



DATE: July 23, 2024
TO: Chantal Birnberg, Associate Planner
FROM: Scott Mathot, Senior Engineer
SUBJECT: Engineering Division Conditions of Approval for Application 2021-060/DP
(Silver Creek Estates) located on APN 019-820-001-000

The Engineering Division has reviewed the subject application and has the following proposed conditions.

Proposed Engineering Division Conditions of Approval

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

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

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

- 5% of valuation from \$0 to \$50,000
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- 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
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(Engineering Division Requirement)

2. 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)***
3. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. ***(Engineering Division Requirement)***
4. If the project disturbs one acre or more or is part of a larger planned development, the project shall also comply with 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)***
5. Hydromodification Requirement: If the project creates or replaces one acre or more of impervious surface, post-project storm water flows shall equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed by the applicant and approved by the Town Engineer to provide for the increase in flows. ***(Engineering Division Requirement)***
6. 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)***
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Sheet and assumed 50% of SF for buildings with garages below), the estimated traffic impact fees for the proposed project are **\$97,398**. The actual traffic impact fees will be based upon the development square footage proposed and current fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. **(Engineering Division Requirement)**

8. Prior to building (grading) permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of February 24, 2024, based on 27,055 SF of Multi-Family Residential (calculation utilized "Building Summary" on Cover Sheet and assumed 50% of SF for buildings with garages below), the estimated facilities impact fees for the proposed project are **\$44,911.30**. The actual facilities impact fees will be based upon the development square footage proposed and the current fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division Requirement)**
9. 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. **(Engineering Division Recommendation)**
10. Prior to building (grading) permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs). 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 land use entitlement and building permit issuance. **(Engineering Division Requirement)**
11. Frontage improvements will be required for the project. The project shall ensure that the existing paved trail along the frontage of the property remains a minimum of six feet wide at the conclusion of the project. If any portion of the trail is damaged or is less than six feet wide, as determined by the Town Engineer, the project proponent will be responsible for constructing/reconstructing the trail to six feet wide and to the satisfaction of the Town Engineer. A pedestrian connection between the proposed buildings and the public way (paved trail) will be required. 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 permit issuance. **(Engineering Division Requirement)**
12. 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)**
13. 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 Winter Creek Loop right-of-way. **(Engineering Division Requirement)**

14. Prior to building (grading) permit issuance, the applicant will be required to demonstrate legal access to the property to the satisfaction of the Town Attorney for utilization of the Wintercreek roadways, specifically direct access from the project site to Brockway Road via Wintercreek Loop as a minimum. Legal access may be demonstrated by a final judgement of a court establishing access rights, with a recorded agreement with the Wintercreek Homeowners' Association addressing access rights, or alternative documentation otherwise accepted by the Town Attorney. The legal access demonstration shall address maintenance responsibilities for the roadways within Winter Creek that Silver Creek needs for access to its property. **(Engineering Division and Town Attorney Requirement)**
15. 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)**
16. 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)
17. 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)**
18. 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 final Winter Creek Subdivision Initial Study/Mitigate Negative Declaration (or more recent Environmental Document). **(Engineering Division Requirement)**
19. Prior to certificate of occupancy, the applicant shall provide 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)***

Letter to Town of Truckee Planning Commission – July 19, 2024
Silver Creek Estates Comments
Application 2021-00000060/DP
From Winter Creek Owners Association – Board President Michelle Kositch

As the President of the Winter Creek Owners Association, I am submitting 7-items on behalf of the Board of Directors, with our objections and concerns on the Project Routing Request for Silver Creek Estates TTT 2021-00000060/DP dated July 5, 2024. Our objections are outlined below with our request to resolve:

1. **Private roads verse Public Roads:** The Town of Truckee has stated Winter Creek roads are “publicly owned but privately maintained,” but we have documentation that demonstrates they are “private roads and privately maintained.” We believe the Town of Truckee cannot put the Condition of Approval #27 as a requirement for approving a building permit until this is resolved.

We have secured from Placer Title, the Condition of Title Guarantee for Parcel B, showing Winter Creek has private roads. The guarantee shows the sale of Parcel B does not include any property beyond the lines of the area described or referred to in Schedule A of the document, nor any rights, title, interest estate or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways. In addition, we the Title documentation showing Winter Creek has “private roads” and finally the Town of Truckee website also shows Winter Creek roads as “private roads.” We will provide documentation to the Town of Truckee.

We believe, a 40-unit apartment building will add over 80 vehicles to the roadways, and we believe we will experience cut through traffic at unsafe speeds through the Winter Creek Development. The revised design of Silver Creek Estates does not address our concerns for increased traffic and cut through traffic in Winter Creek on the following roads: Winter Creek Loop, Sara Bear, Colton Creek and Justin Creek Road.

We are seeking:

- a) The Town of Truckee delay issuing a building permit for Silver Creek Estates until the topic of private roads vs public roads are finalized.
 - b) A design plan that does not allow Silver Creek residents to redirect and drive on the private roads within Winter Creek. Suggestions include:
 - Silver Creek Estates to fund and install electronic gates to prevent access to the Winter Creek roads starting at the intersection of the new development and WC Loop.
 - The Town of Truckee allow electronic gates to be installed in the Winter Creek development.
2. **Joint Use Agreement:** Until the topic of Public Roads verse Private Roads is finalized, we have not addressed a joint use agreement. If the time comes that a joint use agreement is required with Silver Creek, we want the Condition of Approval to address:
 - a. The Developer to provide a construction bond to account for any damage to the roads or other Association property that is caused by the construction project.
 - b. Pre and Post construction surveys to be conducted to determine any such damage, at Developers expense.

- c. A parking plan for construction workers – on site of Parcel B or otherwise?
 - d. Implement a safety plan to protect the existing mailboxes located on the Association property and adjacent to Parcel B. Need to insure mailboxes are open for use.
 - e. Confirm the bike path / walkway will remain open and appropriately flagged to keep riders and walkers safe.
 - f. Schedule for cleaning Winter Creek roads to remove construction debris and dirt during the project.
 - g. Confirmation of construction hours and noise/dust mitigation measures.
 - h. Remove the burden of financial collections from Winter Creek Owners Association on potential joint use fee's Silver Creek Estates owes Winter Creek. The Town of Truckee should collaborate with Winter Creek and Silver Creek on this topic.
 - i. Address how the obligation to pay the cost sharing amounts will be secured, and Winter Creek's remedies in the event of a default. At a minimum there should be lien rights, as well as a bond or letter of credit for at least six months of dues.
3. **Fire Safety:** We live in a high fire zone and the redesign of Silver Creek Estates concerns the HOA around fire access and fire response. With the addition of two 3-story buildings we are concerned about the ability for Truckee Fire to get adequate fire trucks and ladder-trucks into the narrow streets of Silver Creek. Is the Town of Truckee altering their ordinances for the type of fire equipment coming into Silver Creek? We recognize, the concern for fire safety resides with the Truckee Fire Department, but we want to highlight our concerns.

We are seeking:

- a) A comprehensive plan that addresses Fire Equipment access supporting a development with 3 story buildings.
- b) The Town of Truckee not to override the ordinance requiring use of ladder-trucks for 3+ story buildings.
- c) **Parking Safety / Parking Enforcement:** The redesign plan for Silver Creek Estates does not change the issue around lack of parking within Silver Creek. Winter Creek has zero ability to enforce Silver Creek residents from parking on our private roads. Our CC&R's do not allow any parking on the street, yet we anticipate Silver Creek residents spilling over to our neighborhood. What will the Town of Truckee do for Winter Creek on this topic? The police will not ticket. We are unable to contract with a private tow contractor as it would require Winter Creek to pay in advance the fee to tow and require, we do our own collections on the fees we pay to tow. In addition, based on the feedback from the 3 tow companies servicing Truckee, we open ourselves to Civil Suit if we tow vehicles.

