Town of Truckee California

PLANNING COMMISSION RESOLUTION 2024-15

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

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

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

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

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

WHEREAS, due to the fact that the 2016 land use entitlements for Building K-4 have expired, the applicant is requesting new land use approvals for the construction of Building K-4; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Development Permits; and

WHEREAS, the project was scheduled to be reviewed by the Planning Commission at a regularly scheduled meeting on October 17, 2023; and

- **WHEREAS**, on October 16, 2023 during a site inspection, it was discovered that unpermitted construction was occurring, and a Stop Work Order was issued to the property owner; and
- **WHEREAS**, at the October 17, 2023 Planning Commission meeting, the Commission took action to continue review of the project due to the active code compliance case pursuant to Development Code Sections 18.200.080.F.3 (Recovery of Costs, Additional Permitting Fees) and 18.200.040.D (Inspection); and
- **WHEREAS,** from October 18, 2023 to April 30, 2024, the Town worked with the appellant to abate the existing code and building violation without finding resolution; and
- **WHEREAS,** on May 1, 2024, the Community Development Director issued an informal Notice of Violation, requiring abatement of the code and building violations;
- **WHEREAS,** on May 28, 2024, the Community Development Director issued a formal Notice and Order to Abate; and
- **WHEREAS,** on June 5, 2024, an appeal of the Notice and Order to Abate was filed by the applicant; and
- WHEREAS, on June 25, 2024, the Town Council reviewed the appeal request and took action to deny the appeal; uphold the staff determinations; uphold the Notice of Violation; uphold the Order to Abate, extending the compliance deadline to October 14, 2024; direct staff to work with the Appellant on a solution that would satisfy the Chief Building Official and potentially allow the slab and/or the structure to be maintained by hiring a third-party consultant at the expense of the applicant to complete testing to the satisfaction of the Chief Building Official, ensuring the building and/or slab was constructed to code; authorize the Town Manager to execute a Tolling Agreement with the Appellant; and state that all permits are still required; and
- WHEREAS, in September 2024, Town staff and the applicant selected a third-party consultant to perform a structural investigation and geotechnical engineering verification, and the applicant paid the deposit to cover the cost of the work as directed by the Town Council; and
- WHEREAS, due to the fact that the applicant is actively pursuing working toward resolution of the Code Compliance case, consistent with the Town Council's direction, the Town has agreed to concurrently process the land use permits associated with the project. Any land use approvals for the project are contingent upon the applicant addressing all required code enforcement actions; failure to comply shall result in revocation of the land use permits; and
- **WHEREAS,** a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and
- **WHEREAS,** a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time and location of the public hearing for the consideration of the approval or denial of the Project Amendment; and

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2023-0000107/DP-ZC (Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance):

- 1. Determines the project exempt from further environmental review in accordance with Section 15332 of the California Environmental Quality Act Guidelines; and
- 2. Approves a Development Permit and Zoning Clearance for the project as shown on Exhibit "B" (Approved Plan Set) and 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 "C" (Findings), in support of approval of these actions.

Exhibit 6 (Findings), in support of approval of these	actions.
The foregoing Resolution was introduced by at a Special Meeting of the Truckee Pla October 2024 and adopted by the following vote:	and seconded by Commissioner anning Commission held on the 29 ^h day of
AYES:	
NOES:	
ABSENT:	
	Mitch Clarin –Chair Town of Truckee Planning Commission
ATTEST:	
Kayley Metroka, Secretary	
Attachments:	
Exhibit A – Recommended Conditions of Approval Exhibit B – Approved Plan Set	

Exhibit C – Findings

RESOLUTION 2024-15 EXHIBIT "A"

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

CONDITIONS OF APPROVAL

General Conditions of Approval

- 1. A Development Permit and Zoning Clearance are hereby approved for the construction of Building K-4, an 11,840 square foot boat storage building located within Pioneer Commerce Center Phase II on APN 019-700-015, as detailed on the approved plans and as described in the October 29, 2024 Planning Commission staff report, on file in the Community Development Department, except as modified by these conditions of approval. The land use entitlements for the project include the following: 1) Development Permit approval for projects that involve new non-residential structure(s) with 7,500 square feet or more of total gross floor area and/or 26,000 square feet or more of site disturbance; and 2) Zoning Clearance approval for commercial parking and vehicle storage, a permitted use in the M (Manufacturing) zoning pursuant to the Pioneer Commerce Center Planned Development (Planning Commission Resolution 2019-10). (Planning Division Recommendation)
- 2. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to submittal of a grading or building permit application to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the Town of Truckee fee schedule in effect at the time of building permit submittal. (*Planning Division Recommendation*)
- 3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made to the approved plan set design. (*Planning Division Recommendation*)
- 4. The effective date of approval shall be November 9, 2024, unless the approval is appealed to the Town Council by 5:00 p.m. on November 8, 2024. In accordance with Development Code Section 18.84.050, the approval of the Development Permit and Zoning Clearance shall be exercised within two (2) years of the effective date of approval (by November 9, 2026), and the project shall be completed within four (4) years after the effective date of approval (by November 9, 2028). Otherwise, the approval shall become null and void

- unless an extension of time is granted by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). *(Planning Division Recommendation)*
- 5. This land use permit approval is issued subject to the applicant's compliance with, and completion of, all requirements imposed by the Town pursuant to Town Council Resolution 2024-43, as it may be amended or superseded by subsequent Town Council action. All such requirements must be complied with and completed prior to grading or building permit issuance. Failure to comply with one or more requirements imposed pursuant to Resolution 2024-43 by June 30, 2025 shall result in revocation of the land use permit approvals. (*Planning Division, Town Attorney Recommendation*)
- 6. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Development Code Section 18.84.070.B.1 only if the Community Development Director finds such changes and alterations to be in substantial compliance with the approved project. For minor project modifications and design elements not addressed by the Planning Commission in their design approval of the project, the Community Development Director may impose additional requirements on the site to ensure consistency with the Town Design Guidelines and Truckee Development Code. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Development Code Section 18.84.070.B.2. (*Planning Division Recommendation*)
- 7. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Truckee Development Code (effective date June 22, 2023). (*Planning Division Recommendation*)
- 8. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. (*Planning Division Recommendation*)
- 9. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. (*Planning Division, Town Attorney Recommendation*)
- 10. Prior to commencement of any work on the site, the applicant shall obtain building permit(s) for all work on the building(s) and site. Complete building plans and engineering in accordance with the current Town Building Code will be required for all structures. The building plans shall include details and elevations for all State of California, Title 24, and accessibility regulations. Please contact the Building Division at (530) 582-7821 to determine what permits are required. (*Planning Division Recommendation*)

- 11. Prior to grading or building permit issuance, a survey prepared by a licensed surveyor shall be submitted that shows topography and easements on the property. *(Planning Division Recommendation)*
- 12. Prior to building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Tahoe Truckee Sierra Disposal Company
 - Nevada County Department of Environmental Health
 - Southwest Gas (Planning Division Recommendation)
- 13. Prior to issuance of any grading or building permits for the project, the applicant shall provide performance guarantees with sufficient legal commitments and financial sureties to guarantee the faithful performance of any and all conditions of approval and completion of the phase or to guarantee the restoration of the site if the phase is not completed. The form, manner, and amount of the guarantee shall comply with the requirements of the Town Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. (Development Code Section 18.84.040)
- 14. Prior to the issuance of grading or building permits, the applicant shall submit payment to the Planning Division of a construction mitigation monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit issuance. As of October 29, 2024, the construction monitoring fee is \$1,576. (Planning Division Recommendation)
- 15. Construction Hours: Hours of operation of construction activities shall be limited to Monday through Saturday from 7:00 AM and 9:00 PM, and Sunday and any federally designated holidays from 9:00 AM and 6:00 PM, unless the Community Development Director authorizes an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction (*Planning Division Recommendation*)

Engineering Division Conditions

16. Prior to building (grading) permit issuance, the project proponents shall submit improvement plans stamped by a licensed civil engineer to the satisfaction of the Town

Engineer for all work both in and out of the proposed public right-of way, easements and private roadways.

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

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

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

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

6% of valuation from \$0 to \$50,000 4% of valuation from \$50,000 to \$250,000 1.5% of valuation above \$250,000 (Engineering Division Recommendation)

- 17. Prior to building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. *(Engineering Division Recommendation)*
- 18. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMPs installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. (Engineering Division Recommendation)

- 19. Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of October 10, 2024, the estimated traffic impact fees based on the proposed 11,840 Square Feet (SF) boat storage building are calculated as 11,840 SF X \$2.80/SF (Warehouse Use) = \$33,152. The actual traffic impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. (Engineering Division Recommendation)
- 20. Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of October 10, 2024, the estimated facilities impact fees based on the proposed 11,840 Square Feet (SF) boat storage building are calculated as 11,840 SF X \$1.05/SF (Warehouse Use) = \$12,432. The actual facilities impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. (Engineering Division Recommendation)
- 21. Structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles. (*Engineering Division Recommendation*)
- 22. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of the paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e., no curbs). Provide snow storage as close to the source as possible. (Engineering Division Recommendation)
- 23. Prior to certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

"Cost of remaining improvements" includes construction management costs. The limits of the remaining improvements will be reviewed and approved by the Town Engineer. (Engineering Division Recommendation)

- 24. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. (Engineering Division Recommendation)
- 25. Prior to building (grading) permit issuance, approval from the Lahontan Regional Water Quality Control Board shall be obtained and copies of approvals shall be provided to the Town Engineer. (*Engineering Division Recommendation*)

Project-Specific Conditions of Approval

- 26. All buildings and structures shall be set back a minimum of five feet from the western and eastern property lines. (*Planning Commission Resolution 2005-03*)
- 27. All units of the boat storage buildings shall be accessible at all times. (*Planning Commission Resolution 2005-03*)
- 28. The approved use for the boat storage building is commercial parking and vehicle storage. No onsite repairs or maintenance are allowed. *(Planning Division Recommendation)*
- 29. All building materials and colors shall be consistent with the approved plans. Final review and approval of the materials by the Community Development Director is required prior to grading or building permit issuance. (*Planning Division Recommendation*)
- 30. Any mechanical equipment and trash enclosures shall be screened from public view. Screening shall be compatible in color with adjacent building materials. All flashing, vents, and gutters shall be painted in a color to blend with adjacent building colors. The trash enclosures shall be screened by a wooden fence with the same finish materials and colors as the buildings or a wall with split-face concrete masonry unit or similar material. (*Planning Division Recommendation*)
- 31. Prior to building permit issuance, any/all roof-mounted and ground-mounted equipment shall be shown on the plans for review and approval. Roof-mounted equipment shall comply with the height requirements of the applicable zoning district. Prior to final occupancy, any/all roof-mounted and ground-mounted equipment shall be screened with an architectural compatible design, in accordance with Development Code Section 18.30.110.D. (*Planning Division Recommendation*)
- 32. Prior to building permit issuance, the applicant shall provide a dust suppression plan, in compliance with Development Code Section 18.30.030 (Air Emissions). (Development Code Section 18.30.030)
- 33. Cultural Resources: If human remains are encountered during construction, the County Coroner shall be notified. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission of the findings. (Development Code Section 18.30.040)
- 34. Exterior Lighting: Prior to building permit issuance, a lighting plan identifying locations, types, and lumens for all lights on site, including building and site lighting shall be submitted. All lights are required to be fully shielded and shall not trespass onto adjacent properties. The fixture design(s) shall be reviewed and approved by the Community Development Director for compliance with the Development Code and compatibility with the architecture. A photometric plan and/or a light output plan may be required if there appears to be lights close to property lines or if the Community Development Director determines that there is a potential excess of lighting. If the photometric study shows that light will trespass onto adjacent properties or the light output from the light fixtures overlap,

the lighting plan shall be modified and/or light fixtures shall be removed. Timers and sensors are required to be used to ensure that excessive lighting is avoided. The lighting for the project, shall not exceed 100,0000 lumens per acre and shall be limited to the minimum necessary to address building code or safety concerns as identified by the Chief Building Official or lighting specialist. Lights shall be color corrected with warm color temperatures, 3,000K or less). (*Planning Division Recommendation*)

