

COVERAGE

LOT (50'x100'): 5000 s.f.

BUILDING: 1290sf

DECK: 176

DWY/WALK 284

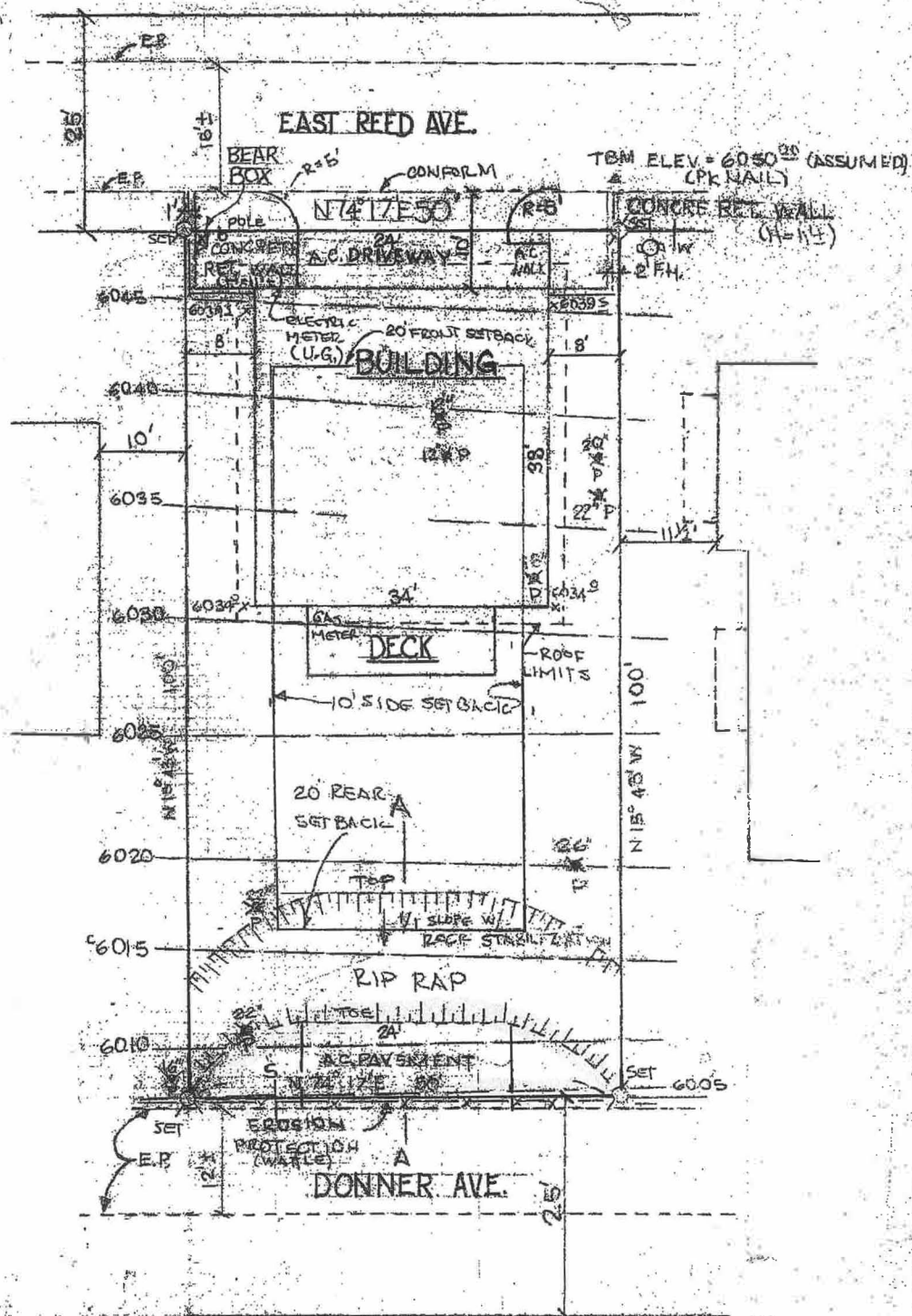
PARKING: 240

TOTAL = 1994 sf = 40% < 50%

OCCUPANCY: R-3 TYPE V

FIRE: UNRATED

ZONING: RS-X



~~EXTERIOR LIGHTING PER TMC 18,30,000~~

SITE PLAN

 $\{^n = 10^4$

REVISED 6/1/17

SECTION A-A
1-10'

OWNER:
ROBERT FERWERDA
14379 E. REED AVE
TRUCKEE, CA
530.587-4987

14379 EAST REED AVE.

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: <u>PS</u>
DATE: <u>6/23/16</u>	<u>4/10/16</u>	REVISION: <u>8/3/16</u>
LOT 9, BLOCK 13-LAKEVIEW SUBDIVISION		
APN: <u>17-316-04</u>		EXPLANATION: <u>V85</u>

SITE PLAN



PERMIT EXEMPTIONS

TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DEPARTMENT BUILDING AND SAFETY DIVISION

Work Exempt from Permit

PURPOSE: To define work exempt from permit

The Town adopts the California Building Code. Section 105 defines permit requirements and exemptions.

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. **Permits shall not be required for the following: Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or MA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. **Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade**, and not over any basement or story below and are not part of an accessible route. *this is an embankment*
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

50% ALLOWABLE COVERAGE

TRUCKEE MUNICIPAL CODE - TITLE 18, DEVELOPMENT CODE

Residential Zoning Districts

18.08

TABLE 2-4
RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zoning District		
	RR	RS	RM
Clustered units	Required for all development in compliance with Chapter 18.46 (Open Space/Cluster Requirements).		
Floor Area Ratio (FAR)	0.50 maximum for parcels adjacent to Donner Lake; no maximum FAR requirement elsewhere.		
Site coverage (5)	40% maximum; 50% maximum on lots of 10,000 sq. ft. or smaller.		50% maximum
Open space	For individual lots, none required other than provided by setback areas and maximum site coverage requirements.		30% or in compliance with 18.46 (Open Space/Cluster Requirements), whichever is greatest.
Height limit (6)	35 ft. or 3½ stories, whichever is less. See 18.30.090 (Height Measurement and Height Limit Exceptions) for exceptions.		
Landscaping	None required.		See Chapter 18.40.
Parking	As required by Chapter 18.48 (Parking and Loading Standards).		

