



DATE: July 25, 2023

TO: Laura Dabe, Associate Planner

FROM: Scott Mathot, Senior Engineer

SUBJECT: Engineering Division Comments for Application 2023-015/MM-AMD-ZC (11118 Trails End Contractor's Yard) located at 11118 Trails End Road on APN 019-920-006

The Engineering Division has reviewed the 11118 Trails End Contractors Yard Application and has the following proposed comments and standard conditions (likely to change with additional information):

Engineering comments for consideration by applicant. Additional comments may result with additional information provided by the applicant.

Driving/Maneuvering/Material Storage Surfaces

1. All surfaces shall be paved with an all-weather surface (asphalt concrete, pavers, Portland cement concrete, or approved equal) where equipment and/or materials will be driven on or stored. It appears that the site is proposed as "Asphalt Grindings," which is not an approved all-weather surface due to its tendency to migrate sediment away from the original area over time. Please revise the design with approved material. If not already accounted for, additional snow storage will be required with the additional all-weather surface area.
2. Please show paving grades at regular intervals across the site. As currently shown, it is not apparent how all the stormwater will make its way from the entire paved area into the single drop inlet. Additional conveyance or treatment measures will likely be required to satisfy the Town's stormwater treatment requirements.

Stormwater

3. Stormwater calculations are required to show that the stormwater infiltration gallery and any other stormwater treatment facilities are designed to accommodate the appropriate design storm. The calculations provided utilize a design storm of 0.7 inches, when the current standard is 1.1 inches. In addition, the capacity calculations do not appear to take into account the voids (typically 0.4) of the 1-1/2" drain rock within the infiltration gallery. Please update stormwater calculations to address both the current design storm and voids within the gallery. This may require additional treatment BMPs to be proposed on-site.
4. Please show driveway infiltration trenches (or similar BMP) along the edges of the paved area, with an approved conveyance measure (i.e. perforated pipe or similar), to ensure all stormwater

terminates into the infiltration gallery or other approved BMP. Specifically, near the 36" and 34" pine trees where the grade of the paved yard directs flow into that area with no treatment BMPs proposed.

Trail

5. Please show the extents of the pedestrian access easement for the trail on the southeast side of the property. The entirety of the trail shall be located within the existing, or a proposed, public pedestrian access easement.
6. A portion of the existing trail appears to be surfaced with asphalt grindings. The entirety of the trail section within the subject property will need to be paved with 2" asphalt concrete on 4" base course as part of the proposed project. Stormwater treatment, typically a driveway infiltration trench detail, will be required along the low side of the paved trail.

Proposed Engineering Division Conditions of Approval. Additional conditions will likely result with additional information provided by the applicant.

1. Prior to building (grading) permit issuance, the project proponents shall be required to prepare and deliver two sets of improvement plans to the project planner at 1"=20', 1"=30', or 1"=40' on 24"x36" plan sheets 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 and 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 the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. The plans at a minimum shall incorporate proposed grades, drainage, driveway design and erosion control and incorporate cost estimates for all work to be performed. Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

5% of valuation from \$0 to \$50,000

3% of valuation from \$50,000 to \$250,000

1% of valuation above \$250,000

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

6% of valuation from \$0 to \$50,000

4% of valuation from \$50,000 to \$250,000

1.5% of valuation above \$250,000

(Engineering Division)

2. Prior to 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)

3. Prior to building (grading) permit issuance, the applicant shall provide a stormwater quality plan, per the requirements of the Town of Truckee and Lahontan Regional Water Quality Control Board, for review and approval that shows on-site treatment of the 85th percentile, 24-hour storm and implementation of hydromodification management (post-project runoff shall not exceed estimated pre-project flow rate for the 2-year 24-hour storm). The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. **(Engineering Division)**
4. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review, approval and recordation for the maintenance of all permanent and treatment control BMPs installed by the project. Such BMPs shall be used only for the intended purposes of the BMP and include, but are not limited to, infiltration galleries, drop/drain inlets, basins, gutters, channels, etc. The applicant 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)**
5. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should not encroach into drainage easements or be located where stormwater treatment occurs. Alternative methods for snow storage may be utilized, such as a snow off haul plan to an approved location and/or hydronic heating if approved by the Town Engineer. Provide snow storage as close to the source as possible. **(Engineering Division)**
6. The protection of loose piles of clay, debris, sand, silt, soil, or other earthen material is required during periods of precipitation or runoff with nonwoven filter fabric fence, temporary gravel and/or earthen or sand bag dikes. **(Engineering Division)**
7. Adequate temporary erosion control measures shall be installed prior to adverse weather conditions. Loose soil piles shall be tackified or covered with material that minimizes migration of the stockpile of loose clay, debris, sand, silt, soil, or other earthen material. Tarps are not recommended but may be used for the building season (May 1 – October 15) or in an emergency. A tackifier is a bonding or adhesive agent, which when applied to loose soil piles works to minimize soil erosion and migration. **(Engineering Division)**
8. Earthen materials shall not be placed in the surface water drainage courses, or in a location to allow the discharge of earthen materials to any surface water drainage course. **(Engineering Division)**
9. Prior to grading permit issuance, all outdoor storage areas where vehicle maneuvering, parking, and storage will occur are required to be designed as a paved surface (minimum 2-inch asphalt concrete on 4-inch aggregate base, recommended 3"/6", or approved equal) with appropriately sized and designed permanent BMPs. **(Engineering Division)**