- 35. Parking: A total of 258 on-site parking spaces are required for the overall Phase II project. Nine surface parking spaces shall be constructed to the west of Building K-4 as part of the current project, as identified on the site plan approved on October 17, 2023. *(Planning Division Recommendation)*
- 36. The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All parking spaces and walkways shall be kept clear of snow so they are useable year-round, except for temporary snow storage locations approved as part of an approved snow off-haul plan. Snow must be kept on the confines of the property as approved, and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. (Development Code Chapter 18.48)
- 37. Bicycle parking is required in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities), which requires all non-residential uses to provide short-time bicycle parking at a rate of 15 percent of the required parking demand for the project, with at least 3 bicycle parking spaces required in all case. Per Development Code Section 18.48.040 (Number of Parking Spaces Required), the parking demand for the boat storage building is 5 parking spaces (based on a parking demand for "warehouse and storage facilities" of 1 space per 2,000 sq. ft. of gross floor area for the first 10,000 sq. ft. and 1 space per 5,000 sq. ft. thereafter). This results in a parking demand of 5 parking spaces based on 11,840 sq. ft. of gross floor area (10,000 sf / 2,000 sf = 5 spaces + 1,840 / 5,0000 sq. ft. = 0.4 space for a total of 5.4 spaces, rounded down to 5 spaces per Development Code Section 18.03.020. C, Calculations—Rounding). A minimum of 3 bicycle parking spaces is required. The bicycle parking spaces may be located at the west end of Building L of Pioneer Commerce Cetner Phase II. The applicant shall demonstrate compliance with these requirements prior to building permit issuance. (Planning Division Recommendation)
- 38. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a "will-serve" letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be

compatible with the project and surrounding structures and land uses and screened from the public right-of-way. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times. (*Planning Division Recommendation, Development Code Section 18.30.150*)

- 39. Signage: No new signs are proposed or approved as part of this approval, including any "A-frame" or similar temporary signage. All future signage shall require review and approval of a Sign Plan application by the Planning Division and compliance with all development standards specified in Development Code Chapter 18.54 (Signs) unless the signage is determined to be consistent with an existing Comprehensive Sign Program. The required Sign Plan review fee will be based on the Town of Truckee fee schedule in effect at the time the Sign Plan application is submitted. (*Planning Division Recommendation*)
- 40. Temporary Signage: No temporary signage is approved with this project. Any future temporary signage shall be required to apply for a Temporary Sign Permit for review and approval. (*Planning Division Recommendation*)
- 41. No outdoor uses (including outdoor storage and work areas or outdoor sales and display areas) are approved as part of this project. *(Planning Division Recommendation)*
- 42. The applicant must comply with Americans with Disabilities Act and California Building Code accessibility requirements. Compliance with these requirements is the responsibility of the business and building owner(s). (Building Division Recommendation)
- 43. The applicant must comply with all current California Building Code requirements in effect at the time of a complete building permit submittal, including solar PV requirements. A geotechnical report will be required. (Building Division Recommendation)
- 44. The applicant is responsible for complying with all requirements of the Truckee Fire Protection District. Verification of compliance with the agency requirements is required prior to grading or building permit issuance. (*Truckee Fire Protection District Requirement*)
- 45. The applicant is responsible for complying with all requirements of the Truckee Donner Public Utility District, including the following: The Owner/Developer will be required to comply with District rules and regulations for the proposed project. An agreement for the modification of facilities will be necessary. The detailed scope of work and the associated costs will be determined based on the District's review of the completed development application and supporting documentation. Verification of compliance with the agency

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

RESOLUTION 2024-15 EXHIBIT "B"

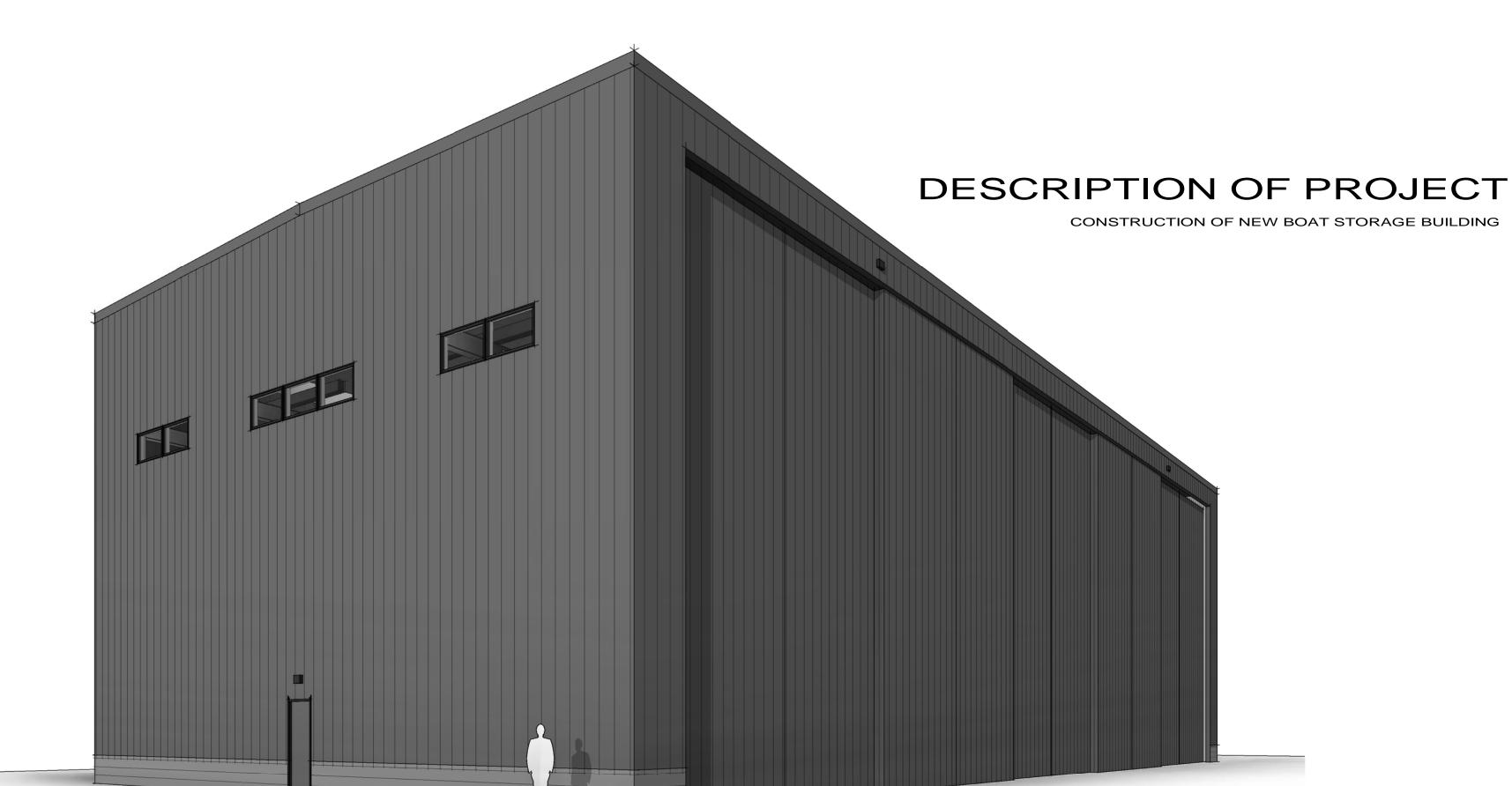
APPLICATION 2023-00000107/DP-ZC PIONEER COMMERCE CENTER BUILDING K-4 DEVELOPMENT PERMIT AND ZONING CLEARANCE

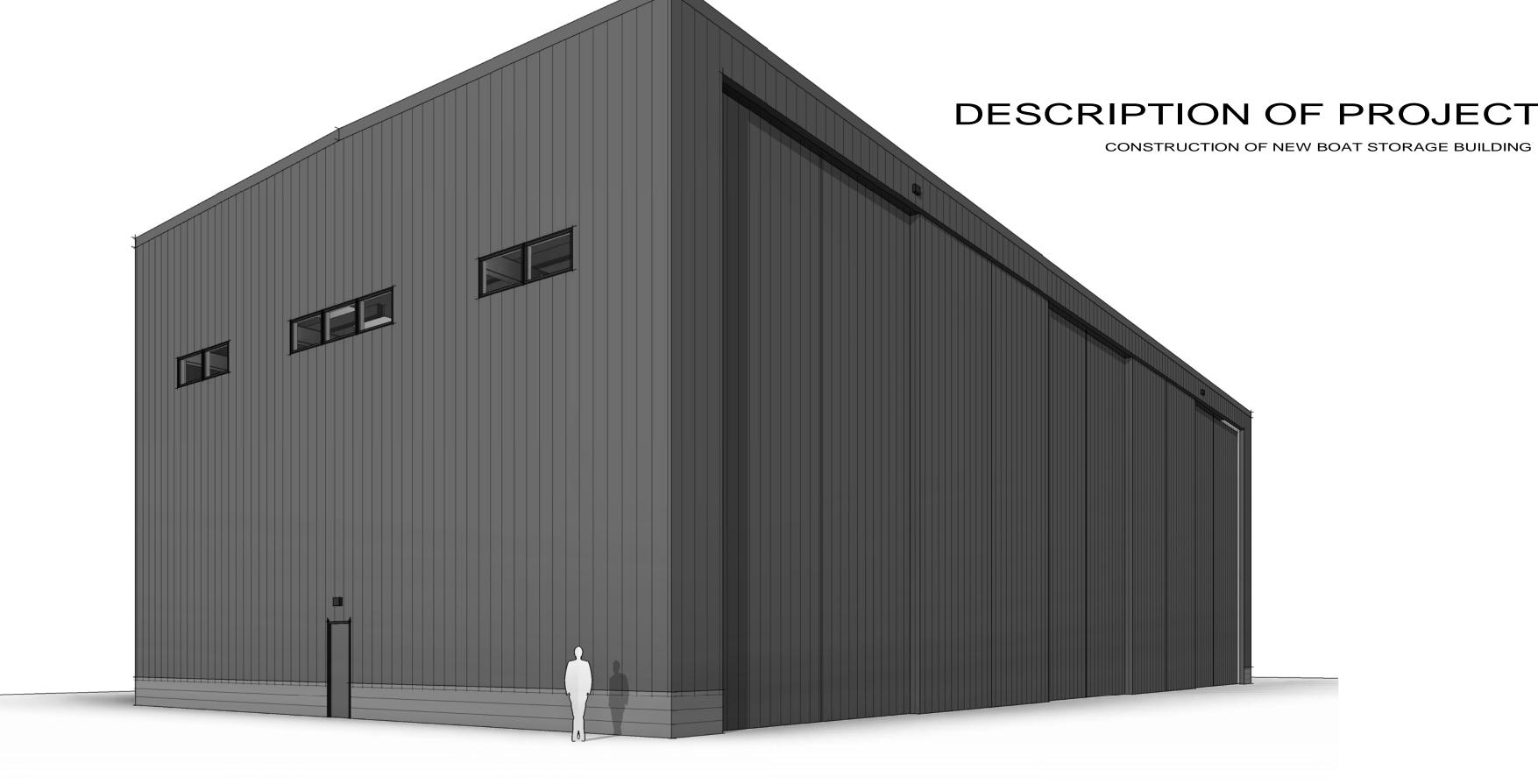
APPROVED PLAN SET

(See Attached)