Notes:

- (1) Clustered residential projects, condominiums, townhome or planned development projects may be subdivided with smaller parcel sizes for ownership purposes with narrower lot widths, increased site coverage and decreased setbacks for new parcels, with these requirements determined through the subdivision review process.
- (2) Measured at the front setback line.
- (3) Maximum number of dwelling units allowed for each specified unit of land, except where a different density is established by 18.08.050 (Minimum Lot Area and Maximum Density). The approval of a Tentative Map, Planned Development, Development Permit, Minor Use Permit or Use Permit may result in fewer dwelling units being allowed than the maximum density shown. See also Chapters 18.212 (Density Bonuses, Concessions and Incentives) and 18.214 (Inclusionary Housing) for possible density bonuses.
- (4) Garage may be allowed within front and street-side setbacks, not to exceed one story or 20 feet above driveway grade. May not include second floor storage, habitable space, attics, etc. Storage and habitable space may be allowed below road and driveway grade. See 18.58.220 (Residential Accessory Uses and Structures) for garage setback exception.
- (5) Maximum percentage of net site area that may be covered with structures and pavement. See the definition of site coverage in Chapter 18.220 (Definitions, Glossary).
- (6) Maximum allowable height for structures.

Continues on next page.

PUBLIC IMPROVEMENTS & ENGG STDs 4

SECTION 1

GENERAL REQUIREMENTS

Section 1.01 Purpose

It is the purpose of these Public Improvement and Engineering Standards to set minimum design, construction, and improvement standards for public improvements and private improvements affecting the public infrastructure under the jurisdiction of the Town of Truckee, California. These standards shall apply to all work within the Town right-of-way, areas offered for dedication to the Town, and on all subdivisions and parcel maps. Drainage and soils reports for private, commercial projects shall also conform to the requirements of this document.

These Standards shall only apply to improvements that are required to be constructed in the Town from and after the date of their adoption by the Town Council. Any improvement required by the Town prior to that date shall only be required to comply with the Town approved standards then in place.

It is the intent of the Council that all such Town required improvements, whenever constructed, be covered by the design immunity provisions of Government Code Section 830.6 or any successor sections thereto.

These Public Improvement and Engineering Standards shall set the guidelines for the design, plan preparation, construction, maintenance, and repair of roads, drainage, utility placement, and related improvements. These Standards are not meant to apply to work within any other governmental jurisdiction unless adopted separately or by reference by that jurisdiction. The following are minimum standards, and they shall in no way relieve the Design Engineer from designing facilities to meet actual conditions.

It will be the policy of the Town to adhere to these standards. However if in the opinion of the Design Engineer, the design criteria cannot be followed as contained herein, due to unique characteristics of the project, the Town will consider alternate solutions substantiated by appropriate data. It shall be the Town Engineering Department's goal to adhere to the following:



ABOVE ALL ELSE COMMON SENSE SHALL PREVAIL

Section 1.02 Definitions

A.B.: Aggregate Base Class II as specified in Chapter 26 of the Standard Specifications.

Addendum: Written or graphic instrument issued prior to the opening of Bids, which clarifies, corrects, or changes the bidding or Contract Documents. The term Addendum shall include bulletins and all other types of written notices issued to potential bidders prior to opening of Bids.

Advisory Agency: Refers to the body or person which is charged by the Town Council with the duty of making investigations and reports of the design and improvements of proposed

Design: Means (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park and recreation purposes; and (9) such other specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of the general plan or specific plan.

Developer: Any person or persons, firm, partnership, corporation or combination thereof financially responsible for the improvements.

Development Code: A reference document consisting of Title 18, Truckee Municipal Code, and containing the Town's zoning, land use, and subdivision regulations.

Driveway: Vehicular access constructed pursuant to Chapter III of the Development Code and the Standard Drawings.

Exactly

Engineering Division: A Division under the Director of Public Works/ Town Engineer.

Engineer's Directive: A subjective opinion of the Town Engineer in the form of guidance in all engineering matters.

Excavation: A man-made cut, cavity, trench, or depression in an earth surface that is formed by earth removal.

Final Map: Refers to a map prepared in accordance with the provisions of this document and/or any other applicable local ordinance, which map is designed to be placed on record in the Office of the County Recorder for the purpose of creating lots or parcels.

Flood Hazard: Is the possibility of occurrence of overflow storm water causing flooding of land or improvements or having sufficient velocity to transport or deposit debris, to scour the surface soil, to dislodge or damage buildings or to cause erosion of banks or channels. See section 18.34 of the Development Code.

Freeboard: Is the vertical distance from the water level in a ditch, basin or channel to the top of bank or berm.


Fuel Modification Zone: An area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration. Section 18.48.80 D-1H, page III-128, Development Code, requires 10 feet on each side of driveways.

Geotextile: Synthetic fiber used in civil engineering applications, serving the primary functions of separation and filtration.

Grade: The planned and finalized degree of inclination of a slope, road, or other surface.

No driveway shall be allowed within 5 feet of a side property line on a commercial or residential development unless shared driveways are approved. Driveways shall not be located within 50 feet of a roadway intersection. Driveway locations within the right-of-way may be required to be shown on the improvement plans as directed by the Town Engineer.

All single and shared driveways within the roadway right-of-way (offsite) shall have a minimum width of 12 feet and a maximum width of 24 feet, excluding any tapers or radii at the interface of the driveway and the edge of roadway. See Standard Drawing # 29. Commercial driveways within the right-of-way shall have a minimum width of 12 feet one way and 24 feet for two way and a maximum width of 35 feet, excluding any tapers or radii at the interface of the driveway encroachment and the edge of roadway. See Standard Drawing # 27.