Laura Dabe

From: Mike Ross
Sent: Tuesday, June 27, 2023 1:31 PM
To: Laura Dabe
Subject: RE: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

No comments form Building.

From: Laura Dabe <LDabe@townoftruckee.com>
Sent: Monday, June 26, 2023 5:09 PM
To: Laura Dabe <LDabe@townoftruckee.com>
Cc: Planning Division <PlanningDivision@townoftruckee.com>
Subject: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

Good afternoon,

Attached is a project routing for 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023). The applicant is requesting modifications to the previous approvals for Lot 5 of Pioneer Commerce Center Phase 3 in order to permit a permanent outdoor construction contractor's yard on the property.

The application files are available using the following Dropbox link:
<https://www.dropbox.com/scl/fo/o5kwkatfb7996hy3vmief/h?dl=0&rlkey=dkyh3tzh4d7xrk072x6iptlf6>

If you would like to submit comments on this project, please email those to me by **Tuesday, July 11, 2023.**

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

Thanks,

Laura Dabe, AICP
Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161
(530) 582-2937
LDabe@townoftruckee.com

From: [Juana Olivares](#)
To: [Laura Dabe](#)
Cc: [Planning Division](#)
Subject: RE: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)
Date: Thursday, July 6, 2023 1:19:05 PM

Good afternoon,

Service address is outside of Liberty service territory.

Thank you,

Juana Olivares | Liberty Utilities (California) | Associate Planner
P: | C: 530-414-8619 | E: Juana.Olivares@libertyutilities.com

From: Laura Dabe <LDabe@townoftruckee.com>
Sent: Monday, June 26, 2023 5:09 PM
To: Laura Dabe <LDabe@townoftruckee.com>
Cc: Planning Division <PlanningDivision@townoftruckee.com>
Subject: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

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Thanks,

Laura Dabe, AICP
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Truckee, CA 96161
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LDabe@townoftruckee.com



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY ENVIRONMENTAL HEALTH DEPARTMENT

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 x3 FAX (530) 265-9853 www.mynevadacounty.com

Date: June 28, 2023

TO: Laura Dabe, Associate Planner, Town of Truckee Planning Department

FROM: Trinity Proctor, Sr CDA Technician, County of Nevada Department of Environmental Health

RE: 2023-00000023 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance

PROJECT DESCRIPTION:

The Planning Division has received an application requesting modifications to the previous approvals for Lot 5 of the Pioneer Commerce Phase 3 Subdivision. A Tentative Map and Planned Development for Phase 3 was approved by the Planning Commission on February 9, 2005, which included restrictions on Lots 4-9 to address the location of the lots within the I-80 Scenic Corridor (including establishing height and setback standards, requiring Planning Commission review for all future development projects, and prohibiting outdoor retail, storage and activity areas). On October 20, 2005, the Phase 3 map was recorded (PM 19 175) with the restrictions on Lots 4-9. A temporary construction contractor's yard on the site was approved by the Planning Commission in September 2010 (Town of Truckee Application #09-035), which included fencing, landscaping and grading. This temporary approval has since expired and the applicant is requesting approvals to establish a permanent use on the property, including the following: **1) Recorded Map Modification** to modify the notes on Lot 5 of the recorded Pioneer Commerce Phase 3 Subdivision Parcel Map (PM 19 175); **2) Project Amendment** to remove the restriction on outdoor uses on Lot 5 in the Pioneer Commerce Center Planned Development amended on May 21, 2019 (Application #2019-0000050, Commission Resolution 2019-10); and **3) Zoning Clearance** to establish a permanent outdoor construction contractor's yard on the property.