ABBREVIATIONS PROPERTY PRESSURE TREATED REQUIRED ROUGH OPENING ROUGH SAWN OR RESAWN CABINET CONCRETE BLOCK CEMENT CERAMIC CUBIC FEET/MINUTE SPECIFICATION CONCRETE MASONRY UNIT <u>SPLASH</u> STAINLESS STEEL DRINKING FOUNTAIN DIMENSION UNLESS NOTED DISPENSER VINYL COMPOSITION TILE FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE EXTINGUISHER FROST FREE HOSE BIB FINISH FLUORESCENT FLOOR FORMED FLOOR OPENING FACE OF STUD FLOOR SINK FOUNDATION GALVANIZED IRON GYPSUM BOARD HOSE BIB HOLLOW METAL HORIZONTAL HOUR HEATER HEATING, VENTILATING & AIR CONDITIONING INSIDE DIAMETER INVERT ELEVATION INSULATION MAXIMUM MANHOLE MINIMUM MISCELLANEOUS NEW NOT IN CONTRACT NUMBER

Pioneer Boat Storage PROJECT CONTACTS (Building K4) **OWNER/ CONTRACTOR:** HIDDEN LAKE PROPERIES





PROJECT DATA

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

MANUFACTURING

CONSTRUCTION TYPE:

USE GROUP:

11050 PIONEER TRAIL, SUITE 100

TRUCKEE, CA 96161 P. 530.587.2167

LOT C ARCHITECTURE

CONTACT: JASON WOOLEY

ACUMEN ENGINEERING CO 10775 PIONEER TRAIL #214

EMAIL: BQUESNEL@LTOL.COM

CONTACT: BILL QUESNEL

STRUCTURAL ENGINEER: MAPLE BROOK ENGINEERING

CONTACT: BRANDON HELMS

METAL BUILDING SYSTEM: METALLIC BUILDING COMPANY

EMAIL: BHELMS@MAPLE-BROOK.COM

TRUCKEE CA 96161 P. 530.550.8068

SILETZ OR 97380

HOUSON TX 77240

EMAIL: JASON@LOTCARCHITECTURE.COM

ARCHITECT:

P.O. BOX 8145 TRUCKEE, CA 96162 P. 530.550.7468 F. 530.579.5681

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

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

PROPOSED SQUARE FOOTAGES:

Area Schedule (Gross Building) Name Comments

BOAT STORAGE (S1) 11,840 SF GROUND FLOOR | occupant load (200) = 59 occupants 11,840 SF

(2) EXITS REQUIRED PER CBC 1006

SHEET LIST

CIVIL ENGINEERING PLANS

A0.1 GENERAL INFORMATION

PROJECT LOCATION GRADING/ DRAINAGE & BMP PLAN

UTILITY PLAN

DETAILS DETAILS DIMENSION PLAN

ARCHITECTURAL PLANS

FLOOR PLAN **ROOF PLAN**

ELEVATIONS ELEVATIONS

S2.1

SECTIONS **CGBC MANDATORY MEASURES**

STRUCTURAL ENGINEERING PLANS

GENERAL NOTES & ANCHOR DETAILS FOUNDATION PLAN

ELECTRICAL ENGINEERING PLANS

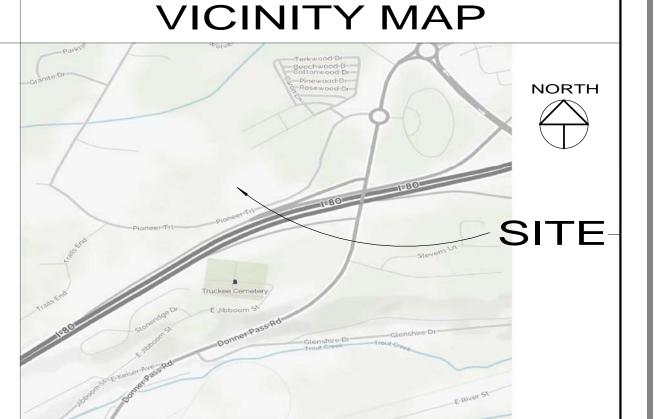
STRUCTURAL DETAILS

SYMBOL LISTS, SPECIFICATIONS, SINGLE LINE DIAGRAM

PANEL SCHEDULE, FIXTURE SCHEDULE TITLE 24 COMPLIANCE

ELECTRICAL PLAN PHOTOMETRIC PLAN

METALLIC BUILDING COMPANY PLANS



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE **2022 CALIFORNIA ELECTRICAL CODE**

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

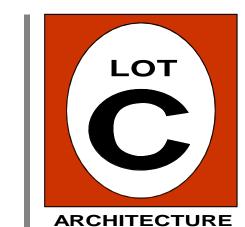
2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **CURRENT TOWN OF TRUCKEE MUNICIPAL CODE**

DEFERRED SUBMITTALS

 REQUIRED FIRE SPRINKLER PLAN SUBMITTAL TO BE SUBMITTED DURING CONSTRUCTION BY THE FIRE SPRINKLER SUBCONTRACTOR. THE FIRE SPRINKLER SYSTEM WILL BE A SEPARATE PERMIT.

REQUIRED GAS PIPING PLAN AND GAS SIZING TO BE SUBMITTED BY PLUMBING SUBCONTRACTOR DURING CONSTRUCTION.



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PROJECT: **BUILDING K4**

Schematic Design

10740 Pioneer Trail Truckee, CA 96161 APN: 19-700-025

REVISIONS:

NO. DATE REMARKS

PROJECT NO: 2212 ISSUE DATE:

August 3, 2023

DRAWING

TITLE:

GENERAL INFORMATON 1/4'' = 1'-0''

DRAWING NO

AO. 1

DOOR SCHEDULE

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

WINDOW SCHEDULE

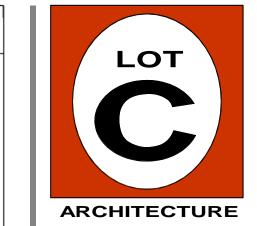
		SIZE	<u> </u>		
			UNT	UNIT	
NUM	WIDTH	HEIGHT	WIDTH	HEIGHT	COMMENTS
1	5' - 0"	3' - 0"			fixed glass, tempered
2	5' - 0"	3' - 0"			fixed glass, tempered
3	5' - 0"	3' - 0"			fixed glass, tempered
4	5' - 0"	3' - 0"			fixed glass, tempered
5	5' - 0"	3' - 0"			fixed glass, tempered
6	5' - 0"	3' - 0"			fixed glass, tempered
7	5' - 0"	3' - 0"			fixed glass, tempered
8	5' - 0"	3' - 0"			fixed glass, tempered
9	5' - 0"	3' - 0"			fixed glass, tempered
10	5' - 0"	3' - 0"			fixed glass, tempered
11	5' - 0"	3' - 0"			fixed glass, tempered
12	5' - 0"	3' - 0"			fixed glass, tempered
13	5' - 0"	3' - 0"			fixed glass, tempered
14	5' - 0"	3' - 0"			fixed glass, tempered

SHEET NOTES

- 1 THE PRIMARY ENTRY ACCESS HAS:
 32" MIN. CLEAR OPENING WHEN DOOR IS AT 90 DEGRESS
 NO MORE THAN 1/2" CHANGE IN FLOOR LEVEL AT TRESHOLD
 GRASPABLE DOOR HARDWARE AT 36" ABOVE FINISH FLOOR
 5 LB OPERATING FORCE AT DOOR, MAXIMUM
 STRIKE SIDE CLEARANCES AS SHOWN (AUTOMATIC OPENER TO BE INSTALLED DUE TO LESS THAN 12" CLEAR ON PUSH SIDE OF STRIKE)
 AN ENTRANCE SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- 2 EXIT SIGN LOCATIONS:
 ALL EXIT SIGNAGE IS REQUIRED TO BE ILLUMINATED AND HAVE TACTILE EXIT SIGNAGE
 EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT

"EXIT" ("EXIT DOOR SHALL "EXIT" ("EXIT ROUTE" WHEN E SIDE OF EXIT DOOR		

1 GROUND FLOOR



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PROJECT:

