



DATE: May 1, 2025

TO: Laura Dabe, Senior Planner

FROM: Scott Mathot, Senior Engineer

SUBJECT: Engineering Division Conditions for Application 2025-16/DP AMD–PD AMD-ZC (Soaring Ranch Phase 2) located at 10501 Soaring Way_on APN 019-620-066

The Engineering Division has reviewed the subject application and has the following preliminary plan review comments for the project that will need to be addressed prior to land use entitlements. Additional comments may arise as additional project details and technical studies are presented by the applicant. We are available to meet and discuss these comments with the applicant team.

ACCESS RIGHTS

- Prior to Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to dedicate access easements for any portions of the shared routes/drive aisles through Soaring Ranch Phase 1, 2, and 3 that are outside of the Soaring Way right-of-way. Each Phases' access routes shall be approved by Truckee Fire Protection District and documentation of such is required by the Town.

ENGINEERING FEES

- Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated traffic impact fees for the proposed project are **\$1,001,397.61**.
- Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated facilities impact fees for the proposed project are **\$184,824.41**.

FRONTAGE IMPROVEMENTS

- Frontage improvements will be required for the project. On-street parking, trails, and a minimum six-foot-wide sidewalk will be required along the Soaring Way frontage and in other locations as required in the conditions.
- The proposed frontage improvement design will need to be revised to provide sidewalk bump outs to the edge of the bike lane at the driveway locations to improve sight distance and setbacks to the on-street parking.

SNOW STORAGE

- The *Operational Snow Off-Haul Plan - Soaring Ranch Phase 1-3* needs to be updated to reflect the newly proposed site layout of Phase 2. Updated calculations, temporary, permanent snow storage locations, and all other modifications need to be considered and included in the plan. No snow storage is allowed above or within stormwater treatment facilities. An updated letter from TTAD to JMA will be necessary to approve the off-site snow storage location.

STORMWATER

- The Balance Hydrologics Drainage Report – Phase 2 and Phase 3 dated January 2025 is acceptable for entitlement purposes. Adjustment and coordination of the drainage report with final site design may be needed prior to building permit issuance.

TRAFFIC ANALYSIS

- Based on review of the Intersection Evaluation Report completed by LSC, dated October 22, 2020, no additional traffic analysis is required of the proposed project.

Typical Engineering Division conditions of approval for projects similar to subject project. These conditions are subject to change with future submittals of project information.

Proposed Engineering Division Conditions of Approval

- 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 during plan review. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs provided by the applicant and confirmed by Town staff. The plan check fee, due prior to receiving the first round of plan check comments from the Engineering Division, is equal to the following formula based upon the agreed upon 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 building (grading) permit issuance, is equal to the following formula based upon the agreed upon 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)

- Prior to Phase 2 building (grading) permit issuance, improvement plans for the following shall be submitted to and approved by the Town Engineer:
 - Class I trails along both sides of Brockway Road (connecting SR 267 to the Martis Drive intersection);
 - Class I trail connection between Brockway Road and the Martis Valley Trail, paralleling Hope Court west of SR 267; and
 - Frontage improvements along the entire Phase 2 Parcel consistent with the frontage improvement condition below.

No part of this approval shall be construed as an approval of the preliminary plans.

All aforementioned improvements shall be constructed and complete prior to issuance of any Certificates of Occupancy within Phase 2 of the Soaring Ranch Planned Development.

(Engineering Division Recommendation)

- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. ***(Engineering Division Requirement)***
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. ***(Engineering Division Recommendation)***

- 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. If the project is expanding an existing site and the new impervious area is more than 50% of the existing impervious surface, project shall treat all existing and proposed impervious areas. **(Engineering Division Requirement)**
- Since the project disturbs one acre or more or is part of a larger planned development, the project shall comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. **(Engineering Division Requirement)**
- Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface or is part of a larger planned development, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. **(Engineering Division Requirement)**
- 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)**
- Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated traffic impact fees for the proposed project are **\$1,001,397.61**. 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)**
- Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated facilities impact fees for the proposed project are **\$184,824.41**. 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)**