In addition, the parking plan does now address the loss of parking slots during the snow season. Snow Removal Operators are telling us Silver Creek can anticipate the loss of 2 – 4 parking spots for every 10 slots during snowfall season. This calculation is not addressed in the redesign.

We are seeking:

- a) The Town of Truckee to develop a Municipal code that would allow Truckee Police to come into Winter Creek to issue tickets for parking on our roads.

- b) The Town of Truckee Traffic Engineer to designate a “no stopping or parking zone” on portions of Winter Creek Loop that can be painted with red curb to prevent vehicles from parking.
- c) A snow removal plan that articulates how they will compensate for loss of parking slots; and a plan showing how snow equipment will stay off the Winter Creek Roads and blocking our residents with equipment during removal services.
- d) A Condition of Approval for a parking overflow plan and corrective action plan that addresses parking done on the Winter Creek streets. We are seeking a plan that puts the burden on parking enforcement and associated costs onto the owners of Silver Creek. We are requesting a comprehensive plan on how they will manage and enforce “no parking” on our streets including towing to remove this burden from the Winter Creek Owners Association.

d) Snow Storage and Off-Hauling Issues:

- a) Safety issues for Winter Creek Residents due to off-hauling requirements.** The design of Silver Creek does not provide adequate snow storage and requires off-hauling services which we believe will create an unsafe ingress / egress for Winter Creek residents.

In a normal snow year, Winter Creek has snow stacked in front of the homes on an easement that builds 8'- 10' high, and our roads are reduced to 1-lane during winter months which creates blind spots. It is foreseeable, the traffic view will be obstructed for the ingress/ egress of Silver Creek. It is also foreseeable; Silver Creek will have their off-haul equipment blocking the Winter Creek Loop roadway creating an unsafe situation.

We are seeking a Condition of Approval that removes the risks with traffic view. Suggestions include:

- i. The Owner of Silver Creek fund electronic gate installation so traffic is stopped at the intersection of Winter Creek Loop and the Silver Creek entry.

b) Seeking an off-hauling plan which addresses the delayed nature of off-hauling snow in Truckee and the cost associated:

Off-hauling is a delayed service, which means, on average, Silver Creek will not off-haul their snow for approximately two-days after a big storm. The estimated 2-day delay to off-haul happens because snow operators, who plow roads, also function as the operators to off-haul snow and both cannot be done at the same time or day. The priority for road snow operators is always on opening roads first which then the secondary priority is to perform off-hauling snow removal services.

The off-haul process requires a series of trucks to be staged to accept the excess snow. There is not adequate space within Silver Creek for the staging of off-hauling so we anticipate the equipment to be on Winter Creek Roads which will block the ingress/egress of Winter Creek Loop.

The revised design for Silver Creek outlines 3320 sf off-hauling services. The process and cost to the owner are estimated to be \$3700 for every 1" of snowfall. The following calculations are provided to help drive awareness to the Silver Creek owner:

Equate 3320 sf of snow to off-haul:

- 1' of snowfall = 1 cubic feet of snow (1'x1'x1')
- A super dumper (truck) holds 25 cubic yards of snow.
- 1 cubic yard is 3'x3'x3' of snow which equals 27 cubic feet.
- If they off-haul 3320 SF divided by 27 cubic feet = 122.96 cubic yards
- 122.96 cubic yards divided by 27 cubic yards = 4.55 super dumper loads per 1" snowfall

Costs to off-haul:

- Super dumper (truck) holds 25 cubic yards of snow.
- \$190 per hour for a loader
- \$150 per hour for rental of a super dumper
- \$400 per hour for a blower staged at the storage site.
- $\$190 + \$150 + \$400 = \$740 \times 5 \text{ trucks} = \$3,700$ to off-haul 1' of snowfall.
- \$3800 for annual permit fee to off-haul snow at the Town of Truckee authorized location.
- If there is no room, then there is an additional dump fees to off-haul to the dump.
- Cost to off-haul is only done on a T&M basis.

We are seeking:

- a) The Town of Truckee to add a condition of approval stating the owner must provide a comprehensive off-hauling plan that addresses keeping the snow storage off the Winter Creek roads.
- b) To drive awareness to the owner of Silver Creek on the costs to off-haul snow.
- c) A comprehensive plan on how Silver Creek will deal with the snow given a 2-day off-haul delay?

6. Safety Issues crossing Brockway for foot traffic going to the park: Winter Creek Owners Association has a health and safety concern about the crossing of a major road from Winter Creek Loop over Brockway to get to the park, rodeo, farmers market, River Walk and play structure. With the increase of residents from Silver Creek the Town must address this unsafe crossing section. In non-winter months the crossing is already scary at best and unsafe, but then when you add snow which is piled on the side of Brockway, we have a blind intersection.

We are seeking a resolution to address this known safety issue in Truckee.

7. Seeking Silver Creek to have local management: Without having CC&R's, Silver Creek does not have the tools to force renter compliance especially when it comes to topics like parking, trash, disturbances, using garages for storage verse car parking; smoking and loitering on the premises, open fires and BBQ's, repairing vehicles / abandoned vehicles etc... Rentals can have a set of rules in their contract, but the mechanism for enforcement is weak and at best, the only tool an owner has is to evict the resident which can take up to 6-months.

We are seeking a Condition of Approval that requires the Silver Creek owner to have local management to address and enforce the renters rules.

BOARD OF DIRECTORS

Dennis E. Anderson
Jerry Gilmore
Catherine Hansford
Brian Kent Smart
Marcus Waters, DC

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



July 10, 2024

Town of Truckee Planning Division
Chantal Birnberg, Associate Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Silver Creek Estates, 2021-00000060/DP
APN: 019-820-001

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

- The existing lateral serving Buildings 5, 4 & 3 is 4". The lateral is required to be upsized to 6" to accommodate the project.
- Install a two-way cleanout at connection to existing 6" lateral serving Building 8, 7, 6, 2, & 1.

Sincerely,

Sarah Bergeron, P.E.
District Engineer



DATE: February 23, 2024

TO: Chantal Birnberg, Associate Planner

FROM: Scott Mathot, Senior Engineer

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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 Winter Creek Loop right-of-way. **(Engineering Division Requirement)**