Outside the right-of-way, on private property (onsite), the driveway width can deviate from this width requirement to accomplish purposes such as vehicle parking, vehicle turn around, vehicle access or pedestrian access. Any width deviations within a snow storage easement shall be approved by the Town Engineer. The driveway shall not cover more than 50% of the snow storage easement.

The driveway grades within the right-of-way (offsite) shall be as follows. The driveway shall extend the roadway cross slope to the edge of shoulder or a minimum of 2 feet past the edge of roadway. The driveway should transition through a valley swale, curb section or crest to prevent roadway drainage from entering the driveway. The type of transition will be determined on the permit depending on the lot site conditions. Following the transition, the driveway grade can vary from 2% to 6% within the roadway right-of-way. Where slopes on private property (onsite) are excessively steep forcing the driveway grades to be excessively steep, an exception may be made to allow the driveway grade in the right-of-way (offsite) to increase to 10%. (This exception will only be considered after all other alternatives to improve the driveway grades are exhausted, such as adjusting the location, elevation, and size of the proposed structure on the lot.)

The driveway grade outside the right-of-way, on private property (onsite), can vary up to 16%. The proposed driveway grade onsite may increase to 20% with approval from the Truckee Fire Protection District and the Town Engineer or designee. Driveway sections in excess of 11% are encouraged to have hydronic heating outside the right-of-way.

Driveways shall have a minimum centerline radius of 43 feet and be capable of supporting a 40,000 pound (H-20) load, unless otherwise approved by the Town Engineer and the Truckee Fire Department. Applicants for any subdivision may be required to demonstrate these standards can be met prior to tentative approval of the subdivision. Comparable driveway alternatives may be allowed with the approval of both the Town Engineer and the Truckee Fire Protection District.

An unobstructed vertical clearance of 15 feet shall be provided along the entire length of the driveway.

Driveway

A **driveway** (also called **drive** in UK English)^[1] is a type of private road for local access to one or a small group of structures, and is owned and maintained by an individual or group.

Driveways rarely have traffic lights, but some that bear heavy traffic, especially those leading to commercial businesses and parks, do.

Driveways may be decorative in ways that public roads cannot, because of their lighter traffic and the willingness of owners to invest in their construction. Driveways are not resurfaced, snow blown or otherwise maintained by governments. They are generally designed to conform to the architecture of connected houses or other buildings.

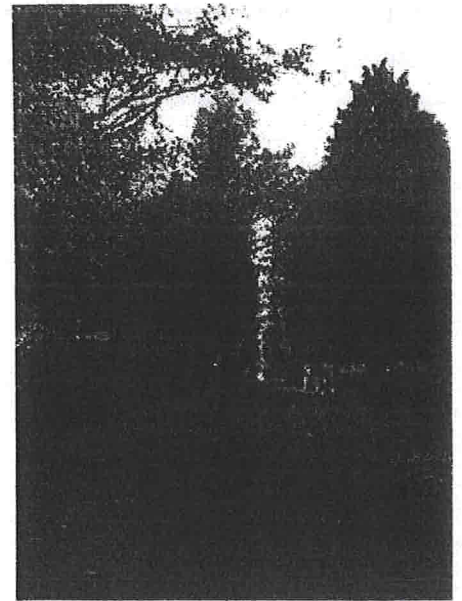
Some of the materials that can be used for driveways include concrete, decorative brick, cobblestone, block paving, asphalt, gravel, decomposed granite, and surrounded with grass or other ground-cover plants.

Driveways are commonly used as paths to private garages, carports, or houses. On large estates, a driveway may be the road that leads to the house from the public road, possibly with a gate in between. Some driveways divide to serve different homeowners. A driveway may also refer to a small apron of pavement in front of a garage with a curb cut in the sidewalk, sometimes too short to accommodate a car.

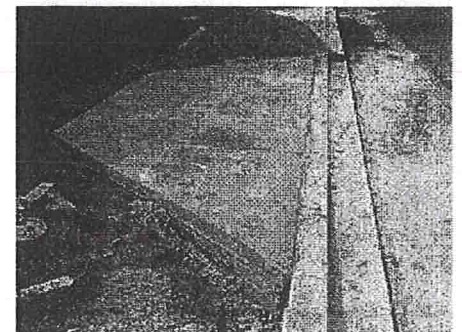
Often, either by choice or to conform with local regulations, cars are parked in driveways in order to leave streets clear for traffic. Moreover, some jurisdictions prohibit parking or leaving standing any motor vehicle upon any residential lawn area (defined as the property from the front of a residential house, condominium, or cooperative to the street line other than a driveway, walkway, concrete or blacktopped surface parking space).^[2] Other examples include the city of Berkeley, California that forbids "any person to park or leave standing, or cause to be parked or left standing any vehicle upon any public street in the City for seventy-two or more consecutive hours."^[3] Other areas may prohibit leaving vehicles on residential streets during certain times (for instance, to accommodate regular street cleaning), necessitating the use of driveways.

Residential driveways are also used for such things as garage sales, automobile washing and repair, and recreation, notably (in North America) for basketball practice.