BUILDING K4

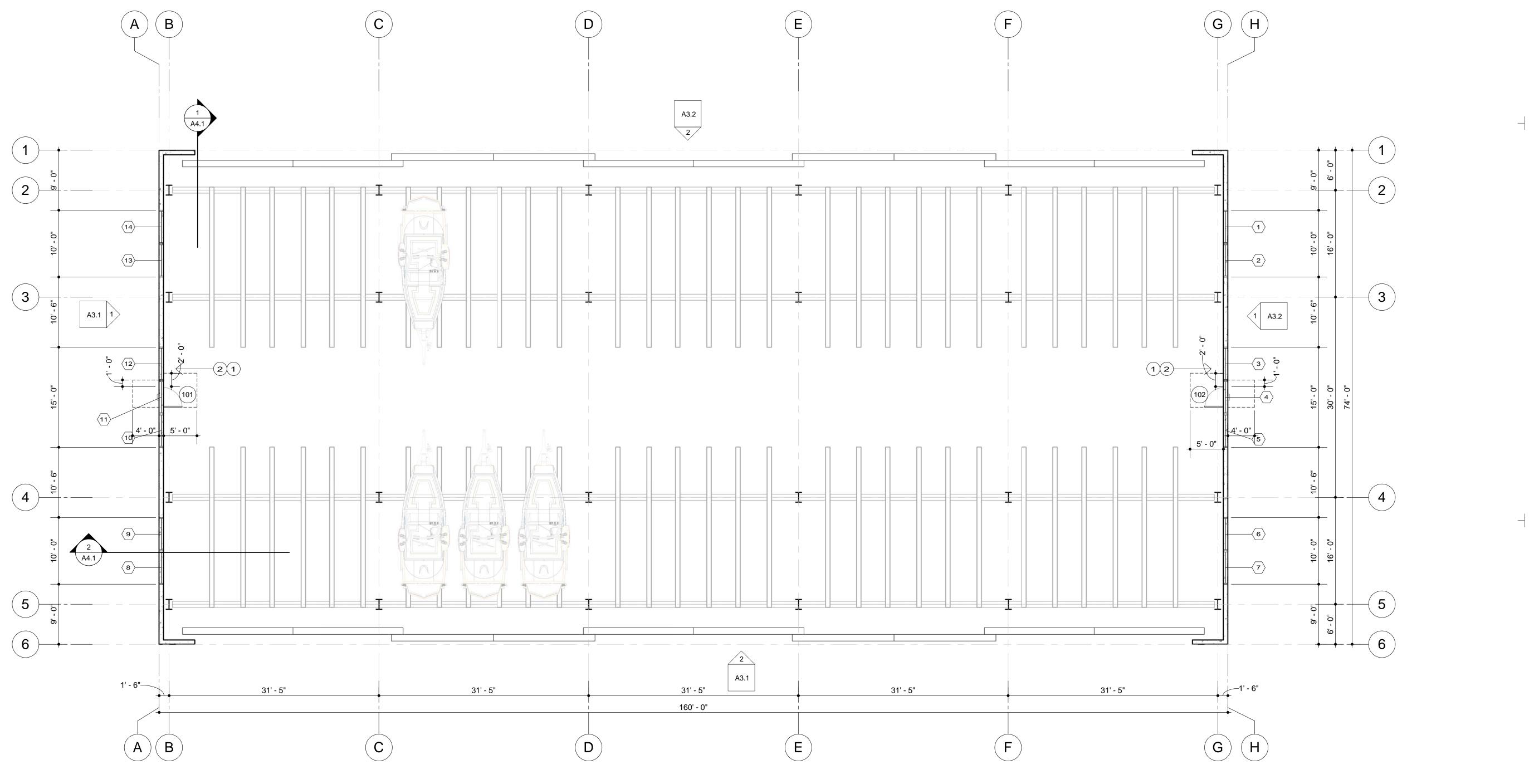
Schematic Design

10740 Pioneer Trail Truckee, CA 96161 APN: 19-700-025

REVISIONS:

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2212 ISSUE DATE:

PROJECT NO:

August 3, 2023

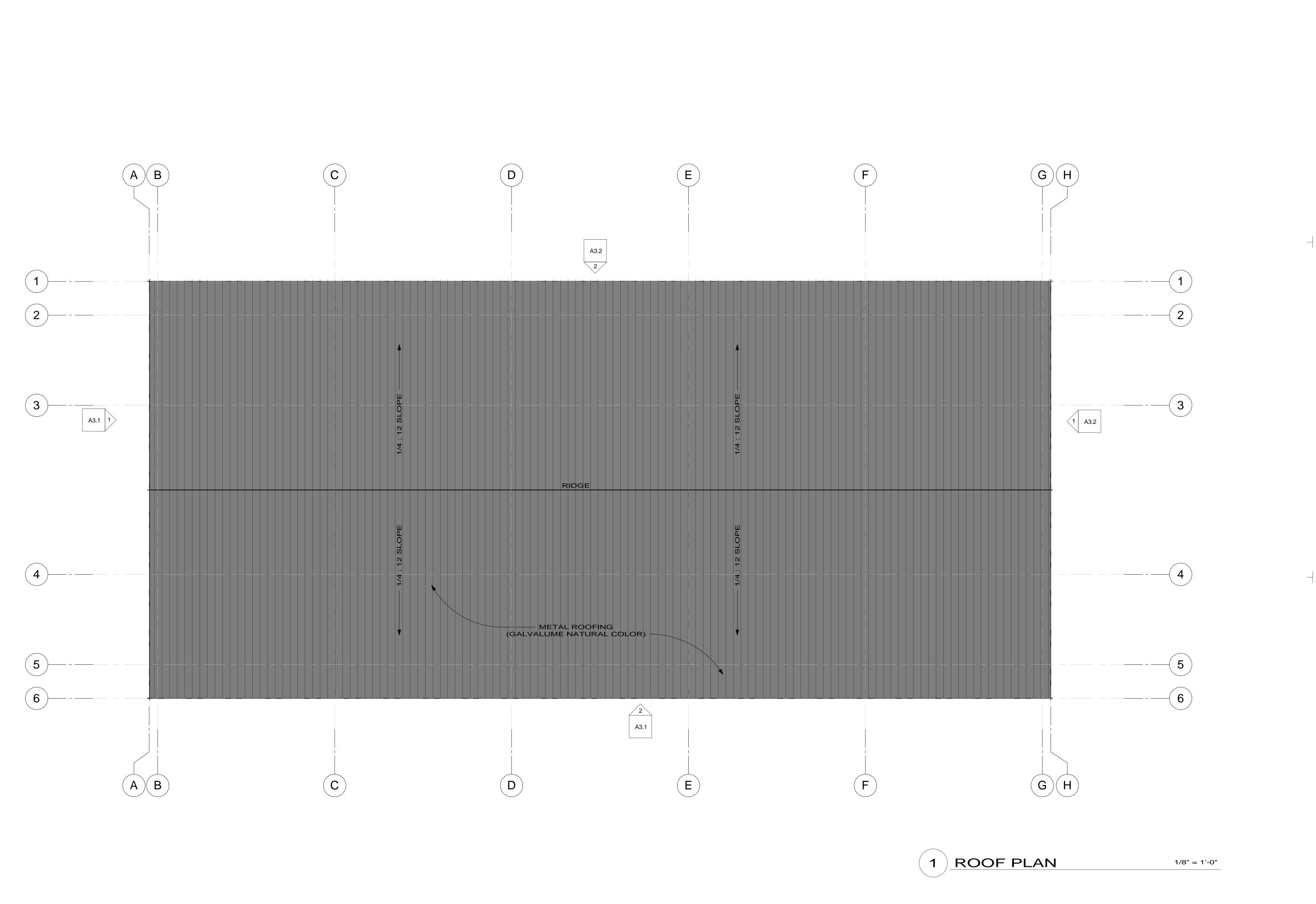
DRAWING TITLE:

FLOOR PLAN As indicated

DRAWING NO:

A2.1

1/8" = 1'-0"



LOT

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PROJECT:

BUILDING K4

Schematic Design

10740 Pioneer Trail Truckee, CA 96161 APN: 19-700-025

R E V I S I O N S :

PROJECT NO: 2212

ISSUE DATE:

