

**TOWN OF TRUCKEE
ZONING ADMINISTRATOR
PLANNING APPLICATION #2023-00000116/ZC-MUP-SP
TRUCKEE OVERHEAD DOOR ZONING CLEARANCE AND MINOR USE PERMIT**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Zoning Clearance, Minor Use Permit, and Sign Plan are approved for construction and establishment of an 1,975 s.f. "office, business and professional" use and one two-bedroom 1,046 s.f. multi-family residential unit and nine parking spaces for Truckee Overhead Door at 13418 Donner Pass Road (APN 018-363-012), consistent with the application materials on file in the Community Development Department and described in the Zoning Administrator staff report dated May 1, 2024. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. ***(Planning Division Recommendation)***
2. 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)***
3. The effective date of approval shall be Tuesday, May 14, 2024, unless the approval is appealed to the Town Council by 5:00 p.m. on Monday, May 13, 2024. In accordance with Section 18.84.050 of the Development Code, the Zoning Clearance, Minor Use Permit, and Sign Plan shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise, the approval shall become null and void unless an extension of time is granted by the Zoning Administrator, in compliance with Section 18.84.055 (Time Extensions). ***(Chapter 18.84)***
4. The Minor Use Permit shall commence within two years from the effective date (by no later than May 14, 2026. If the use is not exercised within the identified timeframe, the project shall be deemed to be out of compliance with the approved conditions of approval, and the Town may begin the process to revoke the permit in accordance with Development Code Chapter 18.190 (Revocations and Modifications). ***(Planning Division Recommendation)***
5. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Development Code Section 18.84.070.B.1. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Zoning Administrator in accordance with Development Code Section 18.84.070.B.2. ***(Development Code Section 18.84.070)***
6. The project shall comply with all applicable provisions and standards of the September 7, 2023 Development Code. It is the applicant's responsibility to demonstrate compliance to the Planning Division prior to issuance of any building permits. ***(Planning Division Recommendation)***
7. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such

outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division Recommendation)**

8. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**
9. 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)**
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. **(Building Division Recommendation)**
11. Prior to grading or 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
 - Nevada County Department of Environmental Health
 - Tahoe Truckee Sierra Disposal Company
 - Southwest Gas **(Planning Division Recommendation)**
12. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction mitigation monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. **(Planning Division Recommendation)**
13. **Construction Hours:** Hours of operation of construction activities shall be limited to Monday through Saturday 7:00 AM to 9:00 PM and Sunday and any federally designated holidays from 9:00 AM to 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. Notice of the hours of construction

shall be on the plan set prior to building permit issuance. ***(Planning Division Recommendation)***

14. Cultural Resources: In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note should be included in the construction plan set. ***(Development Code Section 18.30.040)***
15. Cultural Resources: If human remains are encountered during construction, the County Coroner shall be notified. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission of the findings. This note should be included in the construction plan set. ***(Development Code Section 18.30.040)***
16. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. ***(Development Code Section 18.30.160)***

Engineering Division

17. 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)

18. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. **(Engineering Division Recommendation)**
19. 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 BMP's 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)**
20. Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of October 3, 2023, based on 1,960 SF of General Office and 1,049 SF of Residential, the estimated traffic impact fees for the proposed project are **\$29,432.80**. The actual traffic impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. **(Engineering Division Recommendation)**
21. Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of October 3, 2023, based on 1,960 SF of General Office and 1,049 SF of Residential, the estimated facilities impact fees for the proposed project are **\$5,034.14**. 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)**
22. Prior to building permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, or into drive aisles. **(Engineering Division Recommendation)**
23. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (in areas with a snow load of 200 pounds per square foot or greater, the required snow storage area shall equal to at least 75% 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) and should be designed and located to limit nighttime noise impacts to nearby residential areas. Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas). If the proposed project is located in proximity to municipal snow removal disposal locations (refer to Engineering Division for exact locations) residential structures on the project site shall be designed to mitigate nighttime operational noise impacts (i.e. noise barriers, increased wall thicknesses, window types, etc.) from the nighttime snow removal operations noise. **(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)**

Project-Specific Conditions of Approval

25. Parking Requirements:

- a. Office, Business and Professional Use: 1 spaces per each 250 square feet (gross floor area) for the first 5,000 square feet. $1,975 \text{ s.f.} / 250 \text{ s.f.} = 7.9$ parking spaces required, rounded up to 8 parking spaces
- b. Residential Use: 1 parking space required for residential units using Development Code Section 18.58.140 – Mixed-Use Development = 1 parking spaces required.

