

**RESOLUTION NO. 2025-03  
EXHIBIT "B"**

**APPLICATION NO. 2024-000000130  
LAMPERTI MIXED USE PROJECT**

**CONDITIONS OF APPROVAL**

**General Conditions of Approval**

1. A Development Permit, Minor Use Permit, and Sign Plan are hereby approved to construct 5,946 square feet of industrial space, 1,907 square feet of incidental office space, and two residential units within two buildings. The project also includes 17 surface parking spaces, one ground-mounted monument sign, and up to seven tenant wall signs. The project requires a Development Permit for construction of over 7,500 square feet of floor area and a Minor Use Permit for landscaping and snow storage within an existing easement. The project is located within the Manufacturing (M) zoning district and within the Pioneer Commerce Center Phase III, at 11093 Trails End Road, APN: 019-920-005-000. The approved project is as shown on the plans and elevations approved by the Planning Commission on March 18, 2025, in file in the Community Development Department. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition. **(Planning Division)**
2. The effective date approval shall be March 31, 2025, unless the approval is appealed to the Town Council by 5:00 pm on March 28, 2025. In accordance with Section 18.84.050 of the Development Code, the Development 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 Planning Commission, in compliance with Section 18.84.055 (Time Extensions). **(Planning Division)**
3. The Minor Use Permit shall commence within two years from the effective date (by no later than two years from the effective date). 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)**
4. 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)**
5. The Community Development Director may authorize minor alterations to the approved Development Permit, Minor Use Permit, and Sign Plan in accordance with Section 18.84.070(B)(1) of the Development Code, including a reduction in the size of the project. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 18.84.070(B)(2) of the Development Code. **(Planning Division)**

6. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Development Code (effective date December 10, 2024) including, but not limited to the following:
  - General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits;
  - Air Emissions in accordance with Section 18.30.030;
  - Drainage and stormwater runoff in accordance with Section 18.30.050;
  - Bicycle parking in accordance with Section 18.48.090;
  - Building height in accordance with Section 18.30.090;
  - Snow storage in accordance with Section 18.30.130;
  - Exterior lighting in accordance with Section 18.30.060;
  - Solid waste/recyclable materials in accordance with section 18.30.150;
  - Open space in accordance with Section 18.46.060;
  - Outdoor display and sales standards in accordance with Section 18.84.100;
  - Off-street loading space requirements in accordance with Section 18.84.100;
  - Property maintenance in accordance with Section 18.30.100;
  - Landscaping in accordance with Chapters 18.40 and 18.42. **(Planning Division)**
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)**
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 Planning Commission, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**
9. 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)**
10. 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)**
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***)
12. ***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 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***)
13. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. (***Planning Division***)
14. 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 shall be included in the construction set. (***Development Code Section 18.30.040***)

#### **Engineering Division Conditions of Approval**

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

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

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

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

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

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

***(Engineering Division Requirement)***

16. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. ***(Engineering Division Requirement)***
17. Prior to building (grading) permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMPs installed by the project may be required depending on the type of permanent BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. ***(Engineering Division Requirement)***
18. Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of October 24, 2024, based on 1,580 SF of Multi-Family Residential, 4,273 SF of Light Industrial, and 3,171 SF of General Office, the estimated traffic impact fees for the proposed project are **\$83,299.81**. 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. 2024-06 for more information on the Town's AB1600 Fee Program. ***(Engineering Division Requirement)***
19. Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of October 24, 2024, based on 1,580 SF of Multi-Family Residential, 4,273 SF of Light Industrial, and 3,171 SF of General Office, the estimated facilities impact fees for the proposed project are **\$12,531.75**. The actual facilities impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. ***(Engineering Division Requirement)***
20. Prior to building (grading) permit issuance, structures shall be designed such that snow and ice will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties/easements. The bitumen roofing system should prevent snow from shedding. However, a snow retaining system, such as snow cleats/guards/fences, should be considered to prevent snow from shedding onto adjacent properties and/or into drainage easements, where snow shed from structures would cause obstruction of the drainage ditch. ***(Engineering Division Requirement)***

21. Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should be designed and located to limit night-time noise impacts to nearby residential areas. Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas). Snow storage is not permissible within or above stormwater conveyance and treatment facilities. **(Engineering Division Requirement)**
22. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. **(Engineering Division Requirement)**
23. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Built for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

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

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

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

#### **Truckee Fire Protection District Conditions of Approval**

24. The development is required to comply with the locally adopted and amended fire code that is in effect at the time the project is permitted. Complete plans must be submitted to the Fire District for review and approval. The developer will be responsible for plan review fees for both in house plan reviews as well as third part plan reviews and inspections conducted to ensure compliance with the locally adopted fire code. The developer is required to comply with the Fire District's interpretation of the fire code as the authority having jurisdiction. **(Truckee Fire Protection District)**
25. The Fire District has adopted a capital facilities mitigation program that applies to new developments. The developer will be required to pay fire mitigation fees at the appropriate rate when the project is permitted. **(Truckee Fire Protection District)**

26. The developer is required to comply with the Fire District's defensible space ordinance in effect at building permit submittal, PRC 4291, and Title 14 of the Board of Forestry Fire Safe Regulations throughout the life of the project. **(Truckee Fire Protection District)**
27. Rough and final inspections can be scheduled online at [truckeefire.org/inspections-2](http://truckeefire.org/inspections-2). Please review project plan requirements and ensure that they are in compliance prior to scheduling permit final. **(Truckee Fire Protection District)**
28. Sprinkler plans should be submitted to ENF (Engineered Fire Systems) ([engineeredfiresystems.com](http://engineeredfiresystems.com)). **(Truckee Fire Protection District)**

#### **Other Conditions of Approval**

29. Uses within the individual manufacturing spaces are not established as a part of this approval. Each tenant of a manufacturing space is required to submit a Zoning Clearance application to the Planning Division for review and approval by the Planning Commission, as required by Planning Commission Resolution No. 2005-02, to establish the use of the tenant space. Future changes of use of a tenant space shall also require approval by the Planning Commission of a Zoning Verification, Zoning Clearance, or Use Permit. Allowed uses are the general manufacturing uses identified as permitted uses under Development Code Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts). Accessory office uses may also be approved through zoning clearance (25 percent or less of the floor area of manufacturing space). Approval of a building permit for tenant improvements may also be required by the Town of Truckee Building Division. **(Planning Division)**
30. Mixed-use standards and incentives are approved for the project for a floor area limit increase of 0.05, as allowed under Development Code Section 18.58.140 (Mixed-Use Development). **(Planning Division)**
31. A minimum of three bicycle parking spaces are required in accordance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). 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, and shall be conveniently located and generally within proximity to the main entrance of a structure; and be separate 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)**
32. No transient rentals are allowed in the residential units. **(Planning Division)**
33. No structures, including roof eaves or walls, shall be located within easements. **(Planning Division)**

Workforce Housing:  $8,123 \text{ square feet of industrial floor area} / 1,000 \text{ square feet} = 8.123$  full time equivalent employees (FTEE)  $\times 3.5\% = 0.28$  affordable housing units. 28% of the affordable housing in-lieu fee adopted by the Town Council in effect at the time of the building permit application shall be paid prior to building permit issuance **(Planning Division)**

34. To ensure that the location of residential units near industrial uses does not expose residents and occupants of the project to noise levels in excess of Town standards, all

interior areas are required to comply with the interior noise level standard of 45 dBA CNEL, including incorporating measures such as acoustical rated windows and acoustical rated building materials into the design of the building to reduce the interior noise levels. Prior to issuance of building permits, a noise analyst shall certify on the building plans that noise mitigation measures have been incorporated into the building design to reduce interior noise levels to 45 dBA CNEL and such measures are shown on the building plans. Mechanical ventilation (i.e. air conditioning) shall be incorporated into the project so that lessees of the units can self-regulate the noise impacts. **(Planning Division)**