- Prior to building (grading) permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, or into drive aisles. **(Engineering Division Recommendation)**
- 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 except in areas with a snow load of 200 pounds per square foot or greater, where the required snow storage area shall equal at least 75% of the paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should be designed and located to limit 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. At the Town Engineer's discretion, a snow off-haul plan may be prepared by the applicant for 50% of the required snow storage on a site. This plan shall be reviewed and approved by the Town Engineer prior to Building Permit issuance. **(Engineering Division Requirement)**
- Frontage improvements will be required for the project. On-street parking, trails, and a minimum six-foot-wide sidewalk will be required along the Soaring Way frontage and in other locations as required in these conditions. A pedestrian connection between the proposed buildings and the public way (sidewalk) will be required to meet California Building Code. The limits of the proposed improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement for any and all frontage improvements. There is a fee associated with the development of the Hold Harmless Maintenance Agreement. **(Engineering Division Requirement)**
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Soaring Way right-of-way. **(Engineering Division Requirement)**
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to dedicate access easement for any portions of the shared routes/drive aisles through Phases 1, 2, and 3 of Soaring Ranch that are outside of the Soaring Way right-of-way. Each Phases' access routes shall be approved by the Truckee Fire Protection District. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance Agreement (or similar legal agreement) with the other phases within Soaring Ranch for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the shared drive aisle(s) from Soaring Way to the southern shared connection to this project. The Roadway Maintenance

Agreement will be reviewed and approved by the Town Engineer, and will be recorded against the property. **(Engineering Division Requirement)**

- Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

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

- 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)**
- Prior to Certificate of Occupancy, the Joerger Drive waterline and dry utility improvements must be completed to the satisfaction of the Truckee Donner Public Utility (TDPUD). Documentation of acceptance of those utility improvements by the TDPUD must be provided to the Town prior to Certificate of Occupancy. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in the adopted Joerger Ranch Environmental Impact Report – Mitigation Monitoring and Reporting Program. **(Engineering Division Requirement)**
- Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts 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 Recommendation)***



DATE: June 5, 2025

TO: Laura Dabe, Senior Planner

FROM: Scott Mathot, Senior Engineer

SUBJECT: Engineering Division Conditions for Application 2025-16/DP AMD-PD AMD-ZC (Soaring Ranch Phase 2) located at 10501 Soaring Way on APN 019-620-066

Proposed Engineering Division Conditions of Approval

- 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 during plan review. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs provided by the applicant and confirmed by Town staff. The plan check fee, due prior to receiving the first round of plan check comments from the Engineering Division, is equal to the following formula based upon the agreed upon estimated construction costs:

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(Engineering Division Requirement)

- Prior to Phase 2 building (grading) permit issuance, improvement plans for the following shall be submitted to and approved by the Town Engineer:
 - Class I trails along both sides of Brockway Road (connecting SR 267 to the Martis Drive intersection);
 - Class I trail connection between Brockway Road and the Martis Valley Trail, paralleling Hope Court west of SR 267; and
 - Frontage improvements along the entire Phase 2 Parcel consistent with the frontage improvement condition below.

No part of this approval shall be construed as an approval of the preliminary plans.

All aforementioned improvements shall be constructed and complete prior to issuance of any Certificates of Occupancy within Phase 2 of the Soaring Ranch Planned Development.
(Engineering Division Recommendation)

- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. ***(Engineering Division Requirement)***
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. ***(Engineering Division Recommendation)***
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- Since the project disturbs one acre or more or is part of a larger planned development, the project shall comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Quality Control Board. ***(Engineering Division Requirement)***
- Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface or is part of a larger planned development, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in

flows. ***(Engineering Division Requirement)***

- 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)***
- Prior to building (grading) permit issuance, the applicant shall provide a design for the stormwater conveyance, including: modified roadway drainage that is proposed to be culverted; safe release stormwater from Phase 2; and culverted pass through from the Phase 3 property and other areas to the south, to the north side of Soaring Way and ultimately conveyed to the Soaring Way/Truckee Airport Road intersection. It is not clear if the grades within the drainage ditch on the north side of Soaring Way, including any regrading, will be permissible to convey stormwater as proposed. Modifications to preliminary design plans will likely be required prior to permit issuance. In addition, it is highly likely that there are utility conflicts related to grading of the drainage ditch on the north side of Soaring Way east of Aviation Way, which will likely require the project to relocate utilities to accomplish the preliminary design. Any utility relocation required to convey stormwater through the site, across Soaring Way, along the north side of Soaring Way, to the existing invert location at the Soaring Way/Truckee Airport Road intersection is the sole responsibility of the Project. ***(Engineering Division Requirement)***
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, for stormwater conveyance routes through Phases 1, 2, and 3 of Soaring Ranch that are outside of the Soaring Way right-of-way, the applicant is required to dedicate and record drainage easements to the benefit of the other properties for to provide legal ability to convey the stormwater. It is the responsibility of the property owner to maintain all drainage facilities proposed by the Project on the Soaring Ranch properties. ***(Engineering Division Requirement)***
- Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated traffic impact fees for the proposed project are **\$1,001,397.61**. 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)***
- Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of May 1, 2025, based on 23,635 SF of Commercial (42% General Retail, 11% General Office, 38% Restaurant – Sit Down, and 9% Coffee Shop) and 85,309 SF of Multi-Family Residential, the estimated facilities impact

