon environmental quality or natural resources.

E. The subdivision will not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity in which the property is located;

The proposed project is in line with the underlying zoning district and General Plan designation. The intensity of the proposed uses is appropriate for in the parcel location and would not be detrimental to public health, safety or welfare. Additionally, the proposal would not be injurious to property or improvements in the vicinity in which it is located as stormwater infrastructure is already installed on site to contain runoff, the project has an adequate solid waste plan and sewer plan to contain all waste produced by the site.

F. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision unless alternate easements for access or use will be provided and the alternate easements will be substantially equivalent to ones previously acquired by the public;

The application for this project contains an agreement for portions of the project to be located within an easement for the conveyance of electricity without impacting existing or future infrastructure. The utility company will still have access to the lines to allow for maintenance, while also allowing for parking, dumpster enclosures, a masonry wall and landscaping to exist within the easement.

G. The discharge of sewage from the proposed subdivision into the community sewer system will comply with the requirements prescribed by the Lahontan Regional Water Quality Control Board.

Infrastructure to support the use of the existing sewer system adjacent to the parcel is already in place and the Truckee Tahoe Sanitary Agency has stated that they have more than adequate capacity to accommodate the new development.

MINOR USE PERMIT FINDINGS

A. The proposed development is:

- 1. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Use Permit and complies with all other applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards; and**

The proposed development includes allowed uses within the Service Commercial (CS) zoning district with the exception of table service, which is allowed through a Planned Development since the primary uses of the development are allowed within the zoning district and the Planned Development maintains the characteristics and purpose of the underlying zoning district. The additional land uses are public serving commercial uses that conform to the requirements of the underlying Commercial General Plan designation and the proposal is in general alignment with the requirements of the Development Code as described in this staff report.

- 2. 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 proposed development is consistent with the requirements of the Town's 2040 General Plan and the Truckee Tahoe Airport Land Use Compatibility Plan. Compatibility with the 2040 General Plan is discussed in the initial study included as Attachment 3 with the staff report.

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

The project will be compatible with existing and future land uses in the vicinity in size and operating characteristics due to being very similar to adjacent developments. The project will contain service commercial uses, which will not conflict with adjacent commercial, industrial and manufacturing uses and the buildings will be similar in scale to proximate developments.

C. 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;

The proposed project is in line with the underlying zoning district and General Plan designation. The intensity of the proposed uses is appropriate for the parcel location and would not be detrimental to public health, safety or welfare. Additionally, the proposal would not be injurious to property or improvements in the vicinity in which it is located as stormwater infrastructure is already installed on site to contain runoff, the project has an adequate solid waste plan and sewer plan to contain all waste produced by the site.

D. The 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 was prepared for this project and the project was found to be exempt from further environmental review pursuant to section 15168 of the California Environmental Quality Act (CEQA), which allows for projects to be considered as part of a holistic

evaluation of projects within the Town of Truckee, as long as it is consistent with the Environmental Impact Report (EIR) prepared for the Town's General Plan. It was found that there would be no potential significant adverse effects upon environmental quality or natural resources.

E. The site for the proposed use is:

1. Physically suitable for the type and density/intensity of development being proposed;

The site is physically suitable for the type, density and intensity of the development being proposed. The site is a flat 9.62 acre parcel that is zoned Service Commercial and is well positioned to accommodate the proposed uses. The project is proposing 22 residential workforce housing units, which will help with housing employees of the new development. The project also proposes an additional five buildings, with the potential to construct five more under a different permit. All buildings would remain within the allowed floor area ratio for the parcel and the zoning district and General Plan would support the proposed uses. The parcel is located off a major arterial road that can adequately accommodate increased traffic in the area due to the development.

2. 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

The 9.62-acre parcel is adequate to accommodate all proposed infrastructure, including fencing, landscaping, loading, parking and outdoor areas.

3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

The proposed development would be accessed off of Pioneer Trail and Truckee Way. As describe in the traffic study (Attachment 5 of the staff report), the increase in traffic caused by the new development would not have a negative impact on level of service for these roads or cause impacts on related intersections.

F. 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.

The proposed development has been reviewed by the local fire district, as well as sanitation and utility providers to ensure that the proposal would not be detrimental to public health and safety and there are adequate provisions for public and emergency vehicle access. Distribution and collection facilities, along with other infrastructure, have already been installed for the site and will be operational as soon as the buildings are.

G. 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 current proposal does not include the use of any hazardous waste. If additional uses are added to the project that would generate hazardous waste, they will be approved

through a land use entitlement that will be routed to the Nevada County Environmental Health Department for review to ensure appropriate storage and transportation.

PLANNED DEVELOPMENT FINDINGS

A. The proposed development is:

1. Allowed within the subject zoning district;

The proposed uses and the design of the development is allowed within the Service Commercial (CS) zoning district with the exception of the sit down table service, which is being requested through the Planned Development.