See also



Driveway to a farm



Driveway apron and sloped curb to a public street, all under construction

7/19/22
3/19/22

- 2 DWY'S (TOTAL) - DIVY > 24' WIDE

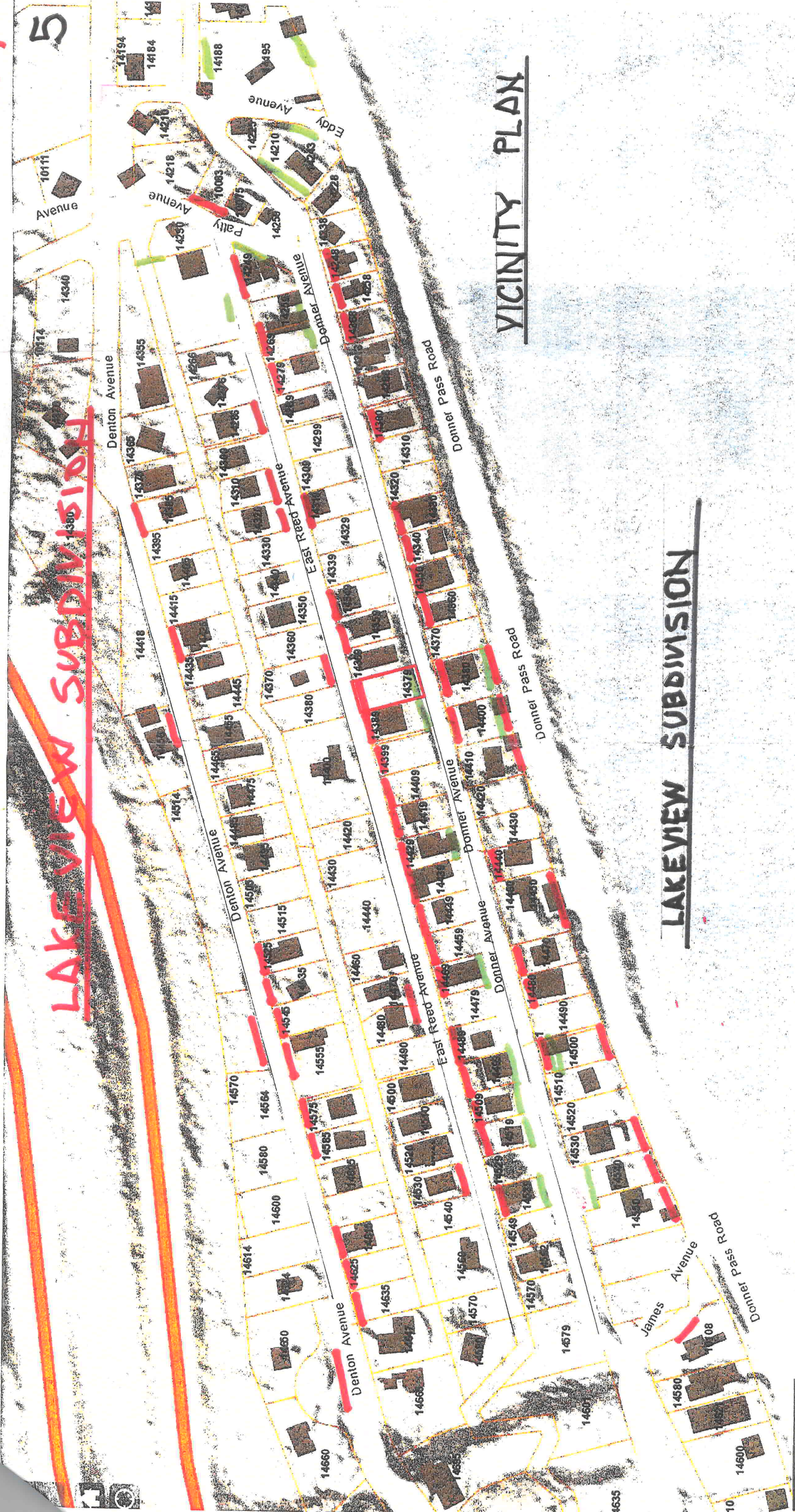
LAKEVIEW SUBDIVISION

5

VICINITY PLAN

LAKEVIEW SUBDIVISION

200ft 39.3273 - 120.2591 Degrees



GRADING PERMIT

6

Town of Truckee Permits

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Welcome Page Public Search

Permit Summary

Permit Type Grading
Permit # 2016-00000588
Application #
Status Permit Completed on 07/23/2018
Issued To Property Owner

Payment Summary

Total Charges \$313.50
Amount Collected \$313.50
Total Due \$0.00
Paid On 08/08/2016

Location

Primary Owner FERWERDA ROBERT
Address 14379 E REED AVE TRUCKEE CA, 96161
Parcel 017316004000
Description
Lot Number
Subdivision LAKEVIEW

Permit Details

Description
GRADING - PREPARE LOT FOR CONSTRUCTION

Current Property Value
Est. Improvement Value \$5,000.00
Improvement Sq. Ft. 3,000

Printed
Master Permit

Comments OF NEW SINGLE FAMILY RESIDENCE. REF: #2016-00000587



PERMIT NUMBER: 2016-00000588

6

GRADING INSPECTION CARD AND CHECKLIST

APN: 1731604000
PERMIT ISSUE DATE: 8/9/2016
OWNER: FERWERDA ROBERT
CONTRACTOR: FERWERDA ROBERT
PROJECT LOCATION: 14379 E REED AVE

JOB DESCRIPTION: GRADING - PREPARE LOT FOR CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE.
REF: #2016-00000587

Prior to scheduling each inspection, the general contractor or property owner (person responsible for the project) shall review the list below, walk the job, and verify that all typical inspection items listed have been completed and agree with minimum requirements of the Building Code, Engineered Design and the Town Municipal Code.

- Inspection requests made without being ready or where access is not provided will result in a minimum one-hour fee for re-inspection.
- Approved plans, engineering, previous inspection notices and this inspection card to be onsite for all inspections.

Revisions/alterations to approved plans will require additional in-office review and plan check fees to be paid prior to obtaining approval. In addition, a separate permit and fees may be required.

Please schedule inspections online at <https://esuite.townoftruckee.com/esuite.permits/>. To request a same day inspection, please make your inspection request by 6:30 a.m. For information on using eSuite, visit the Town of Truckee website at <http://www.townoftruckee.com/departments/building-and-safety> and click the links for eSuite Frequently Asked Questions and the step-by-step guide to using ePermits.

CANCELLATIONS: To cancel an inspection, please call the Building & Safety Division at 530-582-7820, extension 1. Inspections cannot be canceled online.