BACKGROUND: This Department understands the project is served by a public water and public sewer.

Conditions of Approval:

This Department has no objection to the approval of the referenced project, subject to the following conditions and comments:

Prior to building permit issuance:

Prior to building permit issuance of any underground fuel storage tanks, bulk hazardous material storage facilities or any hazardous waste generators, the applicant shall submit plans and permit applications to the Nevada County Department of Environmental Health. Submitted plans shall be in accordance with the California Health and Safety Code Chapters 6.5 through 6.95 and the related State and County regulations as applicable.

Applicants that qualify for these types of permits are strongly advised to contact Environmental Health early in the project design.

Prior to occupancy:

Any underground fuel storage tanks, bulk hazardous material storage facilities or any hazardous waste generators, shall secure an annual certificate of operation (Health Permit) as applicable. The applicant and/or facility operator shall apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), Certified Unified Program Agency (CUPA) and shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.



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AGM*

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District Clerk

Chad J. Reed
Water Utility Director

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*PIO & Strategic Affairs
Director*

Scott Crow
IT Director/CIO

Michael Salmon
Chief Financial Officer

Board of Directors

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July 10, 2023

Laura Dabe
Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, California 96161

Subject: APN 019-920-006 1118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Application 2023-00000015/MM-AMD-ZC)

Dear Ms. Dabe:

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

The Electric Department has no comments on the proposed map modification and zoning clearance.

The Water Department has the following comments on the proposed project:

- The Water Department has no objection to the proposed recorded map modification.
- The Water Department has no objection to the proposed project amendment.
- The Water Department has no objection to the proposed zoning clearance.

If you have any questions, or require further information, please contact me at 530-582-3915 or sarahkraker@TDPUD.org.

Sincerely,

Sarah Kraker

Sarah Kraker
Records/Administration Technician

From: [Steve Kessmann](#)
To: [Bill Quesnel](#); [Laura Dabe](#)
Subject: RE: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)
Date: Wednesday, June 28, 2023 9:11:38 AM

Laura,

If fixed fuel storage is a thing, then NFPA 30 and CFC chapter 57 would be in play as well as PRC 4291 for defensible space around the tanks.

[CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS, 2022 California Fire Code, Title 24, Part 9 with Jan 2023 Errata | ICC Digital Codes \(iccsafe.org\)](#)

Steve Kessmann
Battalion Chief/Fire Marshal
Truckee Fire Protection District
Office (530)-582-7855

From: Bill Quesnel <bquesnel@litol.com>
Sent: Wednesday, June 28, 2023 7:08 AM
To: 'Laura Dabe' <LDabe@townoftruckee.com>
Cc: Steve Kessmann <stevekessmann@truckeefire.org>
Subject: RE: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

Laura:

Turns out there is a 500 gallon double walled diesel tank on the property; it is supposed to be removed by the end of this week.

Going forward I think it's likely there will be some vehicle mounted fuel storage to support the companies using the yard but the total capacity should be limited to less than 500 gallons.

Language like Guzman's seems reasonable:

All fuel storage to be truck (mobile) mounted. The maximum individual tank size shall not exceed 110 gallons and the total combined volume of fuel stored at the site shall not exceed 400 gallons.

Bill

From: Laura Dabe <LDabe@townoftruckee.com>
Sent: Tuesday, June 27, 2023 1:27 PM

To: bquesnel@litol.com

Subject: FW: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

Hi Bill,

Please see the routing comment below from Truckee Fire. Can you let me know if there are any existing or proposed onsite fuel storage tanks as part of the contractor's yard?

Thanks,
Laura

From: Steve Kessmann <stevekessmann@truckeefire.org>

Sent: Tuesday, June 27, 2023 11:14 AM

To: Laura Dabe <LDabe@townoftruckee.com>

Subject: RE: Project Routing: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance (Town of Truckee Application #2023-00000023)

Laura,

The Fire Department does not have an issue with the change in permit for outdoor use. We would have reservations and additional conditions if there were any onsite fuel storage tanks associated with the use of the property.

Steve Kessmann
Battalion Chief/Fire Marshal
Truckee Fire Protection District
Office (530)-582-7855

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BLAKE R. TRESAN, P.E.
General Manager
Chief Engineer

July 6, 2023

Town of Truckee Planning Division
Laura Dabe, Associate Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance
2023-00000015/MM-AMD-ZC
APN: 019-920-006

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project, and has no objections to the 11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance.

Sincerely,

Raymond Brown, P.E.
Assistant General Manager/District Engineer