

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2025-05

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000026/AMD
(PIONEER INDUSTRIAL PARK PROJECT AMENDMENT)**

WHEREAS, a Tentative Map and Planned Development for Pioneer Commerce Center Phase III were approved by the Planning Commission on February 9, 2005 (Town of Truckee Application 00-111, Resolutions 2005-02 and 2002-05), which included restrictions on Lots 4-9 to address the location of the lots within the I-80 Scenic Corridor (including establishing height and setback standards, requiring Planning Commission review for all future development projects, and prohibiting outdoor retail, storage and activity areas); and

WHEREAS, on June 16, 2020, the Planning Commission approved of a Zoning Clearance, Planned Development, Project Amendment and a Minor Use Permit to construct the Pioneer Industrial Park project, located at 11211 Trails End Road (Application 2019-00000143, Resolution 2020-10); and

WHEREAS, on March 18, 2025, the Planning Commission approved a Development Permit, Minor Use Permit, and Sign Plan to construct the Lamperti Mixed Use project at 11093 Trails End Road (Application 2024-00000130/DP-MUP-SP, Resolution 2025-03), and

WHEREAS, the Town has received an application requesting approval of a Project Amendment to remove Lots 4 and 9 from Condition of Approval #7 in Resolution 2005-02,

WHEREAS, the Planning Commission is responsible for the review and consideration of any Project Amendments where the Planning Commission was the original review authority; and

WHEREAS, the Planning Commission held a public hearing on May 20, 2025 on the requested Project Amendment, and considered all public comment, testimony and evidence; and

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

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2025-00000026/AMD (Pioneer Industrial Park Project Amendment):

1. Determines the project exempt from further environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines; and
2. Approves a Project Amendment 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 these actions.

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 – Findings

PLANNING COMMISSION RESOLUTION 2025-05

EXHIBIT A

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-00000026/AMD (PIONEER INDUSTRIAL PARK PROJECT AMENDMENT)

DRAFT CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Project Amendment is hereby approved to remove Lots 4 and 9 from Condition of Approval #7 in Resolution 2005-02. ***(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 each condition. Review of the any building permits will not commence until an itemized list of conditions of approval and status are provided. ***(Planning Division)***
3. 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. ***(Planning Division)***
4. 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. 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)***
5. 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 March 27, 2025). ***(Planning Division)***
6. 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)***
7. 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)***

Project Specific Conditions

8. A Project Amendment is approved to remove Lots 4 and 9 from Condition of Approval #7 in the Pioneer Commerce Center Phase 3 Planned Development (Resolution 2005-02). Condition of Approval #7 shall be replaced to read:

“The Planning Commission shall be the review authority for all land use applications, including zoning clearances and minor use permits, for development and uses on Lots 6, 7, and 8 in Phase 3, as shown on the approved tentative map for Phase 3, Exhibit A of Commission Resolution 2005-05.” **(Planning Division Recommendation)**

9. As Condition of Approval #7 is reflected in the Conditions of Approval for Application 2024-00000130 (Lamperti Mixed Use), a subsequent Project Amendment is approved to edit Condition of Approval #29 in Resolution 2025-03 as follows:

“Uses within the individual manufacturing spaces are not established as a part of this approval. Each tenant of a manufacturing space is required to submit a Zoning Clearance application to the Planning Division for review and approval ~~by the Planning Commission, as required by Planning Commission Resolution No. 2005-02,~~ to establish the use of the tenant space. Future changes of use of a tenant space shall also require approval ~~by the Planning Commission~~ of a Zoning Verification, Zoning Clearance, or Use Permit. Allowed uses are the general manufacturing uses identified as permitted uses under Development Code Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts). Accessory office uses may also be approved through zoning clearance (25 percent or less of the floor area of manufacturing space). Approval of a building permit for tenant improvements may also be required by the Town of Truckee Building Division.” **(Planning Division Recommendation)**

PLANNING COMMISSION RESOLUTION 2025-05

EXHIBIT B

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
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PLANNED DEVELOPMENT FINDINGS

- 1. The proposed development is allowed within the subject zoning district and 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.**

The Planning Commission finds that the Project Amendment complies with the applicable provisions and standards of the above-mentioned documents. The change to allow the review authority to be determined by the Development Code would not affect the scenic corridor nor change the compliance of either approved project (Pioneer Industrial Park and Lamperti Mixed Use) on Lots 4 and 9. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the May 20, 2025 Planning Commission staff report.

- 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 Planning Commission finds that the Project Amendment is consistent with the above adopted documents. The change to allow the review authority to be determined by the Development Code would not affect the scenic corridor nor change the compliance of either previously approved project (Pioneer Industrial Park and Lamperti Mixed Use). This finding is supported by the discussion contained in the "Discussion/Analysis" section of the May 20, 2025 Planning Commission staff report.

- 3. 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 Planning Commission finds that the Project Amendment does not affect the previously approved Planned Development and would not change the findings made to approve the Planned Development in Resolution 2005-02. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the May 20, 2025 Planning Commission staff report.

- 4. 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 Planning Commission finds that the Project Amendment would not cause the approved developments on Lots 4 and 9 to become inconsistent with the design guidelines as no changes are being proposed to the projects' design. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the May 20, 2025 Planning Commission staff report.

- 5. 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 Planning Commission finds that there are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services. The parcels are served by public water and sewer and the existing Trails End Road. Approval of the Project Amendment would not be detrimental to public health and safety. All utility agencies have reviewed the project and no objections were filed.

- 7. 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 Planning Commission finds that 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. All future uses would be subject to review by the Town as required by Development Code Section 18.70.020.

- 8. 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.**

The Planning Commission finds that the Project Amendment to the Planned Development has no potential adverse impacts to the environment and qualifies for an exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

- 9. 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.**

The Planning Commission finds that the Project Amendment does not involve the use of hazardous materials. If future uses proposed the transport, use and disposal of hazardous materials, they would be reviewed for compliance with all applicable regulations prior to approval by both Nevada County Department of Environmental Health and the Truckee Fire Protection District.