2. Generally complies with all of the applicable provisions of this Development Code and Public Improvement and Engineering Standards relating to both on- and off-site improvements that are necessary to accommodate maximum flexibility in site planning and property development and to carry out the purpose, intent and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines; and

The project complies will all applicable provisions of the Development Code and Public Improvement and Engineering Standards, with the exception of the items being requested through the Planned Development. The development will be designed to carry out the purpose, intent and requirements of the zoning district, providing service commercial uses to proximate neighborhoods. The items being requested to be included in the Planned Development will enhance the services being provided through a sit-down restaurant, more desirable rental spaces and the ability to utilize the southern side of the site, within the scenic corridor setback. The request to not construct covered parking for tenants of the residential building would result in an inferior design and provide less in terms of quality of life for the project's tenants. Staff has requested that this portion of the Planned Development not be approved and a condition has been applied to the project requiring construction of the covered parking.

3. 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 proposed development is consistent with the requirements of the Town's 2040 General Plan and the Truckee Tahoe Airport Land Use Compatibility Plan. Compatibility with the 2040 General Plan is discussed in the initial study included as Attachment 3 with the staff report.

B. The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than which might otherwise occur from the strict application of the provisions and standards identified in this Development Code;

The proposed project will result in superior design due to the requests within the Planned Development and the proposed increase in the affordable housing. The project will better serve the public by having a wider range of services for the general public, increase the

useability of the site by being able to utilize the southern portion of the site by constructing a modest building within the scenic corridor setback and providing a better mix of 1- and 2- bedroom units to the local workforce. The request, through a Planned Development, to not construct covered parking for tenants of the residential building would result in an inferior design and provide less in terms of quality of life for the projects tenants. Staff has requested that this portion of the Planned Development not be approved and Condition of Approval No. 24 be applied to the project for the construction of covered parking as opposed to fully enclosed parking. If this condition is implemented, the project would also comply with all aspects of the Development Code as the requested deviations from the Development Code in the Planned Development would result in a superior project.

C. 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 development would integrate into the surrounding neighborhood and be compatible with existing improvements along Pioneer Trail. The project would also retain mature existing trees on site to help the buildings blend with their surroundings. The proposed building achieves the design objectives of the design guidelines as recommended in the Town's Development Code.

D. There are adequate provisions for public and emergency vehicle access, 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;

The proposed development has been reviewed by the local fire district, as well as sanitation and utility providers to ensure that the proposal would not be detrimental to public health and safety and there are adequate provisions for public and emergency vehicle access. Distribution and collection facilities, along with other infrastructure, have already been installed for the site and will be operational as soon as the buildings are.

E. The design, location, size and operating characteristics of 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;

The proposed project is in line with the underlying zoning district and General Plan designation. The intensity of the proposed uses is appropriate for the parcel location and would not be detrimental to public health, safety or welfare. Additionally, the proposal would not be injurious to property or improvements in the vicinity in which it is located as stormwater infrastructure is already installed on site to contain runoff, the project has an adequate solid waste plan and sewer plan to contain all waste produced by the site.

F. The approval of the Planned Development 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 could not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted; and

The proposed development would be in compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15168, which allows projects to be reviewed for

consistency with the overlying programmatic Environmental Impact Report, which in this case was prepared for the 2040 Town of Truckee General Plan Update. The initial study checklist, prepared by town staff, shows that the scope of the project is consistent with the 2040 General Plan Update Environmental Impact Report as described in this staff report.

G. The subject site is:

1. Physically suitable for the type and density/intensity of development being proposed;

The site is physically suitable for the type, density and intensity of the development being proposed. The site is a flat 9.62 acre parcel that is zoned Service Commercial and is well positioned to accommodate the proposed uses. The project is proposing 22 residential workforce housing units, which will help with housing employees of the new development. The project also proposes an additional five buildings, with the potential to construct five more under a different permit. All buildings would remain within the allowed floor area ratio for the parcel and the zoning district and general plan would support the proposed uses. The parcel is located off a major arterial road that can adequately accommodate increased traffic in the area due to the development.

2. 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

The 9.62-acre parcel is adequate to accommodate all proposed infrastructure, including fencing, landscaping, loading, parking and outdoor areas.

3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

The proposed development would be accessed off of Pioneer Trail and Truckee Way. As described in the traffic study (Attachment 5 of the staff report), the increase in traffic caused by the new development would not have a negative impact on level of service for these roads or cause impacts on related intersections.

PLANNING COMMISSION RESOLUTION 2025-04

EXHIBIT D

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-00000046/DP/TM/PD/MUP
(PIONEER EAST DEVELOPMENT PERMIT/TENTATIVE MAP/PLANNED
DEVELOPMENT/MINOR USE PERMIT)**

PLANS