TAHOE REGIONAL PLANNING AGENCY

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DRAFT PERMIT

PROJECT DESCRIPTION:	Commercial Warehouse Rebuild and Expansion	APN(S):	034-322-006
PERMITTEE(S):	Brian Kuelper	FILE #:	ERSP2024-0821
COUNTY/ADDRESS:	El Dorado/ 1063 Magua St., Meyers, CA		

APPROVAL: Having made the findings required by the Agency's ordinances and rules, the TRPA Governing Board approved the project on **JUNE 24, 2026**, subject to the standard conditions of approval attached hereto (Attachment Q), and the special conditions found in this permit.

EXPIRATION: This permit shall expire on **JUNE 24, 2029,** without further notice unless the construction has commenced prior to this date and is diligently pursued thereafter, as defined by the TRPA Code of Ordinances. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit. A TRPA approved construction schedule will be enacted at the passing of a pre-grade inspection and will supersede this permit expiration date. Review additional information regarding permit expiration and extensions in the TRPA Code of Ordinances section 2.2.4 and Attachment Q.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION, OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED, AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_____ _____
TRPA Executive Director/Designee Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)_____ Date_____

PERMIT CONTINUED ON NEXT PAGE

Mitigation Fees & Securities

Mobility Mitigation (1): Amount: _____ Paid: _____ Receipt #: _____

Excess Coverage Mitigation (2): Amount: _____ Paid: _____ Receipt #: _____

SqFt Mitigated: _____

Project Security: (3) Amount: _____ Type: _____ Paid: _____ Receipt #: _____

Security Administration (4): Amount: _____ Paid: _____ Receipt #: _____

Mitigation Fees & Securities Notes:

(1) See Special Condition 3.J., below.
(2) Amount to be determined. See Special Condition 3.K., below.
(3) Amount to be determined. See Special Condition 3.L., below.
(4) Consult the TRPA filing fee schedule for the current security administration fee.

Required plans determined to be in conformance with approval: Date_____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

_____ _____
TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit specifically authorizes construction of a new three-story 8,209 sq. ft. mini-storage/warehouse building to replace two existing 1,600 sq. ft. single-story mini-storage buildings at 1063 Magua Street, Meyers, California. The new building is 40 feet – 4 inches in height and includes 25 mini-storage units and three large storage areas. Four of the mini-storage units will be accessed externally and the remainder of the storage spaces will be accessed internally to the building. Additionally, the building includes two unisex restrooms, two internal staircases, and an internal freight elevator. The project also includes new asphalt pavement for access and parking, a small landscaped public seating area, a six-foot perimeter wood fence, bicycle parking, and installation of project area best management practices (BMPs). Onsite land coverage is 7,625 sq. ft. of the 7,910 sq. ft. of the existing verified land coverage, and the remaining 285 sq. ft. will be restored and banked onsite for future use or transfer. The exterior of the building consists of T1-11 siding in a dark mossy green, dark grey composite roofing, and dark brown trim and fascia. One 20-inch tree will be removed. Upon completion of the project and passing a TRPA final inspection, the parcel will be issued a BMP Certificate.

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2. The Standard Conditions of Approval listed in Attachment (Q) shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

   A. The site plan shall be revised to include:

      (1) Identify the locations where existing land coverage is being removed and restored for relocation.

      (2) Details of proposed perimeter wood fence.

      (3) Location of the trash enclosure for the project site and details of proposed screening of the trash enclosure.

      (4) A note indicating: "All areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition."

   B. The grading/BMP plan shall be revised to include:

      (1) Location of all utility lines.

      (2) Accurate calculation of slope percentages and direction of flow for stormwater runoff on paved areas.

      (3) Location of drop inlets, curbs, and final contours to clearly demonstrate that all onsite stormwater will be conveyed to the proposed onsite infiltration basin.

      (4) Revised infiltration basin to be appropriately sized for the amount of onsite stormwater and minimize the amount of excess capacity. The basin shall be designed consistent with the BMP design standard detail included on the BMP sheet. If necessary, please contact the TRPA Stormwater Management Team at 775-589-5202 for clarification on the required basin design.