PERMIT EXPIRATION POLICY

Residential permits are valid for two (2) years from date of issuance, provided inspections are made every 180 days. If the work authorized by the permit is suspended or abandoned for a period of 180 days at any time after the work has commenced, the permit will expire.

100 BMP EROSION PROTECTION
(Verified at each inspection)

1. Track off control
2. Disturbance fence/wattles
3. Protect dirt piles

100 APPROVAL: _____

101 SITE COMPLIANCE

1. Grading
2. Five-digit address posted
3. Sani-Hut - Not located in right-of-way
4. Site plan reflects field conditions

101 APPROVAL: _____

104 TEMP POWER POLE

104 APPROVAL: _____

105 DEMOLITION/PRE-INSPECTION

105 APPROVAL: _____

106 UNDERGROUND SEWER

106 APPROVAL: _____

107 UNDERGROUND WATER

107 APPROVAL: _____

108 UNDERGROUND ELECTRICAL

108 APPROVAL: _____

109 UNDERGROUND GAS

1. Gas to separate building
2. Curb stop location
3. Water service lateral (100 # test) Depth: _____
4. LPG yard line (60 # test)
5. Electrical conduit

109 APPROVAL (OK to cover): _____

801 FINAL

1. Clean up/debris removal complete
2. All work and previous correction items complete
3. Provide permanent erosion control/vegetation in areas not covered by new construction.
4. Compaction of fill material
5. Special inspection reports for structural fill placement

801 APPROVAL: _____

802 DBI CONFERENCE

802 APPROVAL: _____

803 GRADING FINAL

803 APPROVAL: _____

805 DRIVEWAY FINAL

805 APPROVAL: _____

806 DRIVEWAY SUBGRADE

806 APPROVAL: _____

BUILDING PERMIT

7

Town of Truckee Permits

Powered by Tyler Technologies

[Welcome Page](#) [Public Search](#)

Permit Summary

Permit Type Single Family Residence
Permit # 2016-00000587
Application # 2016-00000587
Status Permit Completed on 01/23/2020
Issued To Property Owner

Payment Summary

Total Charges \$16,877.42
Amount Collected \$16,877.42
Total Due \$0.00
Paid On 08/13/2018

Location

Primary Owner FERWERDA ROBERT
Address 14379 E REED AVE TRUCKEE CA, 96161
Parcel 017316004000
Description
Lot Number
Subdivision LAKEVIEW

Permit Details

Description
RESIDENCE (1,866 SF) / ATTACHED GARAGE (617 SF)

Current Property Value

Est. Improvement Value \$150,000.00

Improvement Sq. Ft. 2,174

Printed

Master Permit

Comments DECK (360 SF) / COVERED ENTRY PORCH (42 SF) - 3 BEDROOMS / 3.5

Town of Truckee Permits

Powered by Tyler Technologies

[My Permits](#) [Request Permit](#)

Permit Summary

Permit Type Single Family Residence
Permit # 2016-00000587
Application # 2016-00000587
Status Permit Issued on
09/16/2016
Issued To Property Owner



Payment Summary

Total Charges \$16,377.42
Amount Collected \$16,377.42
Total Due \$0.00
Paid On 12/18/2017

Location

Primary Owner FERWERDA ROBERT
Address 14379 E REED AVE
TRUCKEE, CA 96161
Parcel 1731604000
Description
Lot Number
Subdivision LAKEVIEW

Permit Details

Description
RESIDENCE (1,866 SF) / ATTACHED GARAGE (617 SF)

Email bobcatbob@att.net
Phone Number (530) 587-4987
EXT.
Current Property Value

Est. Improvement Value \$150,000.00
 Improvement Sq. Ft. 2,174

Printed

Master Permit

Comments

DECK (360 SF) / COVERED ENTRY PORCH (42 SF) - 3 BEDROOMS / 3.5 BATHS. REF: 2016-00000588 AMENDMENT (6-13-17): 608 SF living space addition (one bedroom, total of 3 bedrooms - 1,866 SF total), 97 SF garage space reduction (617 SF total), 200 SF deck addition (360 SF total).

General Permit Information

Contractor License Number

Garage Sq. Ft.

Main Building Sq. Ft.

Misc Bldg Sq. Ft.

Owner Phone Number (530) 587-4987

Storage Sq. Ft.

Number of Bedrooms 3

Engineering Water Quality Details

Area of Disturbance (in Sq Ft) 3000

Nearest Water Body Donner Lake ▼

Approx Distance from Water Body 250-500 Feet ▼

Potential Threat to Water Qual High ▼

Inspections

Date	Inspection Type	Status	Pass/Fail
12/1	100 - BMP / Erosion Protection	Available to Request	REQUEST
?	101 - Site Compliance	Available to Request	REQUEST
N/A	104 - Temporary Power Pole	Available to Request	REQUEST
N/A	105 - Demolition/Pre-Inspection	Available to Request	REQUEST
	303 - Mechanical (Underfloor)	Available to Request	REQUEST
N/A	409 - Lath-Stucco-Veneer	Available to Request	REQUEST
N/A	410 - CMU Masonry	Available to Request	REQUEST
	508 - Interior Gas Line	Available to Request	REQUEST
	510 - Hydronics	Available to Request	REQUEST
	513 - Steel Frame Structure	Available to Request	REQUEST