Nine parking spaces are required. **(Planning Division Recommendation)**

26. Fully Enclosed Garage: Prior to building permit issuance, the applicant shall indicate which of the two following options they will pursue:

- a. Construction of a fully enclosed garage parking space: Prior to building permit issuance, the project plans shall be modified to include a fully enclosed garage for one of the nine parking spaces. The fully enclosed garage shall be dedicated for use by the residential unit. The design of the garage shall be architecturally compatible in form and materials with the mixed-use building. The design and location of the garage shall be reviewed and approved by the Community Development Director. The garage space shall remain accessible for vehicle parking at all times.
- b. The residential unit shall be deed restricted to affordable housing up to 160% of the Nevada County Area Median Income. The monthly rent shall not exceed one-twelfth of 30% of the maximum annual income for an above moderate-income household. Monthly rent shall include, but is not limited to, the monthly cost of rent or lease and utility costs. The affordable housing units shall be deed restricted in perpetuity. The deed restriction shall be in compliance with Chapter 18.210.090 (Affordable Housing Agreement) and submitted prior to building permit issuance for review and approval by the Community Development Director and Town Attorney. Recordation of the deed restriction shall be required prior to building permit final.

27. Parking Requirements: 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. 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)**

28. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For non-residential projects, the minimum number of bicycle parking spaces required is 15% of the parking demand for the project or three bicycle parking spaces, whichever is greater. For residential projects, one long-term parking space is required for each unit that does not have a fully enclosed garage, and additional short-term bicycle parking provided for guests at a rate of one space per ten residential units (a minimum of two guest spaces shall be provided in all cases). Long-term bicycle parking shall be located at ground level and covered from the elements and may be located in a locked enclosure or secure area internal to a building. Based on the parking demand calculations for the project, three short-term and one long-term bicycle parking space are required. Prior to building permit issuance, the Planning Division shall verify that the project provides the required number of secure bicycle parking spaces or storage prior to building permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). **(Planning Division Recommendation)**

29. Prior to final certificate of occupancy, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking. **(Planning Division Recommendation)**
30. Final Landscaping Plan: The project shall provide landscaping in accordance with Chapters 18.40 and 18.42 and Section 18.30.155 of the Development Code, and as follows:
- Prior to building permit issuance, the applicants shall submit a final landscaping plan for review and approval by the Community Development Director. The final landscaping plan shall include additional landscaping, along the rear property line in front of the fence, including five trees (of which, four are required to be #15 in size) and 10 shrubs. All plants shall be appropriate for the Truckee climate. Native, adapted, and drought tolerant plants are preferred. The final landscape plan shall include the irrigation design plan.
 - Prior to building permit issuance, the applicant shall submit documentation of compliance with Development Code Section 18.40.060 (Water Efficient Landscape Ordinance), including all required Water Efficient Landscape Worksheets including Worksheet A (Maximum Allowed Water Allowance) for review and approval by the Community Development Director.
 - Prior to issuance of a temporary or final certificate of occupancy, the applicant shall submit to the Planning Division Worksheet B (Certificate of Completion) of the Water Efficient Landscape Ordinance and a complete maintenance plan and contract, ensuring proper maintenance of all landscaping and irrigation, to be approved by the Community Development Director. The property owner shall be responsible for maintaining all plantings and irrigation, and in any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials.
 - At least one week prior to issuance of a temporary or final certificate of occupancy, the applicant shall request an on-site inspection from the Planning Division for all landscaping and irrigation, and the applicant shall submit a landscape inspection fee in the amount established by the Town Fee Schedule at the time of the request (currently \$306). All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions prior to issuance of a temporary certificate of occupancy OR installation of the landscaping shall be guaranteed by a performance guarantee or other acceptable security prior to issuance of a temporary certificate of occupancy and installation shall be completed prior to issuance of a final certificate of occupancy.
 - Maintenance of all plantings and irrigation is required. In any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials **(Planning Division Recommendation)**
31. Use of Easement: Required parking, required landscaping, and required site improvements shall be prohibited within easements unless either: (i) the easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking, landscaping, and/or other improvements can remain in place in perpetuity notwithstanding any other provision of the easement; or (ii) all entities with an interest in the easement provide written consent for the parking, landscaping and/or other improvements to remain in place in perpetuity, which such consent is absolute,

irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County. The proposed document shall be reviewed, approved, and recorded prior to building permit issuance. **(Development Code Section 18.30.056)**

32. Lot Line Adjustment: Prior to building permit issuance, a lot line adjustment shall be required to be recorded to merge Lots 24 and 25 of the Donner Pines Tract Extension into one parcel. **(Planning Division Recommendation)**
33. All building materials and colors shall be consistent with the approved plan set, and as described in the May 1, 2024 Zoning Administrator staff report. The use of cultured stone shall be prohibited. Natural stone and/or natural stone veneer may be used. **(Planning Division Recommendation)**
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 100,000 x 0.29 acres or 29,000 lumens 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. Any mechanical equipment, including utility meters and individual air conditioning units, shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents, gutters, and bear boxes shall be painted in a color to blend with adjacent building colors. Prior to building permit final, all screening will be inspected to ensure compliance with this condition. **(Planning Division Recommendation)**
36. 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)**
37. 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 unit 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, Development Code Section 18.30.150)**

38. One wall sign is approved:

Type of Sign	Dimensions	Height	Materials	Lighting
Wall Sign on south elevation, near building entrance	1'5" x 16' (22.7 s.f.) 59 linear feet of frontage	11' to top of sign; 9.5' clearance	Black metal plate with stainless steel letters*	LED Backlit

*Stainless steel letters shall not be reflective or shiny.