35. The developer shall inform all future residential tenants in the lease agreement of the on-site industrial uses. A draft lease agreement shall be submitted to the Community Development Director for review and approval prior to the issuance of a temporary or final certificate of occupancy. **(Planning Division)**
36. Prior to building (grading) permit issuance, a lighting plan identifying locations, types, and lumens for all light 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 may be required if there appears to be lights close to property lines. If the photometric study shows that light with trespass onto adjacent properties, 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 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 for warm color temperatures, 3,000K or less for all lights. Only low level and pedestrian scale lighting is permitted. The maximum height from finished grade to the bottom of the parking lot light fixtures shall be 12 feet. **(Planning Division)**
37. 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 engineering improvement plans prepared for this project. **(Development Code Section 18.30.160)**
38. All signage shall comply with Development Code Chapters 18.54 (Signs) and 15.56 (Sign Design Guidelines). The monument sign and walls signs are approved as shown on the plan set in Exhibit A of this resolution and as described in the March 18, 2025 Planning Commission staff report. Natural materials and a three-dimensional component are required. The applicant shall submit a building permit for all proposed signage prior to installation of the proposed sign. Any future tenant signage requires review and approval by the Planning Division. **(Planning Division)**
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 by the Planning Division. **(Planning Division)**
40. All building materials and colors shall be consistent with the approved plan set as shown in Exhibit A of this resolution and as described in the March 18, 2025 Planning Commission staff report. **(Planning Division)**

41. No outdoor uses, including outdoor storage and work areas or outdoor sales and display areas, are approved as a part of this project. **(Planning Division)**
42. Prior to building permit issuance, a final solid waste storage plan shall be approved by the Community Development Director. The project shall comply with all Tahoe Truckee Sierra Disposal (TTSD) requirements and shall provide adequate space for storage of mixed waste and recycling in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclables Storage) and food waste in compliance with State of California requirements. Trash services for the industrial and residential units is mandatory. All solid waste and recyclables storage must be located within designated trash enclosures and must be 10 feet wide and 9 feet deep for a trash dumpster. Storage for mixed-recycling carts (each 2.5'x2.5' storage footprint) must also be provided. Cart storage must allow access to all carts and shall not be blocked. **(Planning Division, Solid Waste Division, Town of Truckee Municipal Code Section 6.01.060)**
43. The project shall comply with all requirements of Nevada County Environmental Health Department. 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. **(Planning Division)**
44. Prior to building (grading) permit issuance, a survey shall be submitted that shows topography and easements on the property. **(Planning Division)**
45. The applicant shall coordinate with Truckee Donner Public Utility District (TDPUD) personnel regarding water service for the project. In accordance with Section 6.52.040.3 of the TDPUD Code, a minimum of two water meters will be required for the project – one meter to serve the residential uses and one meter to serve the non-residential uses. Additional meters may be installed at the option of the property owner. **(TDPUD)**
46. The proposed project will be subject to the requirements of AB1881 and the installation of a separate dedicated irrigation meter will be required if the project has 5,000 square or more of irrigated landscape. **(TDPUD)**
47. Existing electric infrastructure is located across Trails End Road, with the closest tie in location just north of the proposed development site. The developer will be required to tie in at that location and will be required to install civil infrastructure across Trails End Road to the proposed parcel. The developer will be required to submit a development application and deposit, which is subject to engineering review, and will be required to meet the District's conditions for development prior to establishing electric service. **(TDPUD)**
48. The project shall comply with all requirements of the Truckee Sanitary District. **(Planning Division)**
49. Prior to building permit issuance, the applicant shall submit a final landscape plan in accordance with Development Code Chapters 18.40 (Landscaping Standards) and 18.42 (Landscape Design Guidelines). Prior to issuance of a temporary or final certificate of occupancy, the applicant shall submit to the Planning Division 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 plan



materials. At least one week prior to issuance of 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. All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions of approval 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. **(Planning Division)**