PASS

PASS

PASS

503 - Rough Mechanical

Available to
Request

REQUEST

803 - Grading Final

Available to
Request

REQUEST

PASS

805 - Driveway Final

who
knows

Available to
Request

REQUEST

07/25/2018	<u>109 - Underground Gas</u>	Completed	Pass
07/25/2018	<u>412 - Exterior Fire Resistance</u>	Completed	Pass
07/25/2018	<u>108 - Underground Electrical</u>	Completed	Pass
07/23/2018	<u>306 - Driveway Sub-grade</u>	Completed	Pass
05/30/2018	<u>901 - Truckee Fire Dist Final</u>	Completed	Pass
01/10/2018	<u>701 - Drywall Nailing</u>	Completed	Conditional Pass
01/08/2018	<u>504 - Rough Frame</u>	Completed	Conditional Pass
11/30/2017	<u>509 - Int Gas Line After Drywall</u>	Completed	Pass
06/14/2017	<u>403 - Interior Shear</u>	Completed	Pass
06/14/2017	<u>402 - Exterior Shear</u>	Completed	Pass
06/09/2017	<u>205 - Slab</u>	Completed	Pass
06/09/2017	<u>304 - Sub-floor (1st Fl) Framing</u>	Completed	Pass
05/22/2017	<u>204 - Piers</u>	Completed	Pass
05/18/2017	<u>407 - Ice Guard</u>	Completed	Pass
05/10/2017	<u>405 - Roof Nail / Ventilation</u>	Completed	Pass
12/06/2016	<u>205 - Slab</u>	Completed	Pass
12/02/2016	<u>106 - Underground Sewer</u>	Completed	Pass
11/17/2016	<u>203 - Footings & Stemwalls</u>	Completed	Pass
11/14/2016	<u>301 - Ground Plumbing</u>	Completed	Pass
11/03/2016	<u>203 - Footings & Stemwalls</u>	Completed	Pass
10/07/2016	<u>107 - Underground Water</u>	Completed	Pass
10/04/2016	<u>206 - Retaining Wall</u>	Completed	Pass
10/04/2016	<u>804 - Meter Connect</u>	Completed	Pass
09/29/2016	<u>206 - Retaining Wall</u>	Completed	Conditional Pass
09/19/2016	<u>203 - Footings & Stemwalls</u>	Completed	Pass
08/08/2016	<u>909 - Note to Inspector (NTI)</u>	Completed	Pass