fees for the proposed project are **\$184,824.41**. 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)**

- Prior to building (grading) permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, into drive aisles, or onto adjacent properties/right-of-way. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer. This project will utilize a portion of the Phase 3 property to the south (within 50' of Phase 2 driving surfaces) as its on-site snow storage locations, and shall otherwise be consistent with the following requirements:
 - Show snow storage calculations (50% of impervious driving area), locations, and how snow will be put in those locations.
 - Snow storage locations should be easily accessible (i.e. no curbs)
 - Designed and located to limit night-time noise impacts to nearby residential areas.
 - Snow storage locations must be within 50' of a paved surface and ramping may be permissible by the Town Engineer.
 - 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.
 - Prior to development on the Phase 3 property, the snow storage areas on Phase 3 that are utilized by Phase 1 and 2, will need to be relocated and managed as part of an overall snow management plan.
 - At the Town Engineer's discretion, and likely necessary to accommodate snow from the combination of Phases 1, 2, and 3, a snow off-haul plan may be prepared by the applicant for 50% of the required snow storage on the combined site. Prior to building (grading) permit issuance of Phase 3, the *Operational Snow Off-Haul Plan - Soaring Ranch Phase 1-3* developed in 2022, needs to be updated to reflect the proposed site layout of Phase 2 and subsequent Phase 3. Updated calculations, temporary and permanent snow storage locations, and all other modifications need to be considered and included in the plan. An updated letter from TTAD to JMA, or similar property owner letter, will be necessary to approve an off-site snow storage location. This plan shall be reviewed and approved by the Town Engineer prior to building (grading) permit issuance. **(Engineering Division Requirement)**
- Frontage improvements will be required for the project. On-street parking, trails, and a minimum six-foot-wide clear path of travel/sidewalk will be required along the Soaring Way frontage and in other proximal locations as required in these conditions. A pedestrian connection between the proposed buildings and the public way (sidewalk) will be required to meet California Building Code. Frontage improvements, including landscaping (at-grade, low-lying, hardy/snow storage resistant, with no above-grade planters only), sidewalks, and/or on-street parking may be allowed within the existing 5-foot-wide Snow Storage Easement and Drainage Easement along the Soaring Way frontage. Bulb outs of the proposed sidewalk, curb, and gutter at the driveway locations, extending to the edge of the bike lane along the property frontage, will be required as part of the final design of the

frontage improvements prior to permit issuance. The limits and design of the proposed improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. **(Engineering Division Requirement)**

- Prior to building (grading) permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement (HHMA) for any and all frontage improvements. For on-street parking along the south side of Soaring Way, the applicant will be required to enter into said HHMA (or similar legal agreement) with the Town, which will describe the responsibilities for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the on-street parking improvements. The Town has no plan to build or maintain on-street parking along the property frontage, and while likely utilize the area beyond the edge of the bicycle lanes for roadway snow storage (i.e. within the on-street parking area). The adjacent property owner will be responsible for on-street parking and all frontage improvement maintenance as outlined in the required Hold Harmless and Maintenance Agreement. The allowance for improvements to be constructed in the Town's 5-foot-wide Snow Storage Easement and Drainage Easement will be memorialized in the HHMA. There is a fee associated with the development of the HHMA. **(Engineering Division Requirement)**
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to offer for dedication to the Town a public access easement for any portions of the frontage improvements that are outside of the Soaring Way right-of-way. **(Engineering Division Requirement)**
- Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the applicant is required to dedicate access easements to the benefit of all associated parcels, for all shared routes/drive aisles through Phases 1, 2, and 3 of Soaring Ranch that are outside of the Soaring Way right-of-way. Each Phases' access routes shall be approved by the Truckee Fire Protection District. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance Agreement (or similar legal agreement) with the other phases within Soaring Ranch for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of the shared drive aisle(s) from Soaring Way to the connection point at the Phase 3 parcel. The Agreement will be reviewed and approved by the Town Engineer and Town Attorney, and will be recorded against the property. **(Engineering Division Requirement)**
- Prior to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to