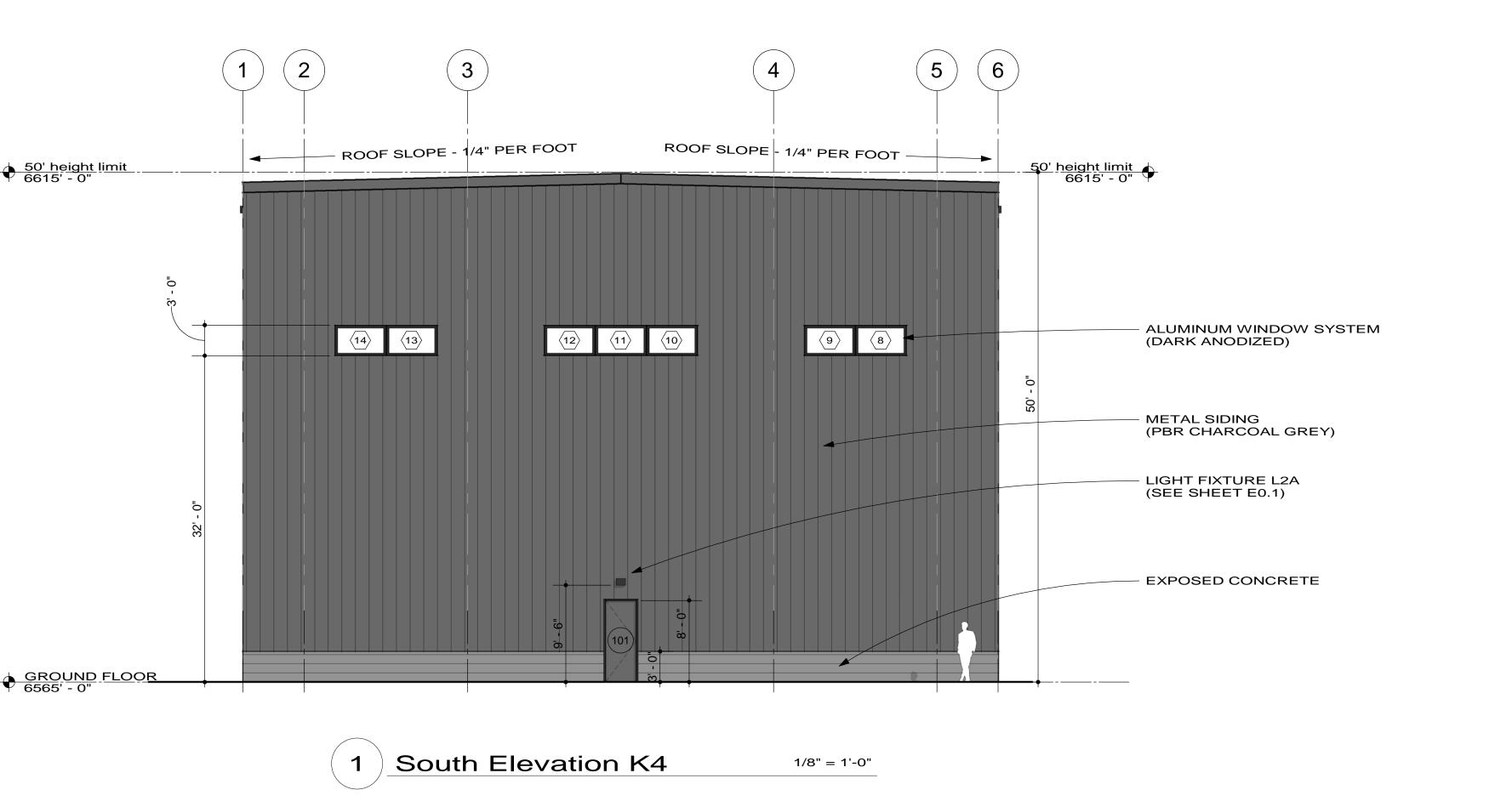
August 3, 2023

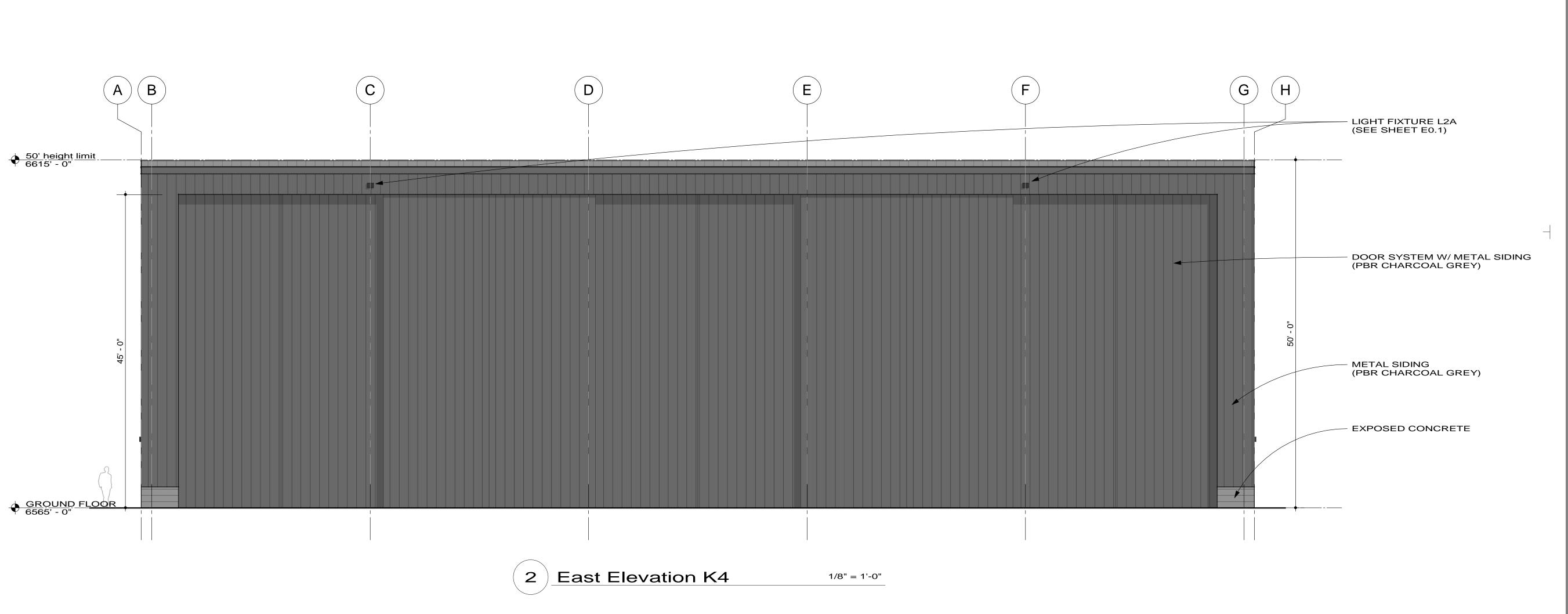
DRAWING TITLE:

ROOF PLAN 1/8" = 1'-0"

DRAWING NO:

A2.2





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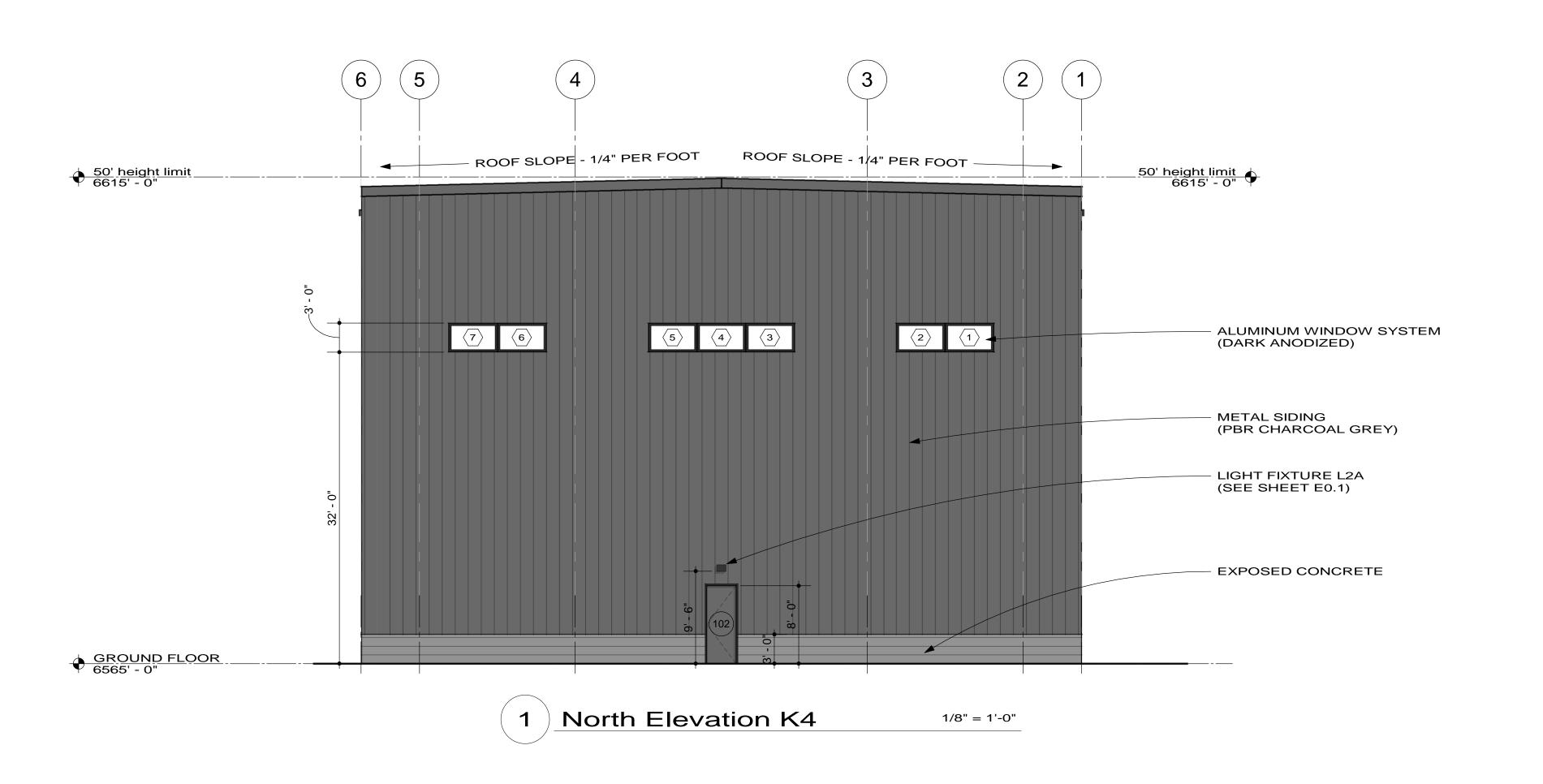
August 3, 2023

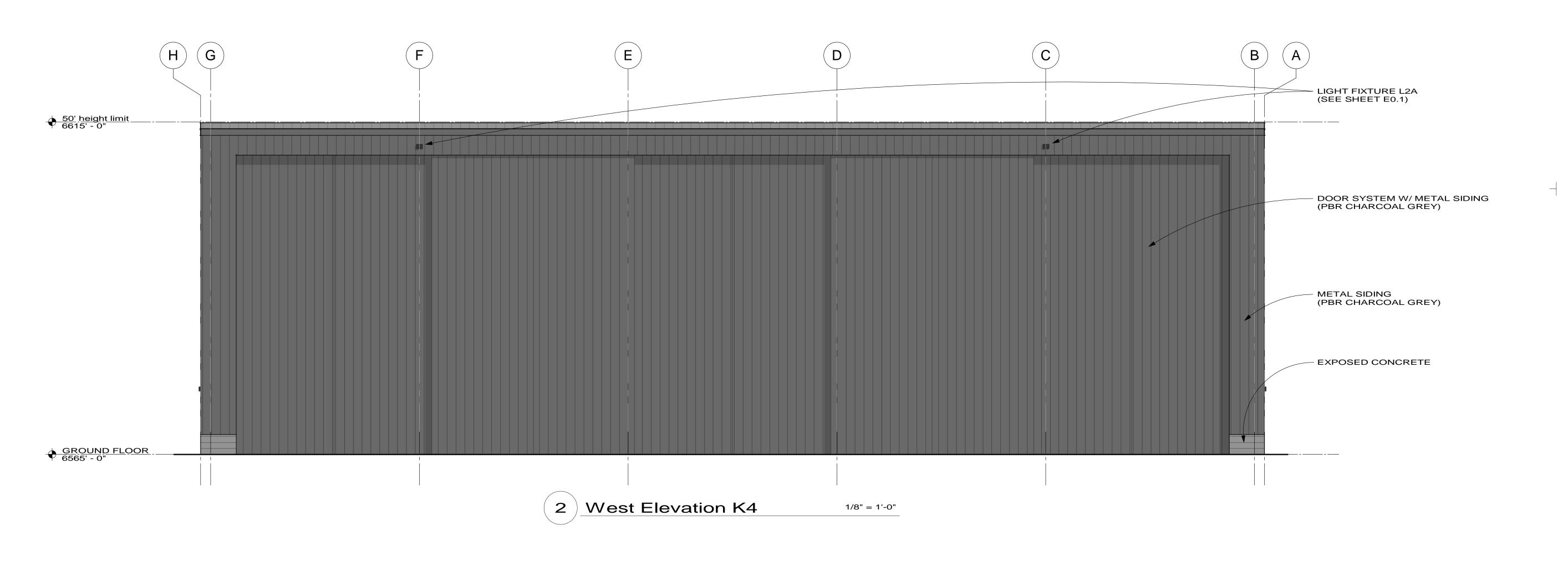
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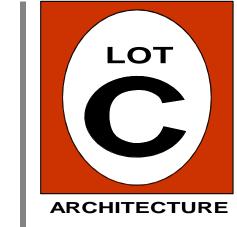
ELEVATIONS 1/8" = 1'-0"

DRAWING NO:

A3.1







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PROJECT:

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R E V I S I O N S :