PASS

PASS

8

N/A

514 - Steel Stud Framing

Available to
Request

601 - Insulation / Vapor Barrier

Available to
Request

701 - Drywall Nailing

Available to
Request

702 - Fire Separations

Available to
Request

N/A

704 - Shower Pan

Available to
Request

801 - Final

Available to
Request

802 - DBI Conference

Available to
Request

803 - Grading Final

Available to
Request

807 - Energy

Available to
Request

813 - Temporary Occupancy

Available to
Request

902 - Truckee Sanitary Dist Final

Available to
Request

PASS

903 - TDPUD - Electrical Final

Available to
Request

PASS

904 - TDPUD - Water Final

Available to
Request

905 - Nevada County EH Final

Available to
Request

N/A

906 - Southwest Gas Final

Available to
Request

907 - Planning Final

Available to
Request

PASS

908 - Engineering Final

Available to
Request

PASS

201 - Footings

Available to
Request

PASS

202 - Stemwalls

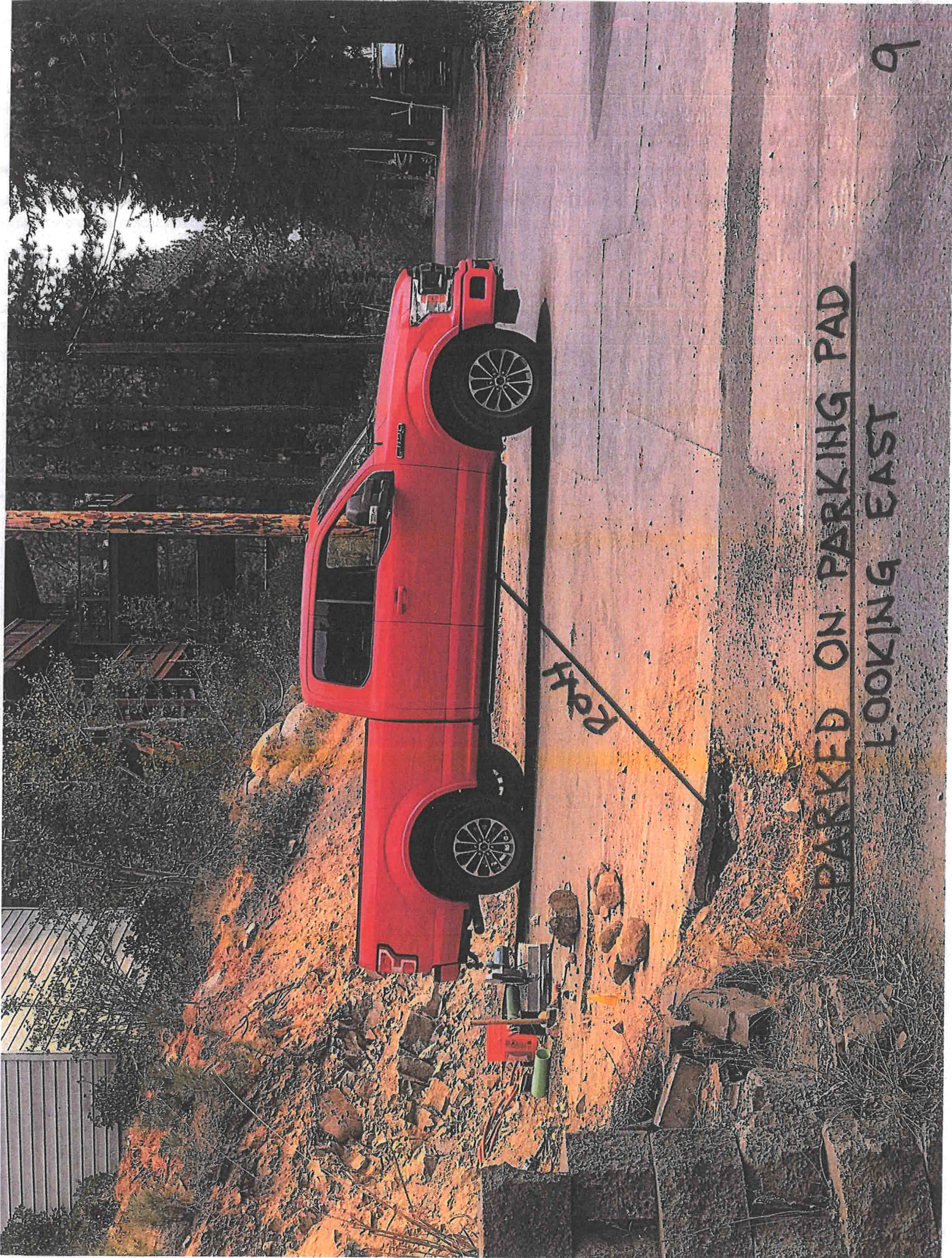
Available to
Request

501 - Rough Plumbing

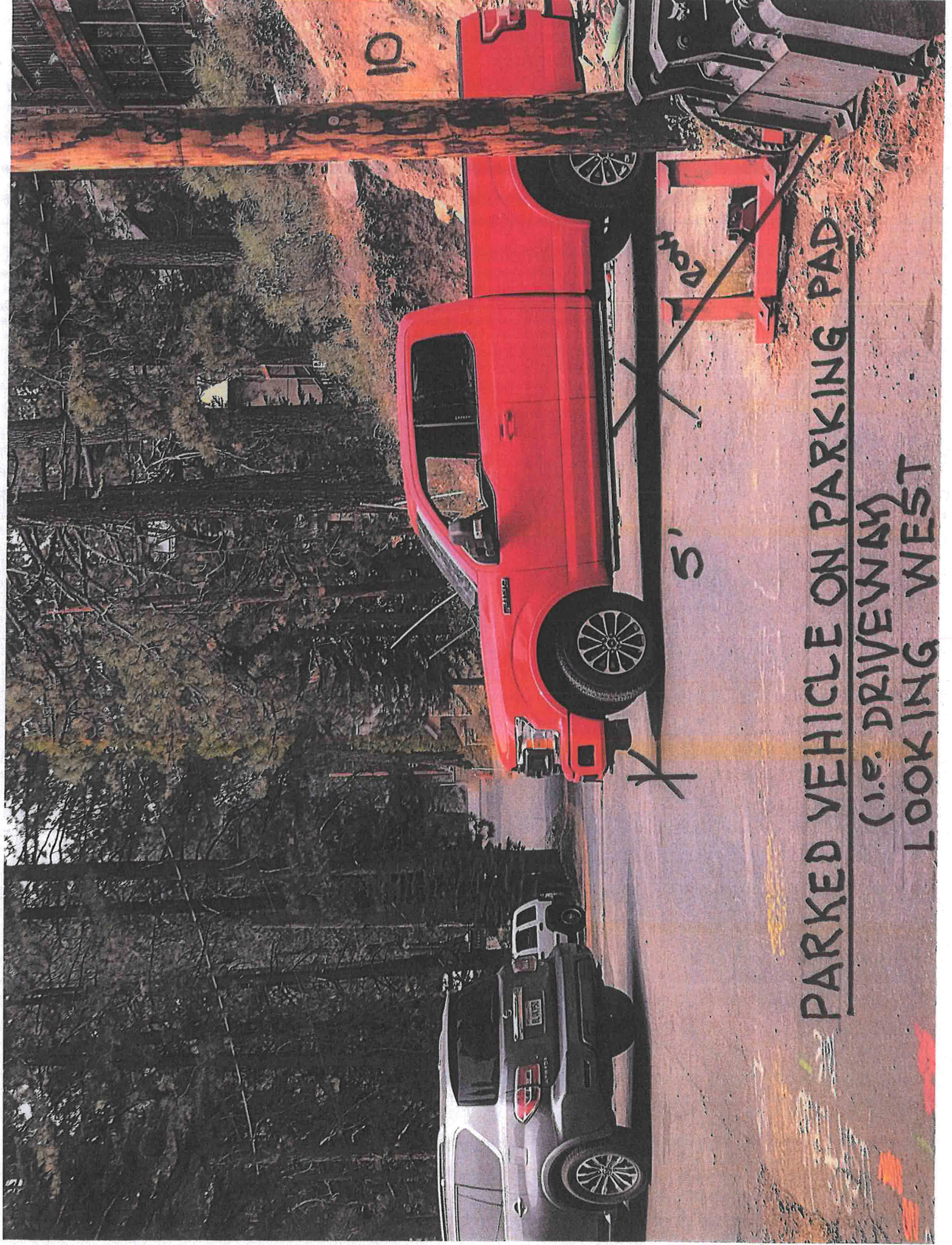
Available to
Request

502 - Rough Electrical

Available to
Request566
203



PARKED ON PARKING PAD
LOOKING EAST



PARKED VEHICLE ON PARKING PAD
(I.E. DRIVEWAY)
LOOKING WEST

TDPUD AGREES TO MOVE LINE

14379 East Reed Avenue - Ferwerda Lot Split

From: Keith Renshaw (keithrenshaw@tdpud.org)

To: lkannall@townoftruckee.com

Cc: bobcatbob@att.net; joehorvath@tdpud.org

Date: Wednesday, June 22, 2022, 10:26 AM PDT

Good morning Luke,

The District has decided to conduct an independent survey of the southern property corners along Donner Ave. for parcel 017316004. Once the survey has been completed, and if the pole line in question is found to be outside of the street right-of-way on Donner Ave., the District will proceed with relocating the overhead utility line and associated poles into the ROW. Please let me know if you have any questions.

Thank you,

Keith Renshaw, P.E.

Interim Electric Engineering Manager

11570 Donner Pass Road

Truckee, CA 96161

Ph: (530) 582-3935

keithrenshaw@tdpud.org



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Re: TDPUD

From: Robert FERWERDA (bobcatbob@att.net)

To: lkannall@townoftruckee.com

Date: Wednesday, June 22, 2022 at 01:52 PM PDT

I want to get it removed from my SB9 approval so that it will not have to be addressed in my planning appeal. This is an issue that should have never been part of the SB9 approval conditions.