100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

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

- 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)**
- Prior to Certificate of Occupancy, the Joerger Drive waterline and dry utility improvements must be completed to the satisfaction of the Truckee Donner Public Utility (TDPUD). Documentation of acceptance of those utility improvements by the TDPUD must be provided to the Town prior to Certificate of Occupancy. **(Engineering Division Requirement)**
- Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in the adopted Joerger Ranch Environmental Impact Report – Mitigation Monitoring and Reporting Program. **(Engineering Division Requirement)**
- Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts 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 Recommendation)**

From: [Melanie Grebitus](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)
Date: Monday, April 14, 2025 2:36:45 PM
Attachments: [image002.png](#)
[image003.png](#)


Hi Laura, no solid waste comments. The four enclosures look good and should provide enough capacity. I will remind TTSD to take a look at this to ensure their trucks can service these bins.

Thanks!
MG

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Wednesday, April 2, 2025 11:55 AM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Chris Ardis <Chris.Ardis@fire.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; dfaris@tdrpd.org; Erin Brewster <ebrewster@townoftruckee.gov>; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; In1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.gov>; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Grebitus <mgrebitus@townoftruckee.gov>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; office@waste101.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; randy.meyer@libertyutilities.com; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trivera@ttusd.org; Tony Lavezzo <tlavezzo@ttusd.org>; dotp.public.info@dot.ca.gov; D3 Local Development@DOT <d3.local.development@dot.ca.gov>; planning@placer.ca.gov
Subject: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)

Good morning,

Please see the attached project routing for the Soaring Ranch Phase 2 project (Town of Truckee Application #2025-00000016). The applicant is requesting new land use entitlements for the Soaring Ranch Phase 2 project, which was previously approved by the Planning Commission in February 2021. The current project proposes a mixed-use development with 108,944 square feet of floor area in two buildings (a 3,635 square foot, single-story commercial building with nine tenant spaces and a four-story building with 86 multifamily residential units) in the CR (Regional Commercial) zoning district of the Joerger Ranch Specific Area at 10501 Soaring Way (APN 019-620-066).

The application materials are available using the following link:  [2025-00000016 Soaring Ranch Phase 2](#)

If you would like to submit routing comments on this project, please email those by **Wednesday, April 16, 2025.**

Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Steve Kessmann](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)
Date: Monday, April 14, 2025 11:48:11 AM
Attachments: [image004.png](#)
[image001.png](#)

Laura,

Thank you for the opportunity to comment on the Soaring Ranch Phase 2 project. This project is located within the boundaries of the Truckee Fire Protection District (Fire District). The Fire District provides fire prevention, fire suppression, and all risk rescue and emergency medical services within our District boundaries. New developments within our District boundaries are required to meet the following conditions:

1. The Fire District routinely adopts and amends the California Fire Code. New developments are 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 [Plan Review — Truckee Fire Protection District](#). The developer will be responsible for plan review fees for both in house plan reviews as well as third party plan reviews 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. Some typical interpretations include: providing Knox key box access for building control rooms and gates, providing markers, snow removal, and vehicle impact protection for fire hydrants, providing and maintaining pre-fire safety plans for Fire District use and, limiting vertical combustible construction prior to completion of an emergency water supply.
2. 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.**
3. The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required. Any new landscaping will need to comply with defensible space laws as outlined in PRC 4291 and local ordinance. Truckee Fire is not responsible for marking vegetation for removal or reviewing your landscape architecture plan to meet these requirements. This is the responsibility of the developer.
4. Inspections can be scheduled at [Inspections — Truckee Fire Protection District](#)

5. Sprinkler plans can be submitted as a deferred submittal to EFS [Engineered Fire Systems, Inc.](#)
6. The development is located inside the Town of Truckee's boundaries which have been identified as a very high fire hazard severity zone. As such Title 14 requirements apply and would have additional requirements.
8. Emergency Water: please develop calculations and ensure the availability of adequate fire protection water and pressure. At a recently constructed project nearby this activity was not properly done in preliminary stages and resulted in an expensive change late project delivery. This verification should be made with the local water purveyor Truckee Donner PUD. The calculation should be based on appendix B of the fire code and fire hydrant layout should be based on appendix C of the fire code. Fire sprinkler design will be based in NFPA 13. The Truckee Fire Protection District will need to approve the locations of the fire department connections and fire hydrants.