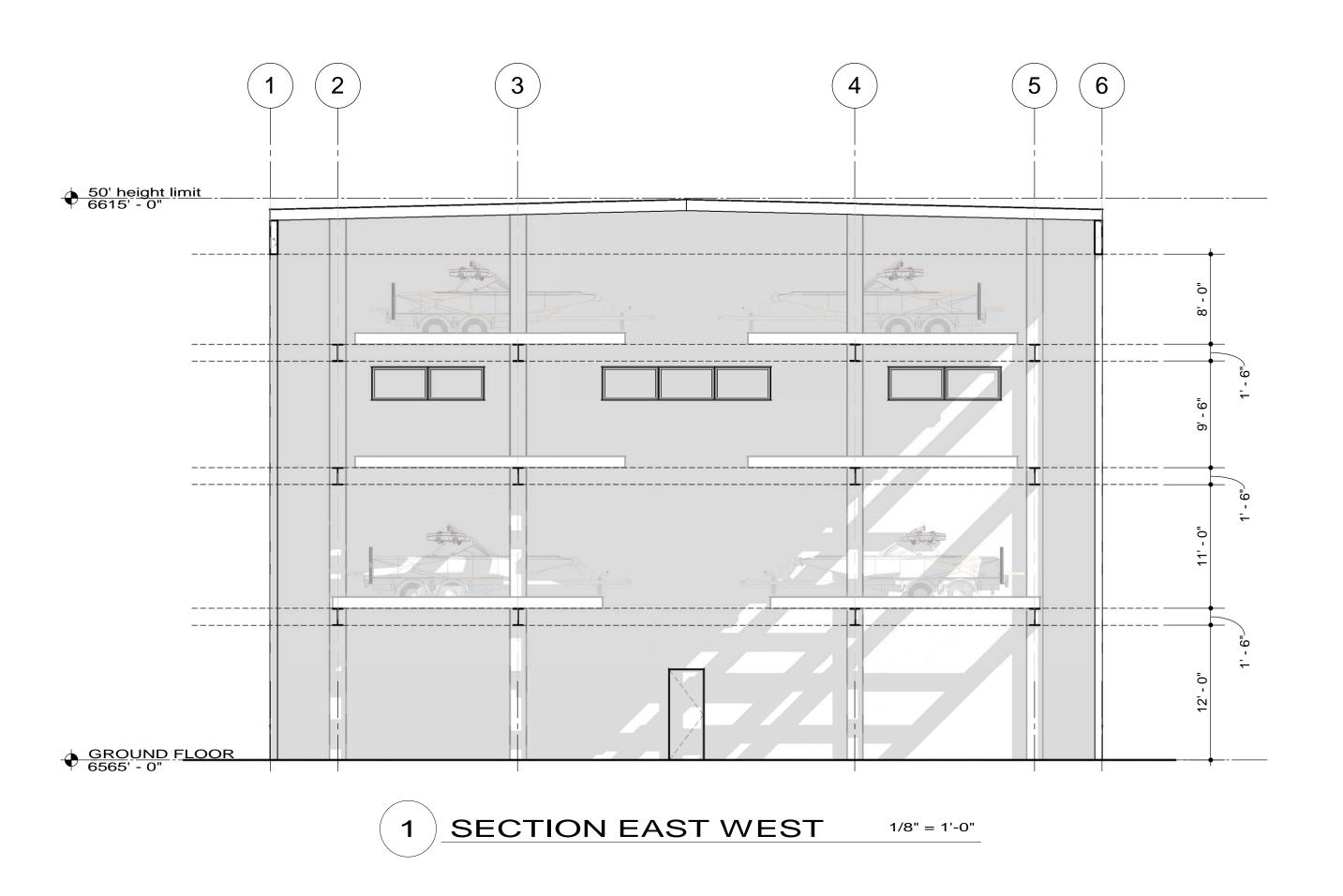
PROJECT NO:
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ISSUE DATE:
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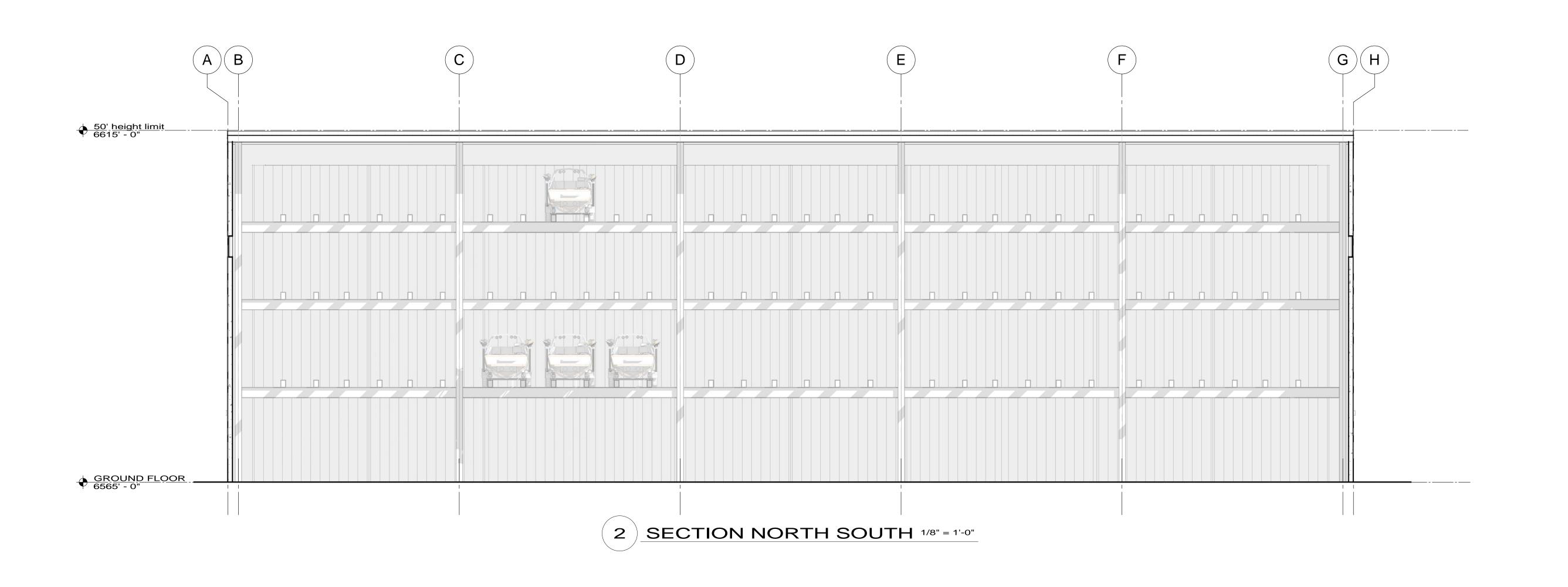
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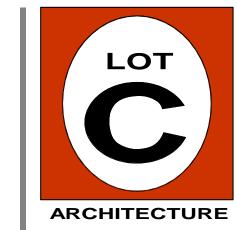
ELEVATIONS 1/8" = 1'-0"

DRAWING NO:

A3.2







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PROJECT:

BUILDING K4

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R E V I S I O N S :

PROJECT NO:

2212
ISSUE DATE:

August 3, 2023

DRAWING TITLE:

SECTIONS 1/8" = 1'-0"

DRAWING NO:

A4.1



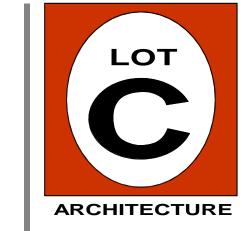
NON-R CalGre occupa Docum	D10 CALIFORNIA GREEN BUILDING STANDRARDS CODE (CALGREEN) ESIDENTIAL MANDATORY MEASURES (Per 101.3, The provisions of the shall apply to the planning, design, operation, construction, use and the ancy of every newly constructed building or structure. Per 102.3 the shall be detected to the enforcing agency.
*GB1	For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit or local ordinance, whichever is more strict, as is required for projects one acre or more. (The plan should cover prevention of soil loss by storm water run-off and/or wind erosion, of sedimentation, and/or of dust/particulate matter air pollution. CalGreen 5.106.1 (Provide and incorporate SWPPP into submittal documentation.)
*GB2	Provide Short-Term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. CalGreen 5.106.4.1. (Show location of and number of bike racks provided to meet these requirements)
*GB3	Provide Long-Term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5% of tenant- occupied motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include: 1) Covered, lockable enclosures with permanently anchored racks for bicycles; 2) Lockable bicycle rooms with permanently anchored racks; and 3) Lockable, permanently anchored bicycle lockers. CalGreen 5.106.4.2. (Show location of and number of bike racks provided to meet these requirements)
*GB4	Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR VEHICLE CalGreen 5.106.5.2, 5.106.5.2.1 (Show on site drawing the location and number of parking space(s) required to comply. Provide details for appropriate painting and marking requirements).
*GB5	Comply with lighting power requirements in the California Energy Code and design interior and exterior lighting such that zero direct-beam illumination leaves the building site. Meet or exceed exterior light levels and uniformity ratios for lighting zones 1 – 4 using the following strategies: 1) Shield all exterior luminaires or use cutoff luminaires; 2) Contain interior lighting within each source; 3) Allow no more than .01 horizontal foot candle 15 ft beyond the site; 4) Contain all exterior lighting within property boundaries. CalGreen 5.106.8. (Provide (2) copies of Title 24 inside and outdoor lighting calculations as part of energy compliance documentation; demonstrate compliance with notations 1 – 4 above).
*GB6	The site shall be planned and developed to keep surface water from entering buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows. CalGreen 5.106.10 (Verify SWPPP is compliant with this requirement).
*GB7	Building shall comply with California Energy Commission mandatory building standards. CalGreen 5.201 (Provide copies of energy documentation as part of

	*CD0	submittal documentation).
	*GB8	Buildings in excess of 50,000 square feet shall have separate submeters installed as
		follows: 1) For each individual leased, rented or other tenant space within the building
		projected to consume more than 100 gal/day; 2) For spaces used for laundry or cleaners
		restaurant or food service, medical or dental office, laboratory, or beauty salon or barber
		shop projected to consume more than 100 gal/day. CalGreen 5.303.1.1 (Document
	*CD0	proposed indoor water use and provide separate meters or metering devices).
	*GB9	Separate meters shall be installed in any building within a project or space within a
		building that is projected to consume more than 1000 gal/day. CalGreen 5.303.1.2
		(Document proposed indoor water use and provide separate meters or metering
	*CD10	devices).
	*GB10	A schedule of plumbing fixtures and fixture fittings that will reduce the overall use o
		potable water within the building by 20% shall be provided. The reduction shall be
		based on the maximum allowable water use per plumbing fixture and fittings as required
		by the CBC. The 20% reduction in the building "water use baseline" as established by
		Table 5.303.2.2 shall be provided. (Provide blank copy of Water Efficiency and
	*CD11	Conservation Compliance Documentation at submittal)
	*GB11	When single shower fixtures are served by more than one showerhead, the combined
		flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20% raduation column contained in Table 5.203.2.3 or the shower shall be designed
		the 20% reduction column contained in Table 5.303.2.3 or the shower shall be designed to only allow one showerhead to be in expertion at a time. (exception for maximum
		to only allow one showerhead to be in operation at a time. (exception for maximum
		flow rate for shower heads when using calculation method specified in section 5.303.2
		item 2 is 2.5@80 psi). CalGreen 5.303.2.1 (Review "Water Efficiency and
		Conservation Compliance Documentation" prior to ordering fixtures and document compliance during construction.)
-	*GB12	Each building shall reduce by 20% wastewater by one of the following methods: 1) The
	GB12	installation of water-conserving fixtures (water closets, urinals) meeting the criteria
		established in Section 5.3.3.2 Or 2) Utilizing nonpotable water systems (captured
		rainwater, graywater, and municipally treated wastewater (recycled water) complying
		with the current edition of the CPC or other methods described in Section A5.304
		CalGreen 5.303.4 (Define proposed compliance method as part of plan submitta
		documentation. Provide supporting documentation for proposed compliance
		method during construction and inspection process.)
	*GB13	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads shall
	01.Timp.m30.1	comply with the appropriate standards as listed in Table 5.303.6. CalGreen 5.303.6
		(Provide appropriate notation on plans and document compliance during
		construction and prior to final inspection)
	*GB14	A water budget shall be developed for landscape irrigation use that conforms to the
		local water efficient landscape ordinance or to the California Department of Water
		Resources Model Water Efficient Landscape Ordinance
		(http://www.owue.water.ca.gov/landscape/ord/ord.cfm) CalGreen 5.304 (Provid
		water budget for landscape irrigation use and incorporate into pla
		documentation).
	*GB15	For new water service for landscaped areas between 1,000 square feet and 5,000 square
	500 -00 power58	feet (the level at which Water Code section 535 applies), separate meters or submeter
		shall be installed for indoor and outdoor potable water use. CalGreen 5.304.2
		(Document exemption or demonstrate compliance.)
	*GB16	In new nonresidential construction with between 1,000 square feet and 2,500 square fee
	V	of landscaped area (the level at which the MLO applies), install irrigation controller
		of fandscaped area (the level at which the MLO applies), histan irrigation controller
		and sensors which include the following criteria, and meet manufacturer