On Wednesday, June 22, 2022, 01:18:17 PM PDT, Lucas Kannall <lkannall@townoftruckee.com> wrote:

Good Afternoon Bob,

This condition has not been removed from your SB9 approval, but it has now been satisfied. Truckee Donner Public Utility District has stated that they will remove the lines from your property if they are found to be outside of the right of way.

Thank you,

Lucas Kannall
Assistant Planner
530-582-2480
Town of Truckee, CA



From: Robert FERWERDA <bobcatbob@att.net>

Sent: Wednesday, June 22, 2022 11:53 AM

To: Lucas Kannall <lkannall@townoftruckee.com>

Subject: TDPUD

The TDPUD has agreed to relocate the poles along Donner Avenue as needed. It is requested that this condition be rescinded from my SB9 lot split.

CHAPTER 18.98 - PARCEL MAPS AND FINAL MAPS

Sections:

- 18.98.010 - Purpose of Chapter
- 18.98.020 - Parcel Maps
- 18.98.030 - Waiver of Parcel Map
- 18.98.040 - Parcel Map Form and Content
- 18.98.050 - Filing and Processing of Parcel Maps
- 18.98.060 - Parcel Map Approval
- 18.98.070 - Final Maps
- 18.98.080 - Final Map Form and Content
- 18.98.090 - Filing and Processing of Final Maps
- 18.98.100 - Final Map Approval
- 18.98.110 - Supplemental Information Sheets
- 18.98.120 - Recordation of Maps
- 18.98.130 - Effect of Recorded Map
- 18.98.140 - Amendments to Recorded Maps

18.98.010 - Purpose of Chapter

This Chapter establishes requirements for the preparation, filing, approval and recordation of Parcel and Final Maps, consistent with the requirements of the Map Act.

18.98.020 - Parcel Maps

As required by Sections 18.90.030 (Applicability), and 18.96.110 (Completion of Subdivision Process), a Parcel Map shall be filed and approved to complete the subdivision process for a subdivision of four or fewer parcels, except when the requirement for a Parcel Map is waived as set forth in Section 18.98.030. A Parcel Map shall be prepared, filed and processed as set forth in Sections 18.98.040 through 18.98.060.

18.98.030 - Waiver of Parcel Map

A subdivider may request waiver of a Parcel Map, and the Zoning Administrator may grant the waiver in compliance with this Section.

- A. **When waiver is allowed.** Waiver of a Parcel Map may be requested by a subdivider and granted by the Zoning Administrator for a subdivision that results in the creation of only two parcels, and the boundaries of the original parcel have been previously surveyed and a map recorded, and are certain as to location.
- B. **Application processing and approval.** A request for waiver of Parcel Map shall be submitted with the Tentative Map application, together with the required filing fee. The waiver request shall be processed and acted upon concurrently with the Tentative Map application. The Zoning Administrator may grant a requested waiver if:


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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 2. SUBDIVISIONS [66410 - 66499.38] (*Division 2 added by Stats. 1974, Ch. 1536.*)

CHAPTER 1. General Provisions and Definitions [66410 - 66424.6] (*Chapter 1 added by Stats. 1974, Ch. 1536.*)

ARTICLE 1. General Provisions [66410 - 66413.5] (*Article 1 added by Stats. 1974, Ch. 1536.*)

66410. This division may be cited as the Subdivision Map Act.

(*Added by Stats. 1974, Ch. 1536.*)

66411. Regulation and control of the design and improvement of subdivisions are vested in the legislative bodies of local agencies. Each local agency shall, by ordinance, regulate and control the initial design and improvement of common interest developments as defined in Section 4100 or 6534 of the Civil Code and subdivisions for which this division requires a tentative and final or parcel map. In the development, adoption, revision, and application of this type of ordinance, the local agency shall comply with the provisions of Section 65913.2. The ordinance shall specifically provide for proper grading and erosion control, including the prevention of sedimentation or damage to offsite property. Each local agency may by ordinance regulate and control other subdivisions, provided that the regulations are not more restrictive than the regulations for those subdivisions for which a tentative and final or parcel map are required by this division, and provided further that the regulations shall not be applied to short-term leases (terminable by either party on not more than 30 days' notice in writing) of a portion of the operating right-of-way of a railroad corporation as defined by Section 230 of the Public Utilities Code unless a showing is made in individual cases, under substantial evidence, that public policy necessitates the application of the regulations to those short-term leases in individual cases.

(*Amended (as amended by Stats. 2012, Ch. 181, Sec. 55) by Stats. 2013, Ch. 605, Sec. 29. (SB 752) Effective January 1, 2014.*)

66411.1. (a) Notwithstanding Section 66428, whenever a local ordinance requires improvements for a division of land which is not a subdivision of five or more lots, the regulations shall be limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map, on the instrument evidencing the waiver of the parcel map, or by a separate instrument and shall be recorded on, concurrently with, or prior to the parcel map or instrument of waiver of a parcel map being filed for record.

(b) Notwithstanding Section 66428, fulfillment of the construction requirements shall not be required until the time a permit or other grant of approval for development of the parcel is issued by the local agency or, where provided by local ordinances, until the time the construction of the improvements is required pursuant to an agreement between the subdivider and the local agency, except that in the absence of an agreement, a local agency may require fulfillment of the construction requirements within a reasonable time following approval of the parcel map and prior to the issuance of a permit or other grant of approval for the development of a parcel upon a finding by the local agency that fulfillment of the construction requirements is necessary for either of the following reasons:

(1) The public health and safety.

(2) The required construction is a necessary prerequisite to the orderly development of the surrounding area.

(*Amended by Stats. 1994, Ch. 655, Sec. 1. Effective January 1, 1995.*)

66411.5. (a) Notwithstanding any other provision of this division, whenever a parcel map or final map is required to effectuate a judicial partition of property pursuant to subdivision (b) and pursuant to Section 872.040 of the Code of Civil Procedure, the local agency approving the parcel map or final map may establish the amount of any