14. Prior to building (grading) permit issuance, the applicant will be required to enter into a Roadway Maintenance agreement with the Winter Creek Owners' Association for both short-term (i.e. snow removal, sweeping, and drainage facility maintenance) and long-term maintenance/replacement of Winter Creek Loop from Brockway Road through the Winter Creek Loop/Winter Creek Loop intersection where the project driveway is proposed to connect. If an agreement cannot be reached with the Winter Creek Owners' Association for maintenance of the roadway section, the project proponent may choose to identify itself as the sole responsible member of the agreement for maintenance of the roadway as described above. The Roadway Maintenance agreement will be reviewed and approved by the Town Engineer, and will be recorded against the property. **(Engineering Division Requirement)**
15. 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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“Cost of remaining improvements” includes construction management costs. The limits of the remaining improvements will be reviewed and approved by the Town Engineer.
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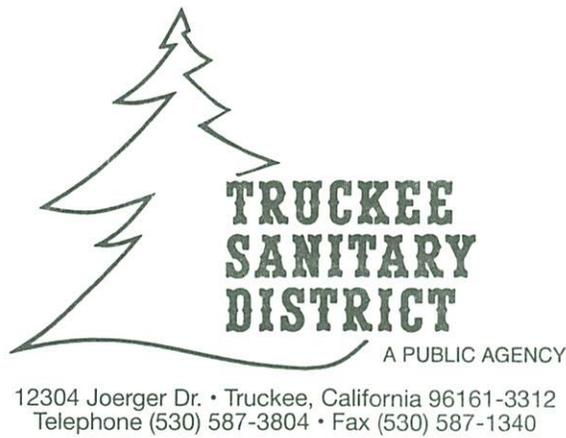
1. AutoCAD 2018 (or older) format *.dwg CAD files to generate all final drawings and maps, with any associated images as geo-referenced 8-bit PC format TIFF files, with coordinate system defined.
2. ArcGIS-compatible shapefiles or coverages, with images as geo-referenced 8-bit PC format TIFF files, and 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)**

BOARD OF DIRECTORS

Dennis E. Anderson
Jerry Gilmore
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Nelson Van Gundy
Marcus Waters, DC

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



February 6, 2024

Town of Truckee Planning Division
Chantal Birnberg, Associate Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Silver Creek Estates
APN: 019-820-001

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

- Sewer Lateral from proposed manhole S3 will be required to upsize to 6". TSD will provide 6" wye at sewer main.

Sincerely,

Sarah Bergeron, P.E.
Senior Engineer

From: [Mike Ross](#)
To: [Chantal Birnberg](#)
Subject: RE: PROJECT ROUTING: Silver Creek Estates TOT# 2021-00000060/DP (Development Permit); No Address Assigned (APN 019-820-001-000)
Date: Friday, February 2, 2024 11:07:11 AM
Attachments: [image004.png](#)
[image005.png](#)

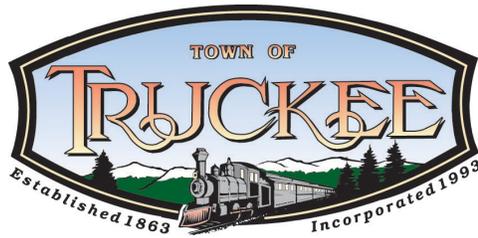
Good morning Chantal,
The project shall comply with the 2022 California Building code of Regulation's or current codes enforced during time of submittal with emphasis on ADA and sound transmission requirements (CBC section 1206). Recommend pre-submittal meeting with design professional.

Mike Ross

Town of Truckee
Chief Building Official
Office Ph (530) 582-7785
mross@townoftruckee.com



From: Chantal Birnberg <CBirnberg@townoftruckee.com>
Sent: Wednesday, January 31, 2024 2:03 PM
To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.com>; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Conti <MConti@townoftruckee.com>; Mike Ross <mross@townoftruckee.com>; mwasley@truckeesan.org; mwoodman@nccn.net; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.com; randy.meyer@libertyutilities.com; reginacooley@tdpud.org; Rose Green <rgreen@ttusd.org>; Scott Eckman <scott.eckman@co.nevada.ca.us>; Scott Mathot <SMathot@townoftruckee.com>; [Steve Kessman \(stevekessmann@truckeefire.org\) <stevekessmann@truckeefire.org>](mailto:Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>); Steve.Lathrop@libertyutilities.com; [Sue Horn \(assessor@co.nevada.ca.us\) <assessor@co.nevada.ca.us>](mailto:Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>); Sven Leff <sven@tdrpd.org>; [Teresa McNamara \(teresadmac@tdrpd.org\) <teresadmac@tdrpd.org>](mailto:Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>); trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; marco.guerrero@libertyutilities.com



DATE: February 9, 2024
TO: Chantal Birnberg, Associate Planner
FROM: Melanie Conti, Sustainability Program Analyst
SUBJECT: Silver Creek Estates

According to Municipal Code 6.01.060, multi-family properties are required to subscribe to trash, recycling, and cardboard service. Each of the two trash enclosures provide should provide space for a trash dumpster and 6 recycle carts. At least one enclosure should also provide space for a cardboard dumpster.

Trash dumpsters and cardboard dumpsters each require 10' wide x 9' deep, and recycling carts each require 2.6 sq ft of storage space.

Dumpsters are serviced from the enclosure, and recycling carts must be wheeled outside for weekly collection service. **Please show where each of these containers will be stored within the trash enclosures.**

In addition, the waste hauler requires 80 feet of straight-line access to service each dumpster, which is not provided in the enclosure nearest to Building 4. **This enclosure should be angled to utilize the driveway access to service the dumpster.**

Please consult the [Town's Trash Enclosure Design Guide](#) for additional specifications. For any questions, contact Solid Waste & recycling Staff, Melanie Conti at mconti@townoftruckee.com or (530) 582-2496.



General Manager
Brian C. Wright

Executive Leadership Team
Chad J. Reed
Water Utility Director

Jared Carpenter
Electric Utility Director

Shanna Kuhlemier
District Clerk

Scott Crow
IT Director/CIO

Steven Poncelet
PIO & Strategic Affairs Director

Michael Salmon
Chief Financial Officer

Jillian Steward
Director of Human Resources and Risk Management

Board of Directors

Joseph Aguera
Jeff Bender
Christa Finn
Kim Harris
Tony Laliotis

February 7, 2024

Chantal Birnberg
Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, California 96161

Subject: APN 019-820-001 Silver Creek Estates (Application #2021-00000060/DP)

Dear Ms. Birnberg:

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 this project.

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

- The Water Department has no comment on the proposed Development Permit.
- The Utility Plan included with the routing depicts a connection to an existing water pipe in Winter Creek Loop. There is also an existing point of connection located along the eastern property line as shown on the attached drawing. The District will require that the on-site piping loop through the project and connect to both stubs. This requirement was noted in the District's comments form 2021.
- The routing does not contain any information regarding the anticipated domestic water demands and fire sprinkler requirements for each structure. Additional information will be needed in order to determine the configuration of the service laterals for each structure.
- The project will be subject to the requirements of SB 7 regarding the metering of water usage in multi-family residential structures.
- The proposed project will be subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape.

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

NOTE:
FULL LENGTHS OF WATER PIPE TO BE CENTERED
OVER INTERSECTIONS OF STORM DRAINS AND
SEWER LINES.

NOTE:
CONTACT PAUL ROSE (530) 582-3926 TO
CONFIRM DESIGN, LOCATION AND MATERIALS
FOR ALL BACKFLOW INSTALLATIONS.

GOESCHL
Doc. No. 97-024077
A.P.N. 19-450-48

CONTRACTOR SHALL CONTACT T.D.P.U.D. (582-3908) PRIOR
TO EXCAVATION IN THIS AREA AND SHALL FULFILL VERIFY VERTICAL
LOCATION OF WATER MAIN PRIOR TO CONSTRUCTING DITCH.

ENTER

Doc. No. 85-012540
A.P.N. 19-450-49

BROCKWAY ROAD (STATE HWY. 267)

EDGE OF PAVEMENT (TYP.)