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

	recommendations: 1) Automatic irrigation system controllers installed at the time of final inspection shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change; 2) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. CalGreen 5.304.3 (Provide appropriate notations on plans. Provide supporting documentation at time of field verification.)
*GB17	Provide a weather-resistant exterior wall and foundation envelope as required by CBC Section 1403.2, CA Energy Standards section 150, Manufacturer's specs, whichever is more stringent. CalGreen 5.407.1. Provide notation on plans and demonstrate compliance during construction.
*GB18	Employ moisture control measures by the following methods: Sprinklers - Prevent irrigation spray on structures. Entries and openings: Design exterior entries and openings to prevent water intrusion into buildings. CalGreen 5.407. Provide notation on plans and demonstrate compliance during construction.
*GB19	Establish a construction waste management plan for the diverted materials, or meet local construction and demolition waste management ordinance whichever is greater. CalGreen 5.408.1 ((1) Provide completed Construction Waste Management Plan as part of submittal documentation. (2) Maintain plan and document compliance during inspection. (3) At final inspection, provide completed plan and documentation, as well as receipts or alternate documentation to support compliance).
*GB20	Recycle and/or salvage for reuse a minimum of 50% of nonhazardous construction and demolition debris or meet local ordinance (exceptions: excavated soil and land-clearing debris; Alternate waste reduction methods develop by working with local agencies if diversion or recycle facilities capable of compliance do not exist. CalGreen 5.408.3 ((1) Provide completed Construction Waste Management Plan as part of submittal documentation. (2) Maintain plan and document compliance during inspection. (3) At final inspection, provide completed plan and documentation, as well as receipts or alternate documentation to support compliance).
*GB21	100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiles on site until the storage site is developed. CalGreen 5.408.4 Provide appropriate notation on plans and verify in field.
*GB22	Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. (Space allocation for recycling areas shall comply with Chp 18, Part 3, Division 30 of the Public Resources Code.) CalGreen 5.410.1 Provide appropriate designation of areas and demonstrate accessible path of travel to area(s).
*GB23	For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. (See CalGreen 5.410.2 for listing of requirements). Provide

	construction process and/or prior to final.
*GB34	Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and in buildings; o
	CalGreen 5.504.7. Provide notation on plans. Provide appropriate documentation
	to field inspector during construction process and/or prior to final.
*GB35	Buildings shall meet or exceed the provisions of California Building Code, CCR, Title
GBSS	24, Part 2, Section 1203 (Ventilation) and Chapter 14 (exterior walls). CalGreen
	5.505.1 Provide notation on plans and consider in design.
*GB36	For mechanically or naturally ventilated spaces in buildings, meet the minimum
GB30	requirements of Section 121 of the CEC,, CCR, Title 24, Part 6 and Chapter 4 of CCF,
	Title 8. CalGreen 5.506.1 Provide notation on plans and consider in design.
*GB37	For buildings equipped with demand control ventilation, CO2 sensors and ventilation
GD37	controls shall be specified and installed in accordance with the requirements of the
	current edition of the CEC, CCR, Title 24, Part 6, Section 121©. CalGreen 5.506.2
	Provide notation on plans and consider in design.
*GB38	Employ building assemblies and components with Sound Transmission Coefficient
0200	(STC) values determined in accordance with ASTM E 90 and ASTM E 413. CalGreen
	5.507.4 Include STC values and ASTM Standards references within proposed wall
	assemblies on plans.
*GB39	Wall and roof-ceiling assemblies making up the building envelope shall have an STC of
	at least 50, and exterior windows shall have a minimum STC of 30 for any of the
	following building locations: 1) within 10000 feet of right of ways of freeways; 2)
	within 5 miles of airports serving more than 10,000 commercial jets per year; 3) Where
	sound levels at the property line regularly exceed 65 decibels, other than occasional
	sound due to church bells, train horns, emergency vehicles and public warning systems
	(exceptions for buildings with few or no occupants). CalGreen 5.507.4.1 Include STC
	values within proposed wall assemblies on plans.
*GB40	Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public
	places shall have an STC of at least 40 (see exceptions). CalGreen 5.507.4.2. Include
	STC values within proposed wall assemblies on plans.
*GB41	Installations of HVAC, refrigeration and fire suppression equipment shall not contain
	CFCs nor Halons. CalGreen 5.508.1 Provide notation on plans.



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PROJECT:

BUILDING K4

Schematic Design

10740 Pioneer Trail Truckee, CA 96161 APN: 19-700-025

R E V I S I O N S :

PROJECT NO:
2212
ISSUE DATE:
August 3, 2023

DRAWING TITLE:

CGBC MANDATORY MEASURES

DRAWING NO:

A5.1

CONSTRUCTION SCHEDULE

MAY 2023 EXCAVATE FOOTINGS, TRENCH FOR INSTALLATION OF UTILITIES AND STORM DRAIN

JULY 2023 POUR FOOTINGS

AUGUST 2023 START BUILDING ERECTION SEPTEMBER 2023 COMPLETE UTILITIES AND STORM DRAIN

SEPTEMBER 2023 PAVING

OCTOBER 2023 WINTERIZE SITE DECEMBER 2023 COMPLETE BUILDING

SHEET INDEX

SHEET 1 - PROJECT LOCATION

GRADING/DRAINAGE & BMP PLAN

UTILITY PLAN

SHEET 4 - DETAILS

DETAILS

DIMENSION PLAN

TOWN OF TRUCKEE CONSTRUCTION NOTES

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

12. Asphalt Concrete (AC) mix design and specifications for paving shall conform to the latest edition of the State of California Standard Specifications. Specified lifts of Caltrans 1/2" maximum, medium (Type B) with PG 64-28 Asphalt Binder AC Mix or an approved equivalent.

13. Aggregate base shall conform to Section 26 of the Standard Specifications.

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

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

(EXISTING) 711050 PIONEER TRAIL

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

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

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

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

Monday through Saturday, 7:00 AM to 7:00 PM or dusk, whichever occurs first.

DEVELOPER'S RIGHT-OF-WAY CERTIFICATE

HIDDEN LAKE PROPERTIES, DEVELOPER OF APN 019-700-025 ("PROJECT"), HEREBY CERTIFIES THAT ALL RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHT-OF-ENTRY. HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO THE TOWN OF TRUCKEE. DEVELOPER SHALL HOLD THE TOWN OF TRUCKEE HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED.

└ S.S.E.

AS USED IN THIS CERTIFICATE "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S). THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS THE LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.

PRINTED NAME: _____ TITLE: ____

019-700-005

019-700-019

019-700-025

SEWER EASEMENT

019-700-004

BUILDING I (EXISTING)

10736 PIONEER TRAIL

BLDG |

(EXISTING) 10800 PIONEER TRAIL

019-700-017

L 60' POLE LINE ESM'T TO SIERRA PACIFIC POWER CO. PER. DOC. NO. 80-33582, ORNC(1)

RECORD DRAWINGS NOTE

EAST 1/4 CORNER SECTION 10 - FOUND:

019-420-021

019-420-041

40' INGRESS/EGRESS AND

20' WATER PIPELINE - ESM'T TO DART INDUSTRIES PER. 821/ORNC/428(1)

019-420-025

15' SANITARY <u>SEWER EASEMENT</u>

UTILITY ESM'T TO DART INDUSTRIES PER. 821/ORNC/428(1)

TDPUD PUMP STATION

10692 PIONEER TRAIL

1 3/4" IRON PIPE

COVERED PARKING (EXISTING)

BUILDING M

019-700-027

L 40' ELECTRIC TRANSMISSION LINE ESM'T TO SIERRA PACIFIC POWER CO. PER. DOC. NO. 80-02775 ORNC(1)

BUILDING H

(EXISTING)

(EXISTING)_□

019-700-006

019-700-026

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED. A PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

ENGINEER SIGNATURE (STAMP OR SEAL)

CONTRACTOR SIGNATURE

GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.



ACUMEN ENGINEERING OMPA

fax 530.550.8069

Post Office Box 3497 Truckee, CA 96160

1 BUILDIN

ALIFORNIA 9-700-025

CLIENT NAME:

DATE:

 \square

 \Box

HIDDEN LAKE PROPERTIES INC. 11050 PIONEER TRAIL, SUITE 100 TRUCKEE, CA 96161 (530)587-2167

PCCII Bldg K4 Const.dwg

1" = 50'JUNE 26, 2023

REVISIONS:

DESCRIPTION:

PROJECT LOCATION

SHEET:

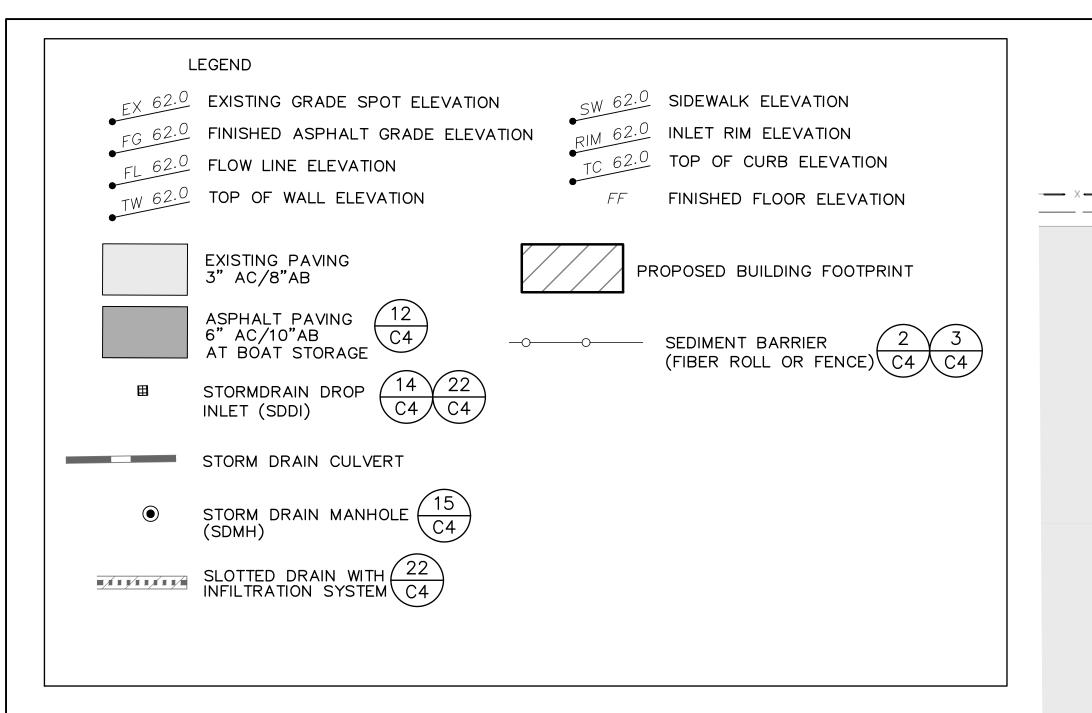
OF 6 SHEETS

ORIGINAL BOUNDARY INFORMATION FROM PARCEL MAP - 01-076A BY ANDREGG GEOMATICS DATED DECEMBER 20, 2005. NEVADA COUNTY PM 19/185.



NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE, CONDUIT, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

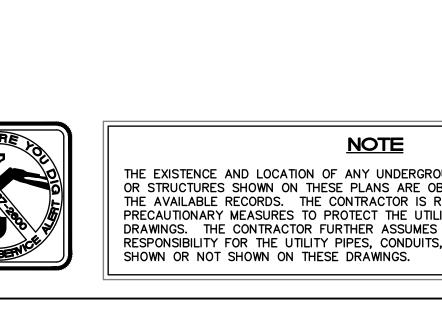


Drainage Structure Table Pioneer Commerce Center I Updated June 2023 for Building K-4

Inlet ID	Rim Elevation	Invert Elevation In	Invert Elevation Out	Comment
SDMH "A" (Exist)	60.0 (Exist)	53.2 (15" Exist)	52.7 (15" Exist)	
		53.45 (12" Exist)		
		53.2 (15" Match)		verify existing inverts and crossing sanitary sewer
SDMH "B" (Exist)	62.0	56.6 (15")	56.5 (15")	verify crossing sanitary sewer
		57.0 (12")		
INLET "C" (Exist)	61.9		58.3 (12" to SDMH "B")	
			58.2 (12" to Gallery 1)	
INLET "D" (Exist)	62.2		58.4 (12" to SDMH "E")	
			58.3 (12" to Gallery 1)	
SDMH "E" (Exist)	62.3	57.8 (15")	57.7 (15" to SDMH "B")	
		58.1 (12")		
		58.6 (6")		
INLET "F" (Exist)	62.2	60.2 (6")	58.8 (15" to SDMH "E")	
			58.7 (12" to Gallery 2)	
INLET "G" (Exist)	63.2		60.2 (12" to Gallery 2)	
INLET "H" (Exist)	62.6	60.0 (6")	58.8 (12" to Inlet "I")	
INLET "I" (Exist)	63.0	58.4 (12")	58.8 (15" to Inlet "J")	
			58. (12" to Gallery 3)	
INLET "J" (Exist)	63.0	57.3 (15")	57.2 (15" to SDMH "L")	
		57.1 (12")	57.0 (12" to Gallery 3)	
INLET "K" (Exist)	62.7		57.5 (12" to Inlet "J")	
SDMH "L" (Exist)	63.3	56.6 (15" Exist)	56.5 (15" Exist)	
		56.6 (15" Match)		
INLET "M" (Exist)	63.52 (Exist)	58.35 (12" Exist)	57.03 (15" Exist)	
		58.35 (12" Exist)		
		61.6 (12" Exist)		
INLET "N" (Exist)	63.5		61.6	
INLET "O" (Exist)	63.55	61.50	61.4 (12" to Inlet "M")	
INLET "P" (Proposed)	63.6		61.5	
Gallery 1 (Exist)	length = 260 If	invert = 58.0	Tributary Area = 30,500 sf	
Gallery 2 (Exist)	length = 180 lf	invert = 58.0	Tributary Area = 19,600 sf	ncluding portion of "M" and parking
Callony 3 (Exist)	longth = 280 lf	invort = 56.9	Tributary Area = 33 500 of i	including portion of "M" and parking

Earthwork Calculation Excavation: 1,139 cubic yards 0 cubic yards Net Export: 1,139 cubic yards

Gallery 3 (Exist) length = 280 lf invert = 56.8 Tributary Area = 33,500 sf including portion of "M" and parking



BUILDING L

FF=5864.50

L POWER LINE ESM'T TO SIERRA PACIFIC POWER COMPANY PER.

142/ORNC/47(NO WIDTH)(1)

BUILDING K-3

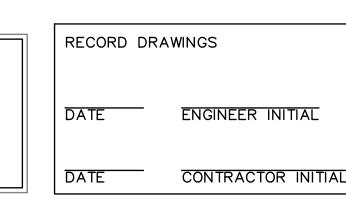
FF = 64.3

ACCESSIBLE ROUTE— FROM BUILDINGS L, M, H & I TO PIONEER TRAIN

SEWER EASEMENT

INSTALL— SEDIMENT BARRIER ON EAST SIDE OF \$LOTTED DRAIN

12" W

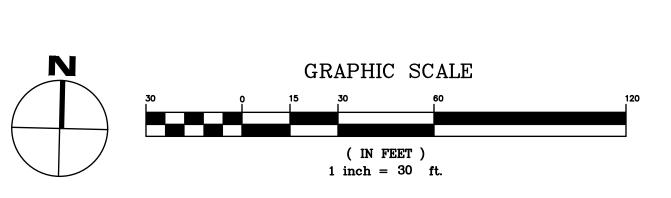


PROPOSED

BUILDING K-4

FF = 63.85

4 CONSTRUCTION— ENTRANCE



L 40' ELECTRIC TRANSMISSION LINE ESM'T TO SIERRA PACIFIC POWER —

CO., PER. DOC. NO. 80-02775 ORNC(1)

EAST 1/4 CORNER SECTION 10 — FOUND:

TDPUD SANDERS

WELL BUILDING

_40' ACCESS EASEMENT

— — (8" TO ROCK GARDEN)

20' WATER PIPELINE

15' SANITARY SEWER EASEMENT

> L 60' ELECTRIC TRANSMISSION LINE

> ESM'T TO SIERRA PACIFIC POWER CO. PER. DOC. NO.

80-33581, ORNC N87°43'12"E 21.52(1)

Exp. <u>6/30/25</u>

ESM'T TO DART INDUSTRIES PER. 821/ORNC/428(1)

40' INGRESS/EGRESS AND
- UTILITY ESM'T TO DART
INDUSTRIES PER. 821/ORNC/428(1)

1 3/4" IRON PIPE

15' SEWER EASEMENT

FF=63.8

BUILDING M

BUILDING H

FF= 63.0

ACUMEN ENGINEERING C O M P A N Y ph 530.550.8068 fax 530.550.8069 Post Office Box 3497 Truckee, CA 96160

PHASE

CLIENT NAME: HIDDEN LAKE PROPERTIES INC. 11050 PIONEER TRAIL, SUITE 100 TRUCKEE, CA 96161

> AS NOTED JUNE 26, 2023

DRAINAGE & BMP PLAN

SHEET:

CENTER BUILDING COMMERC EER PION

(530)587-2167

PCCII Bldg K4 2023.dwg

REVISIONS:

DESCRIPTION:

GRADING/

OF 6 SHEETS

GRADING & DRAINAGE PLAN THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE, CONDUIT, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, AND OTHER STRUCTURES



WPX LED Wall Packs



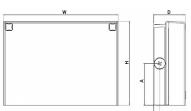












Front View

Side View

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

Catalog Number			
Notes			
Туре			

Introduction

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

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

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature	Voltage	Options	Finish
WPX1 LED P1 WPX1 LED P2 WPX2 LED WPX3 LED	1,550 Lumens, 11W ¹ 2,900 Lumens, 24W 6,000 Lumens, 47W 9,200 Lumens, 69W	30K 3000K 40K 4000K 50K 5000K	MVOLT 120V - 277V 347 347V ³	(blank) None E4WH Emergency battery backup, CEC compliant (4W, 0°C min)² E14WC Emergency battery backup, CEC compliant (14W, -20°C min)² PE Photocell³	DDBXD Dark bronze DWHXD White DBLXD Black Note: For other options, consult factory.

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

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
 Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- 2. Battery pack options only available on WPX1 and WPX2.
- 3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

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

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

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

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

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

LISTINGS

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

WARRANTY

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

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



Performance Data

Electrical Load

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

Projected LED Lumen Maintenance

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

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

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

HID Replacement Guide

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

Lumen Output

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

Emergency Egress Battery Packs

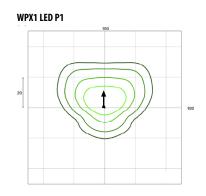
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

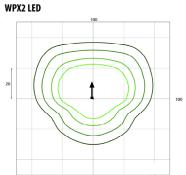
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

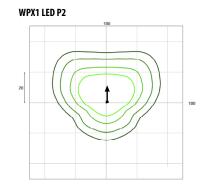
Photometric Diagrams

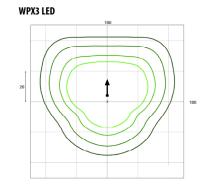
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards











 $\label{eq:Mounting Height} \mbox{Mounting Height} = \mbox{12 Feet.}$



RESOLUTION 2024-15 EXHIBIT C

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

FINDINGS

DEVELOPMENT PERMIT/ZONING CLEARANCE:

1. The proposed development is allowed within the subject zoning district and generally complies with all applicable provisions of the Development Code, Town Municipal Code, and Public Improvement and Engineering Standards.

The development is generally consistent with the Development Code, Town Municipal Code, and the Public Improvements and Engineering Standards, as modified by the recommended conditions of approval and mitigation measures. This finding is supported by the discussions contained in the October 29, 2024 Planning Commission staff report.

2. The proposed development is consistent with the General Plan, any applicable Specific Plan, the Trails Master Plan, and the Particulate Matter Air Quality Management Plan.

The development is consistent with the General Plan, Trails Master Plan, and Particulate Matter Air Quality Management Plan, as modified by the recommended conditions of approval and mitigation measures. The project site is not located within a Specific Plan area. This finding is supported by the discussions contained in the October 29, 2024 Planning Commission staff report.

3. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood.

This finding is supported by the discussions contained in the October 29, 2024 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures.

4. The project approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

Staff has determined that the project is exempt from the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines, which applies to in-fill

development projects. The proposed project is consistent with the applicable general plan designation, all applicable general plan policies, the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in significant effects relating to traffic, noise, air quality or water quality; and the site can be adequately served by all required utilities and public services.

5. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed project would not be detrimental to public health and safety.

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

6. The subject site is physically suitable for the type and density/intensity of development being proposed, and adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code, and served by streets adequate in width and pavement to carry the quantity and type of traffic generated by the proposed project.

This finding is supported by the discussion contained in the October 29, 2024 Planning Commission staff report in conjunction with the recommended conditions of approval and mitigation measures. All roadways and parking areas to serve the project site are in compliance with the Town Development Code and Public Improvement Standards.

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

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