[Ordinance+01-2022.pdf \(squarespace.com\)](#)

[CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2022 California Fire Code, Title 24, Part 9 | ICC Digital Codes \(iccsafe.org\)](#)

[2-2012+Defensible+Space+Ordinance.pdf \(squarespace.com\)](#)

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=4291.&lawCode=PRC

AB 3074 - https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB3074

[Fire Mitigation Fees — Truckee Fire Protection District](#)

[Plan Review — Truckee Fire Protection District](#)

Steve Kessmann

Fire Marshal

Truckee Fire Protection District

Office (530)-582-7855

From: Laura Dabe <ldabe@townoftruckee.gov>

Sent: Wednesday, April 2, 2025 11:55 AM


To: Laura Dabe <ldabe@townoftruckee.gov>

Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Chris Ardis <Chris.Ardis@fire.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; dfaris@tdrpd.org; Erin Brewster <ebrewster@townoftruckee.gov>; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.gov>; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.k.ilgore@libertyutilities.com>; Melanie Grebitus <mgrebitus@townoftruckee.gov>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; office@waste101.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; randy.meyer@libertyutilities.com; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessmann <stevekessmann@truckeefire.org>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trivera@ttusd.org; Tony Lavezzo <tlavezzo@ttusd.org>; dotp.public.info@dot.ca.gov; D3 Local Development@DOT <d3.local.development@dot.ca.gov>; planning@placer.ca.gov

Subject: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)

Good morning,

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Please let me know if you have any questions or would like additional information on this project.

Thank you,

■



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

General Manager

Brian C. Wright

**Executive
Leadership Team**

Scott Crow

IT Director/CIO

*Assistant General
Manager*

Chad J. Reed

Water Utility Director

Jared Carpenter

*Director of Electric
Power Supply*

Mike Swanson

*Director of Electric
Engineering and
Operations*

Steven Poncelet

*PIO & Strategic Affairs
Director*

Michael Salmon

Chief Financial Officer

Jillian Steward

*Director of Human
Resources and
Risk Management*

Martina Rochefort

*District Clerk/
Executive Assistant*

Board of Directors

Christa Finn

Tony Laliotis

Jeff Bender

Courtney Murrell

Steve Randall

May 27, 2025

Laura Dabe

Associate Planner

Town of Truckee

10183 Truckee Airport Road

Truckee, California 96161

Subject: APN 019-620-066, Soaring Ranch Phase 2 the proposed Development Permit Amendment, Planned Development amendment, and Zoning clearance (Application 2025-00000016)

Dear Ms. Dabe:

Truckee Donner Public Utility District has reviewed the Project Routing Request for the subject project. The District and the District's Water & Electric Departments have the following comments:

The District has a no "will-serve" agreement in place for this project. While our department responses to this Development Permit Amendment, Planned Development Amendment, and Zoning clearance have been included, it is important to note that the District will not serve electric or water service until such time as the project known as "Soaring Ranch off-sites" is completed.

The Water Department has the following comments for Soaring Ranch Phase 2 proposed Development Permit Amendment, Planned Development amendment, and Zoning clearance:

1. The Water Department has no comment on the proposed Development Permit amendment
2. The Water Department has no comment on the proposed Planned Development amendment.
3. The Water Department has no comment on the proposed Zoning Clearance Development Permit amendment.
4. The project will be subject to the requirements of AB 1881.
5. California SB 7 requires the installation of individual water meters for each unit in new multi-family residential structures beginning on January 1, 2018. It is suggested that the owner/developer contact the District to discuss how this requirement would apply to the proposed project.
6. The preliminary utility plan shows one new fire hydrant located near the southeastern end of Building D. It is suggested that the owner/developer

General Manager

Brian C. Wright

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Leadership Team**

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contact the Truckee Fire Protection District to determine if additional on-site fire hydrants will be required.