FL 70.0

FL 72.0

FL 74.0

FL 76.0

FL 78.0

FL 80.0

FL 82.0

FL 84.0

FL 86.0

FL 88.0

FL 90.0

FL 92.0

FL 94.0

FL 96.0

FL 98.0

FL 100.0

SHEET NOTES:

- 1 GAS, ELECTRIC, TELEPHONE + 2" WATER.
- 2 PAD MOUNTED ELECTRIC TRANSFORMER PER T.D.P.U.D. SPECIFICATIONS.
- 3 UNDERGROUND PRIMARY ELECTRIC + TELEPHONE SERVICE TRENCH + CONDUITS PER UTILITY CO. SPECIFICATIONS.
- 4 EXISTING GAS MAIN.
- 5 NEW GAS SERVICE.
- 6 NEW GAS METER.
- 7 EXISTING 6" SEWER.
- 8 SAW CUT + CONFORM TO EXISTING AC PAVEMENT.
- 9 10' x 8' TRASH ENCLOSURE.
- 10 STACKED ROCK RETAINING WALL.
- 11 HC PARKING SIGN.
- 12 CMU RETAINING WALL.
- 13 BIKE PARKING.
- 14 EXISTING STEEL TOWER.
- 15 NEW 6" CONCRETE CURB.
- 16 EDGE OF NEW PAVEMENT.
- 17 EXISTING FOUNDATION TO BE REMOVED.
- 18 EXISTING SEWER PUMP VAULT.
- 19 TYPICAL GO DI.
- 20 MODIFIED CMP DI.
- 21 3 1/2' x 2' ROCK DISSIPATER.
- 22 TYPE 4 12"x12" DI.
- 23 2" WATER SERVICE ASSEMBLY PER T.D.P.U.D. SPECIFICATIONS.
- 24 NEW 6' WOOD FENCE. (SEE ARCH PLANS FOR DETAILS.)
- 25 NEW 6" STORM DRAIN CONDUIT.
- 26 NEW 35' POWER POLE
- 27 NEW TEMPORARY SERVICE POLE
- 28 DETENTION BASIN RETAINING WALL
- 29 ROCK LINED DITCH
- 30 CONSTRUCT 12" CMP DI DISCHARGE THRU TO 29
- 31 EXISTING MANHOLE AND 6" GRAVITY SEWER LINE
- 32 3" PRESSURE SEWER MAIN
- 33 2" FIRE SERVICE BACK FLOW DEVICE
- 34 2" FIRE SPRINKLER RISER
- 35 8" WATER LINE IS CENTERLINE OF 20' P.U.E.

LEGEND:

- | | |
|--|------------------------------------|
| | TOP OF CUT |
| | HINGE POINT |
| | TOE OF FILL |
| | NEW CMU RETAINING WALL |
| | NEW DETENTION BASIN RETAINING WALL |
| | NEW STACKED ROCK RETAINING WALL |
| | CURB |
| | EXISTING SEWER MAIN |
| | NEW 12" STORM DRAIN |
| | NEW WATER SERVICE LINE |
| | EXISTING SEWER MANHOLE |
| | DROP INLET |
| | 2" BLOW OFF |
| | NEW WOOD FENCE |
| | ROCK LINED DITCH |
| | NEW DRAINAGE SWALE |
| | GRATE BREAK LINE |
| | GATE VALVE |
| | CMP DROP INLET |
| | ROCK FLOW DISSIPATER |
| | FINISH GRADE ELEVATION |
| | FINISH FLOOR ELEVATION |
| | TOP OF RETAINING WALL ELEVATION |
| | PERCENT OF GRADE SLOPE |
| | TREE TO REMAIN |
| | TREE TO BE REMOVED |

SCALE: 1" = 20'
CONTOUR INTERVAL: 2 FEET
AUGUST, 2004

ROSSI
Doc. No. 96-015130
A.P.N. 19-450-29

KEITH
Doc. No. 93-027172
A.P.N. 19-450-17

KEITH
Doc. No. 93-029095
A.P.N. 19-450-40

KEITH
Doc. No. 93-029095
A.P.N. 19-450-33

6" GATE VALVE, 6"x8" INCREASER

8"x6" TAP SLEEVE. MATERIALS & METHODS OF CONNECTION TO EXISTING DUCTILE IRON WATER MAIN TO BE CONFIRMED BY T.D.P.U.D. (582-3908) AFTER EXISTING MAIN HAS BEEN EXPOSED.

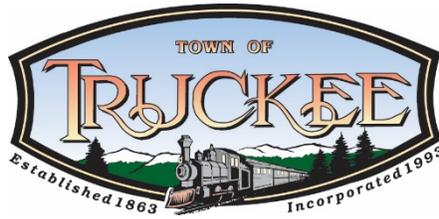
APPROXIMATE LOCATION OF EXISTING 8" AND 14" WATER MAIN. FIELD VERIFY FOR EXACT LOCATION AND DEPTH.

DETAIL "A"
8" WATER SERVICE LINE CONNECTION TO EXISTING WATER MAIN
SCALE: 1"=10'

NOTE: CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TELEPHONE: (800) 642-2444 TWO DAYS PRIOR TO CONSTRUCTION

Point of Water Connection

RECORD DRAWINGS	
DATE	THOMAS L. LOTT . R.C.E. 24867
SITE GRADING PLAN	
THE CEDAR HOUSE HOTEL & SUITES	
HIGHWAY 267	
TOWN OF TRUCKEE	CALIFORNIA
PREPARED BY THOMAS L. LOTT, R.C.E. 24867	
NEVADA CITY ENGINEERING, INC.	
505 COYOTE STREET - P.O. BOX 1437 - NEVADA CITY - CALIFORNIA	
DRAWN	DATE
NCE	AUG., 2004
SCALE	JOB NO.
1" = 20'	99-117
SHEET	OF
C2	6



DATE: November 5, 2021

TO: Chantal Birnberg, Associate Planner

FROM: Scott Mathot, Associate Engineer

SUBJECT: Engineering Division Conditions for Application 2021-060/DP-PD (Silver Creek Estates) located on APN 019-820-001-000

The Engineering Division has reviewed the subject application and has the following comments and questions for consideration. Additional comments/questions will likely arise during future submittals of project information.

- A Traffic Study will be required of the applicant to analyze the Level of Service impacts to the Winter Creek Loop/Brockway Road intersect and Palisades Drive/Sara Bear Lane intersections as part of the proposed development.
- The centerline of Silver Creek Drive should match the centerline of Wintercreek Loop (North) or be offset a minimum of 150'. Please revise driveway location to meet this Town standard.
- Snow storage areas should be easily accessible and not located behind any buildings, trash enclosures, or in tight locations between structures that would be difficult to place snow without damaging the structures. Snow storage areas must be a minimum of 10' in each direction. Please revise snow storage locations and calculations on site plan to reflect these requirements.
- Does the circulation aisle proposed meet Truckee Fire Protection District's minimum for turning radii? Engineering recommends maintaining two-way circulation throughout the entire project site to provide consistent access to each unit, the ability to maintain/provide snow removal portions of the drive aisle without blocking access to individual units, and emergency access.
- Based on a record search for the document associated with the "50' Transmission Line Easement Per Doc. No. 92-41908," that easement appears to be an "exclusive" easement to the benefit of the electric utility providers. Applicant will need to provide written consent by the applicable utility providers allowing the proposed uses within that easement.
- An updated/refreshed drainage report will need to be prepared to analyze the stormwater details of the subject property. The 2004 Drainage Report does not appear to provide the information needed to determine specific stormwater requirements for the proposed

development. It is unclear in the 2004 report what aspects of this project site were analyzed and what the resultant requirements are. The drainage report appears to generalize all of the lot sizes and averages the impervious surface areas. At a minimum, the updated drainage report should be project-specific to this site and include analyzing 10-year and 100-year flows through the property with safe release of on-site stormwater treatment of the required design storms (further details below) back to the Wintercreek infrastructure. The drainage report should also include the stormwater calculations required per the item below.