   C. The permittee shall submit revised calculations demonstrating that the proposed infiltration facility is appropriately sized for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event.

   D. A BMP Inspection and Maintenance Plan shall be submitted detailing the maintenance requirements and schedules for all BMPs implemented on the property, including non-structural practices (e.g. snow storage areas). A sample plan may be viewed here: http://tahoebmp.org/Documents/BMPHandbook/Maintenance_Log_static_form.pdf

   E. The permittee shall submit a landscape/revegetation plan for the project area. All vegetation shall be consistent with the requirements of Sections 36.7 and 61.4 of the TRPA Code of Ordinances, including the specification for sizing and species of plants.

   F. The elevations shall be revised to include:

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(1) The following approved colors and materials information:

Asphalt Shingle Roof:	Munsell 10YR 3/1 Dark Grey
Wood Siding – T1-11	Munsell GLEY1 4/10Y Dark Mossy Green
Fascia/Trim/Doors:	Munsell 10YR 3/2 Very Dark Greyish Brown
Aluminum Window Frames:	Munsell Gley1 2.5N Black

G. Provide a lighting plan for the project area that is consistent with TRPA Code of Ordinances, Section 36.8.4 (Commercial Lighting) and 36.8.6, (Outdoor Lighting Plan). Note that the TRPA Code requirements for exterior lighting have recently been revised. Please read this section carefully.

H. The permittee shall provide evidence of approval from the Lake Valley Fire Protection District that confirms compliance with applicable defensible space, access, and fire flow requirements.

I. The permittee shall provide evidence that 5,009 square feet of commercial floor area (CFA) has been allocated and/or transferred to the parcel. Please note that all transfers must be in compliance with the TRPA Code of Ordinances and the TRPA Rules of Procedure, and require separate application to TRPA.

J. The permittee shall submit a $1,591.25 mobility mitigation fee. This fee is based on the addition of 67 new vehicle miles traveled (VMT), as determined by the TRPA Project Impact Assessment Tool.

K. The affected property has 5,725 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 5 – Upper Truckee or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 1.75% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of $8.50 for projects within Hydrologic Transfer Area 5 – Upper Truckee. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than $200.00.

L. The security required under Standard Condition I.B. of Attachment Q shall be equal to 110 percent of the estimated BMP costs for the entire project area, or $5,000, whichever is more, and shall be determined upon the permittee's submittal of the required Best Management Practices plan and related cost estimate. Note there is also a security administration fee due at the time of acknowledgment. See the TRPA filing fee schedule at the time of acknowledgment for the current administrative fee. Please see Attachment J, Security Procedures, for appropriate methods of posting the security.

M. The permittee shall submit one electronic set of all required documents and plans to TRPA for electronic stamping.

4. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area, as outlined in Section 33.5 of the TRPA Code of Ordinances.

5. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector.

6. Interior lighting shall be controlled by motion sensors or timers after sunset to prevent unnecessary overnight illumination and minimize light annoyance to neighboring properties.

7. Outdoor lighting for commercial uses shall not exceed 2,500 Lumens per light and the total lighting shall not exceed 100,000 Lumens per acre. Commercial uses shall reduce outdoor lighting to 50 percent or less of operational lighting levels after business hours. Motion detection lighting or similar technology, activated on site, may increase lighting levels to 100 percent temporarily. Provide a lighting plan that includes the following:

A. Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and construction details;

B. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings; and

C. A table showing the total number of proposed exterior lights by fixture type, degrees Kelvin, Lumens per fixture, and lamp type.

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8. All BMPs shall be maintained subject to the Inspection and Maintenance Plan approved as part of this permit. All maintenance activities shall be recorded in a corresponding maintenance log. This log shall be maintained for the life of the property and made available for inspection by TRPA staff. If this log is not complete, TRPA will assume that maintenance has not been performed and reserves the right to revoke the BMP Certificate of Completion.

9. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

10. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

    Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise, or other disposition. The permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same. The Permittee and its agent(s) agree that the indemnification obligations assumed under the permit shall survive expiration of the permit or completion of the project.

END OF PERMIT

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