50. An air quality mitigation fee of \$132 per 1,000 square feet of gross floor area will be required for all development **(Note on Parcel Map 19-175)**
51. All landscaping shall comply with the State-mandated requirements for water efficient landscaping as identified in Development Code Section 18.40.060 (Water Efficient Landscape Standards). **(Planning Division)**
52. 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)**
53. Prior to building (grading) permit issuance, a tree protection plan shall be submitted for review and approval by the Community Development Director which shall make every reasonable effort to avoid creating conditions adverse to trees' health, in compliance with Development Code Section 18.30.155 (Tree Preservation). **(Development Code Section 18.30.155)**
54. There shall be no removal of trees outside of the construction/disturbance areas of the proposed development. **(Planning Division)**
55. No wood-burning appliances are proposed or approved as a part of this project. **(Planning Division)**
56. 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)**
57. The applicant shall use methods other than open burning for the disposal of site-cleared vegetation. Alternatives include chipping, grinding, cutting for firewood, and hauling to an appropriate disposal site. **(Planning Division)**
58. 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)**
59. 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 at the discretion of the respective agency/district. ***(Planning Division)***

60. Any mechanical equipment and trash enclosures shall be screened from public view and designed to complement the adjacent building design, in accordance with Development Code Section 18.30.110.D. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents, and gutters shall be painted in a color to blend with adjacent building colors. If used, the trash enclosures shall be screened with the same finish materials and colors as the approved buildings and shall be reviewed and approved by TTSD prior to building permit issuance. ***(Planning Division)***
61. Prior to issuance of a building permit, grading permit, and/or improvement plans, the developer shall submit a final snow storage plan for approval by the Town Engineer to meet the standards of Development Code Section 18.30.130 (Snow Storage). All parking areas and walkways shall be kept clear of snow so they are useable year-round. Snow storage is prohibited in drainage basins or in heavily landscaped areas. Snow must be kept on the confines of the property 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, and shall not impact traffic visibility. Any future modifications shall be reviewed and approved by the Town Engineer and Community Development Director prior to implementation. ***(Planning Division)***

**RESOLUTION NO. 2025-03  
EXHIBIT "C"**

**APPLICATION NO. 2024-000000130  
LAMPERTI MIXED USE PROJECT**

**FINDINGS**

**DEVELOPMENT PERMIT/MINOR USE PERMIT/SIGN PLAN FINDINGS**

- 1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit and Minor Use Permit and complies with all applicable provisions of the Development Code, Town Municipal Code, and Public Improvement and Engineering standards (PIES), or any applicable Comprehensive Sign Program.**

*The Planning Commission finds that the proposed project is consistent with the above adopted documents. General manufacturing uses and multifamily dwellings in a commercial/industrial project are permitted uses in the M (Manufacturing) zoning district, and the Development Code provides incentives to encourage mixed-use developments with commercial/industrial and residential uses on a single site. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the March 18, 2025 Planning Commission staff report. There is no applicable comprehensive sign program for this site.*

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

*The project is designed to be consistent with the development standards for the Manufacturing (M) Zoning District and the Industrial General Plan Land Use Designation. The existing public street is designed to carry the type and quantity of traffic associated with these developments.*

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

*The project is exempt pursuant to Section 15183 (Projects Consistent with a Community Plan, General plan, or Zoning) of the CEQA Guidelines, as discussed in the "Environmental Review" section of the March 18, 2025 Planning Commission staff report.*

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

*The Planning Commission finds that there are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services.*

*The parcel is served by public sewer and water. All public utilities and the Truckee Fire Protection District were notified and their concerns/conditions have been incorporated into the recommended conditions of approval. Approval of the project would not be detrimental to public health and/or safety.*