- Please provide stormwater consideration per the items outlined below and all other applicable Town stormwater standards:
 - 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.
 - If project disturbs one acre or more or is part of a larger planned development, the project shall also 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.
 - Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface, 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.
- The applicant will be required to pay traffic impact fees and facilities impact fees applicable at the time of building permit issuance. The estimated traffic impact fees based on 18,476SF of multi-family residential use ("Building Footprint" from plans) for the proposed project are **\$48,037.60** and the estimated facility impact fees are **\$26,974.96**. The actual traffic impact fees and facility impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit application.
- Frontage improvements will be required for the project. Maintaining and/or widening the existing paved trail will be required along the Wintercreek Loop frontage. A 6-foot minimum pedestrian connection between the proposed buildings and the public way (trail) will be required. 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. Prior to building permit issuance, the applicant will be required to enter into a maintenance and hold harmless agreement for any and all frontage improvements. There is a fee associated with the development of the Hold Harmless Maintenance Agreement.

A list of typical Engineering Division Conditions of Approval for this type of project are included below. Please note, the typical conditions below are for informational purposes. The actual conditions of approval will be developed prior to Land Use Approval.

Proposed Engineering Division Conditions of Approval

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

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

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

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

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

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

(Engineering Division)

2. 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)***
3. 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)**

4. If project disturbs one acre or more or is part of a larger planned development, the project shall also 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)**
5. Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface, 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)**
6. 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 BMP's 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)**
7. Prior to building permit issuance, the applicant shall pay traffic impact fees and facilities impact fees applicable at the time of building permit application. The estimated traffic impact fees based on 18,476SF of multi-family residential use ("Building Footprint" from plans) for the proposed project are **\$48,037.60** and the estimated facility impact fees are **\$26,974.96**. The actual traffic impact fees and facility impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit application.
8. Structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles. **(Engineering Division)**
9. 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 except in areas with a snow load of 200 pounds per square foot or greater, where the required snow storage area shall equal to 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). Provide snow storage as close to the source as possible. **(Engineering Division)**
10. Frontage improvements will be required for the project. Maintaining and/or widening the existing paved trail will be required along the Wintercreek Loop frontage. A pedestrian connection between the proposed buildings and the public way (trail) will be required. 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. Prior to building permit issuance, the applicant will be required to enter into a maintenance and hold harmless agreement for any and all frontage improvements. There is a fee associated with the development of the Hold Harmless Maintenance Agreement. **(Engineering Division)**

11. 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 Wintercreek Loop right-of-way. **(Engineering Division)**
12. 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)**
13. 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)**

14. 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)**
15. Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering requirements that are outlined in the final Winter Creek Subdivision Initial Study/Mitigated Negative Declaration (or more recent Environmental Document) **(Engineering Division)**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov



November 1, 2021

To: Chantal Birnberg
Associate Planner
Community Development Department
10183 Truckee Airport Road
Truckee, CA 961061

RE: Silver Creek Estates 2021-00000060/DP-PD

The project location is timberland as defined in Public Resources Code § 4526.

Public Resources Code § 4581 and California Code of Regulations § 1103 require a Timber Harvest Plan (THP) and/or Timberland Conversion Permit (TCP) to be filed with the California Department of Forestry and Fire Protection if the project involves the cutting or removal of commercial tree species (regardless of size or quantity) that will be sold, bartered, traded, or exchanged OR if timberland will be devoted to a non-timber growing use. The filing and approval of a THP and/or TCP are required prior to commencement of timber operations.

Additionally, when evaluating the project for impacts related to a forested landscape, timberland, timberland conversion and the cutting/removal of trees the project proponent is urged to utilize the appropriate professionals in accordance with the Professional Foresters Law. The Board of Forestry maintains a list of consulting Registered Professional Foresters.

The project proponent may qualify for a Less than 3 Acre Conversion Exemption. This timber harvest document exemption requires a Registered Professional Forester (RPF) and Licensed Timber Operator. The limitation of this document can be found in 11 CCR § 1104.1.

If you require further clarification, please contact Alex Stone at 530-265-4589 Ext. 124.

By:

A handwritten signature in blue ink, appearing to read "Alex Stone".

Alex Stone
Forester I
Forest Practice Inspector

From: [Marco Guerrero](#)
To: [Chantal Birnberg](#)
Cc: [Steve Lathrop](#); [Frank Sylvester](#)
Subject: RE: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000
Date: Wednesday, October 27, 2021 12:02:57 PM
Attachments: [image005.png](#)
[image006.png](#)
[image008.png](#)

Hi Chantal,

Thank you for the follow up, I will be running the request/ proposed plan through our land agent and let you know Liberties comments.

Thank you

Marco Guerrero | Liberty Utilities Engineer I
C:530-545-3780 E: Marco.Guerrero@libertyutilities.com
701 National Ave, Tahoe Vista, CA 96148

Marco Guerrero | Liberty Utilities (California) | Engineer I
P: E: Marco.Guerrero@libertyutilities.com

From: Chantal Birnberg <CBirnberg@townoftruckee.com>
Sent: Wednesday, October 27, 2021 11:47 AM
To: Marco Guerrero <Marco.Guerrero@libertyutilities.com>
Cc: Steve Lathrop <Steve.Lathrop@libertyutilities.com>; Frank Sylvester <Frank.Sylvester@libertyutilities.com>
Subject: RE: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000

Hi Marco:

Thanks again for reaching out regarding Silver Creek Estates. As I mentioned in our phone call, I was trying to track down which utility held the 50-foot transmission line easement and now I know!

The Town does not allow required site improvements to be located in an easement, unless the easement holder provides express written approval. This is to ensure that required site elements do not have to be removed for use or maintenance of the easement. The purpose of this Project Routing is to tackle any potential design issues before the project moves further along in the permitting process, so it would be helpful to know if Liberty would be amendable to providing written approval for the parking and landscaping currently proposed by the applicant (see "Routing Plans" in the DropBox link below) or if the applicant should move those items out of Liberty's easement. I will provide this feedback to the applicant at the end of the routing period.

18.30.056 - Easements

- A. Structures within easements.** No structure shall be allowed within public utility easements, snow storage easements, access/driveway easements, drainage easements or any other easement offered for dedication to the County of Nevada or the Town, except as follows:
1. The structure serves the purpose of the easement. For example, an electrical transformer in a public utility easement;
 2. The structure is allowed in the easement in accordance with the Public Improvement and Engineering Standards; or
 3. The structure is allowed with Minor Use Permit approval. A Minor Use Permit for a structure within an easement may be granted only where the review authority first finds that the structure will not interfere with the purpose of the easement.
 4. A single-family driveway, including retaining walls, bridge decks, and/or support posts, may be allowed within easements as approved by the Town Engineer.
- B. Required parking, required landscaping, and required site improvements shall be prohibited within easements unless express written approval is provided from all utilities, agencies and entities with an interest in the easement. Parking required to meet the minimum standards of Section 18.48.040 (Number of Parking Spaces Required) shall not be permitted within snow storage easements (Municipal Code Section 10.17.030).**

Thanks!