7. The preliminary utility plan shows a new water main located close to the southeastern end of Building D. There is also a proposed row of jeffrey pine trees to be planted along the curb line in this area. The District is concerned about access to this pipe and further discussion of the route of this pipe will be necessary.
8. The preliminary utility plan shows two pipe stubs to the southwest intended for future connection. The most recent site plan for Soaring Ranch Phase 3 submitted to the District is dated October 27, 2021. The location of these piping stubs does not correspond to the site layout from 2021. Coordination of the site piping for phases 2 and 3 will be necessary when the project moves into detailed design.
9. Further discussion with the owner/developer regarding the water metering methodology for Building D will be necessary.
10. Based on the information provided, it is assumed that Building E will consist entirely of rental units under single ownership. It is assumed that there will be a single water meter serving the structure.
11. The developer will be required to enter into a development agreement with the District and fulfill the requirements thereof regarding construction of the necessary water system infrastructure.

The Electric Department has the following comments with the proposed Development Permit Amendment, Planned Development amendment, and Zoning clearance.

1. The Owner/Developer will be required to comply with District rules and regulations for the proposed project. An agreement for the modification of facilities will be necessary. The detailed scope of work and the associated costs will be determined based on the District's review of the completed development application and supporting documentation.

If you have any questions, or require further information, please contact me at 530-582-3944 or ninak@TDPUD.org.

Sincerely,

Nina Krommenhoek

Nina Krommenhoek

Contract Administrator

BOARD OF DIRECTORS

Jerry Gilmore
Catherine Hansford
Michael R. Salmon
Brian Kent Smart
Marcus Waters, DC

SANNA SCHLOSSER, FE, PMP
General Manager



April 8, 2025

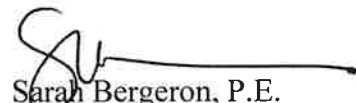
Town of Truckee Planning Division
Adam Petersen, Senior Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Soaring Ranch Phase 2, 2025-00000016
APN: 019-620-066

The Truckee Sanitary District (District) has reviewed the above-mentioned project routing and has the following comment:

- TSD requires this project to go through Plan Check and provide improvement plans for review that meet TSD Code Ordinance 1-2021 Standards.

Sincerely,



Sarah Bergeron, P.E.
District Engineer

From: [Sven Leff](#)
To: [Laura Dabe](#)
Cc: [Teresa McNamara](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)
Date: Tuesday, April 8, 2025 2:53:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Prior to any building or grading permit issuance, the applicant shall pay all AB1600 Mitigation Fees and Quimby Act Fees for all approved residential units as required by the Truckee-Donner Recreation and Park District. The fees shall be based upon the most recent fee or fee schedule that was adopted by the Town Council and which is in effect at the time payment is made.


In service and play,
Sven

Sven Leff, CPRE
General Manager
Truckee-Donner Recreation & Park District
Office: (530) 550-4444

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Wednesday, April 2, 2025 11:55 AM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Chris Ardis <Chris.Ardis@fire.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; David Faris <dfaris@tdrpd.org>; Erin Brewster <ebrewster@townoftruckee.gov>; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; In1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.gov>; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Grebitus <mgrebitus@townoftruckee.gov>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; office@waste101.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; randy.meyer@libertyutilities.com; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; Sven Leff <sven@tdrpd.org>; Teresa McNamara <teresadmac@tdrpd.org>; trivera@ttusd.org; Tony Lavezzo <tlavezzo@ttusd.org>; dotp.public.info@dot.ca.gov; D3 Local Development@DOT <d3.local.development@dot.ca.gov>; planning@placer.ca.gov
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Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Gross, Morgan@DOT](mailto:Gross.Morgan@DOT) on behalf of [D3 Local Development@DOT](mailto:D3.Local.Development@DOT)
To: [Laura Dabe](mailto:Laura.Dabe)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000016 (Soaring Ranch Phase 2)
Date: Tuesday, April 15, 2025 8:01:52 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning,

Thank you for including the California Department of Transportation (Caltrans) in the review process of the proposed Soaring Ranch Phase 2. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this project as we would appreciate the opportunity to review and comment on any changes related to this project.

Should you have questions regarding these comments or require additional information, please contact me by phone (530) 720-2778 or via email at D3.local.development@dot.ca.gov.

Thank you!

Morgan Gross

Transportation Planner | Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
Caltrans, District 3
Phone: (530) 720-2778
Email: morgan.gross@dot.ca.gov

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Sent: Wednesday, April 2, 2025 11:55 AM
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EXTERNAL EMAIL. Links/attachments may not be safe.

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