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

*Prior to issuance of a building permit, the Truckee Fire Protection District will require the review of the construction plans to ensure compliance with the District's requirements. The project does not propose to transport, use or dispose of hazardous materials. Both the Truckee Fire Protection District and Nevada County Environmental Health have reviewed the project and no objections were filed. Any future uses will be required to be reviewed and approved by the Nevada County Department of Environmental Health.*

6. **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 Planning Commission finds that the proposed development is consistent with the Industrial land use designation of the 2040 General Plan. The continued buildout of industrial floor area in Truckee achieves the Town goals for providing adequate industrial floor area in an area designated for manufacturing uses, as well as efficiently addressing the community's needs for both additional manufacturing space and residential units. The project site is not located in any sensitive environmental areas. The Trails and Bikeways Master Plan will be unaffected by the proposed development and the site is located in Area D of the Truckee Tahoe Airport Land Use Compatibility Plan. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the March 18, 2025 Planning Commission staff report.*

7. **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.**

*With incorporation of the conditions of approval and the requested alternative landscape, the Planning Commission finds that the project is compatible with the existing and future projects adjacent to the project. The project is a manufacturing use within the Manufacturing zoning district. The project has been designed to avoid any permanent in the existing easement and reduce visual impacts from Interstate 80. Materials and building forms are consistent with similar projects in the neighborhood. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the March 18, 2025 Planning Commission staff report.*

8. **The subject site is physically suitable for the type and density/intensity of development being proposed and is 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.**

*With incorporation of the conditions of approval and the requested alternative landscape, the Planning Commission finds that the project is compatible with the existing and future developments adjacent to this project. The project is a manufacturing use within the*

*Manufacturing zoning district. The project has been designed to avoid any permanent structures within the existing easement and to reduce visual impacts from Interstate 80. Materials and building forms are consistent with similar projects in the neighborhood. This finding is further supported by the discussion contained in the "Discussion/Analysis" section of the March 18, 2025 Planning Commission staff report.*

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

*The Planning Commission finds that the project is consistent with the Sign Ordinance and incorporates natural materials and appropriate lighting. Any new tenants will be required to meet the requirements of the Sign Code and to be in substantial conformance with the signs proposed in Exhibit A of this resolution and as described in the March 18, 2025 Planning Commission staff report.*

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

*With incorporation of the conditions of approval and the alternative landscape, the Planning Commission finds that the project is compatible with the existing and future developments adjacent to this project. The project is a manufacturing use within the Manufacturing zoning district. The project has been designed to avoid any permanent structures within the existing easement and to reduce visual impacts from Interstate 80. Materials and building forms are consistent with similar projects in the neighborhood. This finding is further supported by the discussion contained in the "Discussion/Analysis" section of the March 18, 2025 Planning Commission staff report.*

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

*With incorporation of the conditions of approval and the requested alternative landscape, the Planning Commission finds that the project is compatible with the existing and future developments adjacent to this project. The project is a manufacturing use within the Manufacturing zoning district. The project has been designed to avoid any permanent structures within the existing easement and to reduce visual impacts from Interstate 80. Materials and building forms are consistent with similar projects in the neighborhood. This finding is further supported by the discussion contained in the "Discussion/Analysis" section of the March 18, 2025 Planning Commission staff report*

12. **The proposed landscaping achieves the same effect as the landscape requirements of Development Code Section 18.40.040 (Site Landscaping Requirements).**

*The proposed landscaping, including groundcover, shrubs, and trees along property lines, within setback areas, and within parking areas achieve the purpose of enhancing the aesthetic appearance of the development, increasing compatibility between abutting uses and public rights-of-way, provides for the conservation of water resources and stormwater management, and enhances the positive visual experience of the built environment. The quantity and types of landscaping are appropriately grouped to prevent overcrowding and ensure plantings are healthy. The plantings are a variety of evergreen and deciduous, with*

*the majority of plantings proposed as native species. The landscaping is consistent with the requirements of the Water Efficient Landscape Ordinance and provides adequate screening from rights of way and surrounding properties.*