Best regards,

Chantal Birnberg

Associate Planner

530.582.2927

*I am out of the office every other Friday



From: Marco Guerrero <Marco.Guerrero@libertyutilities.com>

Sent: Wednesday, October 27, 2021 9:36 AM

To: Chantal Birnberg <CBirnberg@townoftruckee.com>

Cc: Steve Lathrop <Steve.Lathrop@libertyutilities.com>; Frank Sylvester <Frank.Sylvester@libertyutilities.com>

Subject: RE: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000

Hello Chantal,

I wanted to verify that this development will not utilize or effect Liberties existing Overhead power lines (Seen below) that run on the south side of the parcel 019-820-001. If you could get back to me, I would appreciate it.

Thanks



Marco Guerrero | [Liberty Utilities](#) Engineer I
C:530-545-3780 E: Marco.Guerrero@libertyutilities.com
701 National Ave, Tahoe Vista, CA 96148

Marco Guerrero | [Liberty Utilities \(California\)](#) | Engineer I
P: E: Marco.Guerrero@libertyutilities.com
701 National Ave, Tahoe Vista, California 96148

From: Chantal Birnberg <CBirnberg@townoftruckee.com>

Sent: Thursday, October 21, 2021 10:45 AM

To: amanda.marcucci@swgas.com; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.net; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; Eddie Rodriguez <Eddie.Rodriguez@libertyutilities.com>; eric.huff@fire.ca.gov; Erica Mertens <EMertens@townoftruckee.com>; gary@waste101.com; jamie.sammuto@fire.ca.gov; Jo Paden (jo.paden@co.nevada.ca.us) <jo.paden@co.nevada.ca.us>; joshcampbell@tdpud.org; keithrenshaw@tdpud.org; kevinmckechnie@truckeeffire.org; ln1985@att.com; Marco Guerrero <Marco.Guerrero@libertyutilities.com>; marksullivan@nvenergy.com; Melanie Conti <MConti@townoftruckee.com>; mwasley@truckeesan.org; neilkaufman@tdpud.org; office@waste101.com; Randy Meyer <Randy.Meyer@libertyutilities.com>; rbrown@truckeesan.org; reginacoooley@tdpud.org; Scott Mathot <SMathot@townoftruckee.com>; Seana Doherty <SDoherty@townoftruckee.com>; shon.nelson@swgas.com; Steve Kessman (stevekessmann@truckeeffire.org) <stevekessmann@truckeeffire.org>; Steve Lathrop



Date: October 29, 2021

To: Chantal Birnberg, Associate Planner

From: Melanie Conti, Administrative Analyst I

Subject: Silver Creek Estates

According to Municipal Code 6.01.060, multi-family properties are required to subscribe to trash, recycling, and cardboard service. Enclosures should provide space for each collection container. Trash dumpsters and cardboard dumpsters each require 10' wide x 9' deep, and recycling carts each require 2.6 sq ft of storage space. Twelve total recycling carts are recommended for the 42-unit complex, with six in each enclosure. Dumpsters are serviced from the enclosure, and recycling carts must be wheeled outside for weekly collection service. Please show where each of these containers will be stored within the trash enclosures.

In addition, the waste hauler requires 80 feet of straight-line access to service each enclosure, which is not provided in the enclosure nearest to Building 10. Please consult the [Town's Trash Enclosure Design Guide](#) for additional specifications.

For any questions, contact Solid Waste & recycling Staff, Melanie Conti at mconti@townoftruckee.com or (530) 582-2496.



Interim General Manager

Brian C. Wright

Executive Leadership Team

Joe Horvath, Electric Utility Director/ AGM

Shanna Kuhlemier, District Clerk

Steven Poncelet, PIO & Strategic Affairs Director

Michael Salmon, Chief Financial Officer

Board of Directors

Joseph Aguera

Jeff Bender

Christa Finn

Tony Laliotis

Kim Harris

October 20, 2021

Chantal Birnberg
Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, California 96161

Subject: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned
APN 019-820-001-000

Dear Ms. Birnberg:

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

The District's Electric Department has the following comments:

- 1) The District's electric department has reviewed the routing requesting land use permit approvals for the proposed Silver Creek Estates development. The proposed project will require the applicant to establish a Development Agreement with the district for electric service. The proposed multi-family dwelling units will require each unit to be metered individually. The applicant will be required to provide adequate space and required clearances for installation of electric facilities within the development area. In addition, the applicant will be required to protect all existing electric infrastructure in place.

The District's Water Department has the following comments:

- 1) The Water Department has no comment on the proposed Development Permit.
- 2) The Water Department has no comment on the proposed Planned Development.
- 3) The attached sketch shows the water distribution piping in the vicinity of the project site. As shown on the sketch, there are two existing water pipes that have been stubbed to the project boundary. The District will require that the on-site piping loop through the project and connect to both stubs.
- 4) The routing does not contain any information regarding the anticipated fire sprinkler requirements for each structure. Additional information will be needed in order to determine the configuration of the service laterals for each structure.



American Public Power Association

11570 Donner Pass Road, Truckee, CA 96161- Phone 530-587-3896- www.tdpud.org



District Transparency Certificate of Excellence

- 5) The attached Drawing C3-Preliminary Utility & Drainage Plan does not indicate any on-site fire hydrants. It is suggested that the owner/developer consult with the Truckee Fire Protection District to determine fire hydrant locations.
- 6) The project will be subject to the requirements of SB 7 regarding the metering of water usage in multi-family residential structures.
- 7) The proposed project will be subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape.