39. 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)**
40. 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)**
41. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer prior to building permit issuance. Permanent erosion control measures in accordance with Best Management Practices of the "Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit" as adopted by the Lahontan Regional Water Quality Control Board shall be reviewed by the Town Engineer prior to building permit issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. **(Planning Division Recommendation)**
42. No wood-burning appliances are proposed or approved as part of this project. **(Planning Division Recommendation)**
43. Survey: Prior to building permit issuance, a survey shall be submitted that shows topography and easements on the property. **(Planning Division Recommendation)**
44. Prior to building permit issuance, the applicant shall provide a tree protection plan in compliance with Development Code Section 18.30.155 (Tree Preservation). **(Development Code Section 18.30.155)**
45. All trees proposed to be removed shall be shown on the site plan prior to building permit issuance. No trees shall be removed unless a grading permit or building permit is issued by the Town of Truckee Building Division. **(Planning Division Recommendation)**
46. The applicant shall pay all required impact fees as required by each respective District, including fire, school and recreation fees. Enforcement and clarification to any of these agency/district requirements and the necessary timing for satisfying these requirements is at the discretion of the respective agency/district. **(Planning Division Recommendation)**

Other Agencies

47. The applicant shall comply with all impact fee requirements of the Truckee-Donner Recreation and Park District (TDRPD). Payment of Quimby Act fees and AB1600 Mitigation Fees to TDRPD for all approved residential units is required prior to issuance of any building permit for the project. The fee that shall be paid is the latest fee that was adopted by Town Council resolution at the time of payment. **(TDRPD)**
48. The project shall comply with all requirements of the Truckee Sanitary District. **(TSD)**
49. The applicant shall comply with all requirements of the Truckee Donner Public Utility District Water Department including, but not limited to, the following:
 - a. There is not an existing service lateral or meter box intended to serve this parcel. Construction of new facilities will be required at the expense of the owner/developer. Additional information is needed from the owner/developer regarding anticipated domestic, irrigation and fire sprinkler flows to determine the configuration of these facilities.
 - b. Section 6.52.040.3 of the District code reads: "Number of Meters – Mixed-Use. For mixed-use development that consists of both residential and nonresidential units, the residential units must be metered separately from the non-residential units.

For mixed-use development where all units are under single ownership and are rented to more than one party, a minimum of one master meter serving all residential units and a second master meter serving all nonresidential units is required. Separate meters serving each individual unit may be installed at the option of the owner.

For mixed-use development consisting of both residential and nonresidential condominium units, a separate meter is required for each residential unit. The non-residential units may be served by either a master meter serving all non-residential units, or separate meters serving individual units may be installed.

Mixed-use development is subject to the requirements of AB 1881."

Therefore, a minimum of two water meters will be required for the project.

- c. The proposed project is subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape. **(TDPUD)**
50. The applicant shall comply with all requirements of the Truckee Donner Public Utility District Electric Department including, but not limited to, 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 the facilities will be necessary. The detailed scope of work and associated costs will be determined based on the District's review of the completed development application and supporting documentation. **(TDPUD)**
51. As determined by the Community Development Director in coordination with the District Fire Marshal, the project shall comply with all applicable Truckee Fire Protection District ordinances and requirements related to the construction or installation of physical infrastructure, facilities, and improvements and the payment of mitigation fees for the construction of facilities and the purchase of equipment. These ordinances and

requirements may include, but not be limited to, , roads and driveways, installation of fire hydrants and extinguishers, minimum fire flow, fire department access and safety, automatic sprinkler and alarm system for the building, driveway and width, and paving specifications, wildland fire protection, and payment of fire mitigation fees. The physical infrastructure, facilities, and improvements shall be installed at the time of development and completed prior to temporary occupancy of buildings and the land, and the mitigation fees shall be paid in accordance with adopted Council rules for administration of the mitigation fee program. The project must also have Fire Protection Water in accordance with Section 507 of the Fire Code and Fire Apparatus access in accordance with Section 503 of the Fire Code. **(TFPD)**

52. The project shall comply with all requirements of CalFire, including, but not limited to, filing a Timber Harvesting Conversion and Timber Harvest Plan or Notice of Conversion Exemption Timber Operations with the California Department of Forestry and Fire Protection. **(CalFire)**
53. The project shall comply with all requirements of Nevada County Environmental Health Department (NCEHD). If any tenants of the commercial spaces plan to operate a business that involves any food operation or working with hazardous materials, contacting Environmental Health to discuss permit requirements prior to any construction or operation is required. **(Nevada County Department of Environmental Health)**