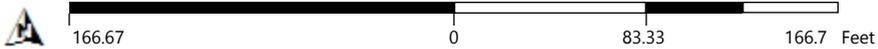
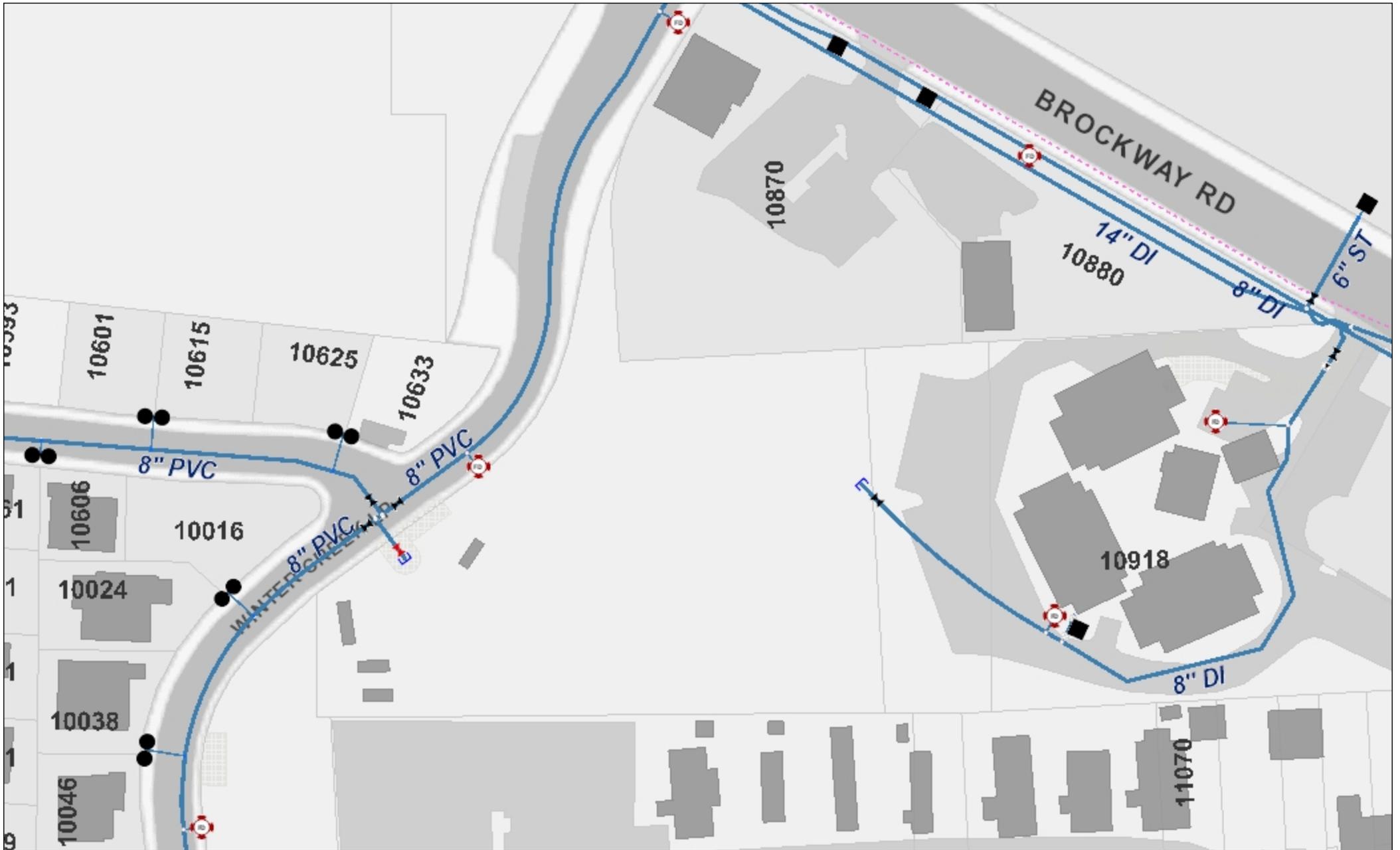
If you have any questions, or require further information, please contact me at 530-582-3913 or reginacooley@tdpud.org.

Sincerely,



Regina Cooley
Contract Administrator

Attachment: Water Distribution Sketch



From: [Kevin McKechnie](#)
To: [Chantal Birnberg](#)
Subject: RE: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000
Date: Monday, October 25, 2021 3:08:40 PM
Attachments: [image003.png](#)
[TFPD COA for Silver Creek Estates.pdf](#)

Hi Chantal,

Attached please find our Conditions of Approval letter for the above referenced project.

A couple items:

1. The width of the one way road around the buildings will need to be increased from 14 feet to 20 feet.
2. The project will likely require the addition of two fire hydrants.

Let me know if you have any questions or need additional information.

Sincerely,

Kevin McKechnie
Division Chief/Fire Marshal
Truckee Fire Protection District
(530) 582-7855

From: Chantal Birnberg <CBirnberg@townoftruckee.com>
Sent: Thursday, October 21, 2021 10:45 AM
To: amanda.marcucci@swgas.com; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.net; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; eddie.rodriquez@libertyutilities.com; eric.huff@fire.ca.gov; Erica Mertens <EMertens@townoftruckee.com>; gary@waste101.com; jamie.sammuto@fire.ca.gov; Jo Paden (jo.paden@co.nevada.ca.us) <jo.paden@co.nevada.ca.us>; joshcampbell@tdpud.org; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeeffire.org>; ln1985@att.com; Marco Guerrero (Marco.Guerrero@libertyutilities.com) <Marco.Guerrero@libertyutilities.com>; marksullivan@nvenergy.com; Melanie Conti <MConti@townoftruckee.com>; mwasley@truckeesan.org; neilkaufman@tdpud.org; office@waste101.com; randy.meyer@libertyutilities.com; rbrown@truckeesan.org; reginacooley@tdpud.org; Scott Mathot <SMathot@townoftruckee.com>; Seana Doherty <SDoherty@townoftruckee.com>; shon.nelson@swgas.com; Steve Kessmann <stevekessmann@truckeeffire.org>; Steve.Lathrop@libertyutilities.com; steve@tdrpd.org; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trinity.proctor@co.nevada.ca.us; vwindel@truckeesan.org; NRondeau@ttusd.org
Subject: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000



Truckee Fire Protection District

*Proudly providing service to portions of both Nevada and
Placer Counties and the Town of Truckee*

Board of Directors

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Victor R. Hernandez
Gerald W. Herrick
Erin E. Prado
Paul D. Wilford*

Fire Chief

William G. Seline

Division Chief

Matthew J. Parkhurst

Fire Marshal

Kevin A. McKechnie

October 25, 2021

Chantal Birnberg, Associate Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

Subject: PROJECT ROUTING: Silver Creek Estates (Planning Application 2021-00000060/DP-PD)

Dear Ms. Birnberg,

The above referenced proposed project is located within the boundaries of the Truckee Fire Protection District (Fire District). The Fire District provides fire prevention, fire suppression, 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. 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.
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.

The conditions attached to this project are based on ordinances that have been adopted by the Fire District. Copies of the ordinances can be found at our website www.truckeeffire.org or will be provided upon request.

Sincerely,

Kevin McKechnie
Division Chief/Fire Marshal
Truckee Fire Protection District

BOARD OF DIRECTORS

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Jerry Gilmore
Brian Kent Smart
Ron Sweet
Nelson Van Gundy

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



12304 Joerger Dr. • Truckee, California 96161-3312
Telephone (530) 587-3804 • Fax (530) 587-1340

October 26, 2021

Town of Truckee Planning Division
Chantal Birnberg, Associate Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Application: 2021-00000060/DP-PD
Silver Creek Estates
APN: 019-820-001

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project, and has no objection.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond Brown", written over a horizontal line.

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

From: [Trinity Proctor](#)
To: [Chantal Birnberg](#)
Cc: [Jo Paden](#)
Subject: FW: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000
Date: Thursday, October 21, 2021 1:01:50 PM
Attachments: [image002.png](#)

Good afternoon Chantal,
Nevada County EH has no comments or further review required for this project at this time.
Thank you for the opportunity.

Best regards,

Trinity Proctor,

Sr. CDA Technician
County of Nevada
Environmental Health
Office (530) 582-2460

From: Chantal Birnberg <CBirnberg@townoftruckee.com>
Sent: Thursday, October 21, 2021 10:45 AM
To: amanda.marcucci@swgas.com; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.net; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; eddie.rodriquez@libertyutilities.com; eric.huff@fire.ca.gov; Erica Mertens <emertens@townoftruckee.com>; gary@waste101.com; jamie.sammut@fire.ca.gov; Jo Paden <Jo.Paden@co.nevada.ca.us>; joshcampbell@tdpud.org; keithrenshaw@tdpud.org; kevinmckechnie@truckeeffire.org; ln1985@att.com; Marco Guerrero (Marco.Guerrero@libertyutilities.com) <Marco.Guerrero@libertyutilities.com>; marksullivan@nvenergy.com; Melanie Conti <MConti@townoftruckee.com>; mwasley@truckeesan.org; neilkaufman@tdpud.org; office@waste101.com; randy.meyer@libertyutilities.com; rbrown@truckeesan.org; reginacooley@tdpud.org; Scott Mathot <SMathot@townoftruckee.com>; Seana Doherty <SDoherty@townoftruckee.com>; shon.nelson@swgas.com; Steve Kessman (stevekessmann@truckeeffire.org) <stevekessmann@truckeeffire.org>; Steve.Lathrop@libertyutilities.com; steve <steve@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; Trinity Proctor <Trinity.Proctor@co.nevada.ca.us>; vvindel@truckeesan.org; NRondeau@ttusd.org
Subject: Project Routing - Silver Creek Estates - 2021-000000060 - No Address Assigned APN 019-820-001-000

CAUTION: This email originated from outside of County of Nevada email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Board of Directors:
Michell Kositch – President
Derek Iverson – Vice President
Mike Ricker – Secretary
Sudsy Torbeck – Treasurer
Jeff Carol – Director at Large

WINTER CREEK OWNERS' ASSOCIATION

Professionally Managed by:
Sierra Mountain Management
P.O. Box 11110
Truckee, CA 96162
Ph: 530-587-8647
Association Manager: Jessica Sheer

Date: November 4, 2021

To: Chantal Birnberg, Planner, Town of Truckee Planning Division

From: Winter Creek Homeowners Association, Board of Directors

Subject: Notice to Town of Truckee Planning Division – Issues with Silver Creek Estates Application

The Board of Directors have reviewed the documentation on the proposed permit application for Silver Creek Estates. We respectfully submit the following concerns and ask they be addressed prior to a permit being issued:

1. **Request from Silver Creek to be a standalone project:** The pre-planning application by Silver Creek Estate, request to be a standalone project, which the Winter Creek Development agrees to. With that said, we ask the Planning Division to remove any and all association to Silver Creek Estates to the Winter Creek Development including the use, or expectation of use, of Winter Creek's private land.

The original permit application, by the Developer (GLA) who intended to build a 20-unit Condo on what is called Parcel B in the Winter Creek Development. Parcel B was sold in 2008 and the tenant has not paid monthly HOA dues. All plots of land within the Winter Creek Development (whether developed or undeveloped) paid a monthly HOA fee to cover the maintenance and reserves for the development. It was the understanding of the Winter Creek Board; the sale of the property severed any relationship with the Winter Creek Development. It is our concern; the planning division is making decisions about use of our private land which cost our owners to maintain. Please provide a copy of the purchase agreement and the terms the Developer sold as these are unknown to the owners of the Winter Creek Development.

2. **Density Bonus** - We do not support the application of any density bonus proposed by the developer. The impacts listed above related to fire, snow storage, noise and traffic will only become more significant if a density bonus was utilized to build more units than the site and surrounding infrastructure can support.
3. **Ingress / Egress:** We respectfully request the planning Division design a different Ingress / Egress to Silver Creek Estates. The Winter Creek Development has private roads which are costly to maintain. The additional usage of our roads should not be the burden of the WC HOA. Silver Creek Estates, and the prior owner, have not paid for maintenance or upkeep of the roads since the sale in 2008. Due to the volume of units and the estimated number of vehicles (72) per the pre-planning application, the Winter Creek Development anticipates a significant impact on various routes within our Development. We anticipate ingress and egress using the entire Winter Creek Loop and Sara Bear Road. What type of traffic impact study will be performed to assess the impact to our neighborhood? Who will responsible to the share of cost to maintain roads, snow removal, cleaning and liability?
4. **Parking:** There is no overflow parking outside of Silver Creek Estates, so the Winter Creek Development anticipates a significant logistical issue with the design as provided. Winter Creek has zero on street parking. Our roads are dark, narrow and unsafe to park, so the HOA has a "no parking on street policy." During the winter months the roads are even more narrow due to snow storage on the first 7' of each house. It will cost the Winter Creek HOA significantly to manage and police the unauthorized parking in

Board of Directors:
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Derek Iverson – Vice President
Mike Ricker – Secretary
Sudsy Torbeck – Treasurer
Jeff Carol – Director at Large

WINTER CREEK OWNERS' ASSOCIATION

Professionally Managed by:
Sierra Mountain Management
P.O. Box 11110
Truckee, CA 96162
Ph: 530-587-8647
Association Manager: Jessica Sheer

our development from the Silver Creek Estates residence. Our concerns include the overflow parking slots we have established for our owners on the Lower Winter Creek Loop / Brockway entrance.

The parking allocation is grossly underestimated. With 42 units, the plan does not address the real use / need for parking for a project of this size. The method the town used to estimate number of vehicles per unit is poor. It is our experience, using the 147 lots we have plus the development next door to us (The Timbers) the town needs to estimate a minimum of 1 full vehicle per 1 bedroom unit, plus estimate 2 vehicles per 2-bedroom unit. In addition, the town needs to also anticipate visitors in their parking plans. Net/Net - it is the Winter Creek HOA's position there is not enough parking for a 42-unit development and there is a high risk of cost to our development to manage people parking on our private roads. How does the town plan on resolving?

- 5. Snow Storage:** The application is seeking reduced snow storage allowance. In addition, the application is requesting to access off-site snow storage of + / - 2,000 square feet. The Winter Creek Development does not have any space to provide.

Based on the plans provided, the developer is anticipating pushing snow storage between the 10- buildings which is not feasible with the type of snow equipment in Truckee. It is our position, there is not adequate snow storage in the development for Silver Creek. Winter Creek does not have enough snow storage as it is and we pay to truck off snow during big downpours. Silver Creek Estates has no right of ways to our snow storage, and we will not provide space. The town must have a plan that mandates Silver Creek Estates have adequate snow storage and a program in place to relocate excess snow. We anticipate the loss of exterior parking space in the Silver Creek Development for snow storage which reduces parking available. How with the town address this?

- 6. Traffic Study:** The Winter Creek Development anticipates significant impact by a 42-unit development with Traffic off Brockway & Winter Creek Loop, and Sara Bear & Palisades Drive. We believe the ingress / egress off Brockway will be dangerous with the added car volume. We recommend the Town or Developer provide a traffic study to address the concern.
- 7. Noise Concerns:** Our owners are concerned about the noise coming from a 42-unit development. We anticipate a significant call volume to the Truckee Police as our owners purchased into Winter Creek expecting a quiet and relaxed mountain atmosphere. Owners purchased with the guidance that a 20-unit condo was going to be built, not a 42-unit rental development.
- 8. Costs associated with Silver Creek Estates:** The Winter Creek HOA maintains private roads, landscaping, a park with play structure, dog dirt stations and Fire Wise maintenance of the development. There is additional cost which includes liability insurance, HOA Management fees and supplies. The cost to maintain Winter Creek for our owners is large and we anticipate impact to these costs with the Silver Creek Estates Development. How will the town mitigate?
- 9. Health and Safety of our community:** The town must take in consideration, if there is enough public safety for fire equipment in the Silver Creek Development. If all parking stalls are occupied, does this give emergency vehicles the space needed to turn around and fight fires adequately? Is there enough space with and without snow on the ground? We live in an area where fires are real, and public safety should be of the utmost concern.

Board of Directors:

Michell Kositch – President
Derek Iverson – Vice President
Mike Ricker – Secretary
Sudsy Torbeck – Treasurer
Jeff Carol – Director at Large

WINTER CREEK OWNERS' ASSOCIATION

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Sierra Mountain Management
P.O. Box 11110
Truckee, CA 96162
Ph: 530-587-8647
Association Manager: Jessica Sheer

In closing, we are asking for a forum by the Town of Truckee to explain all concerned above and to review the entitlement through permit process, including the associated milestones regarding this approval.

Michelle Kositch
Winter Creek HOA President
mkositch@microsoft.com