

Town Council

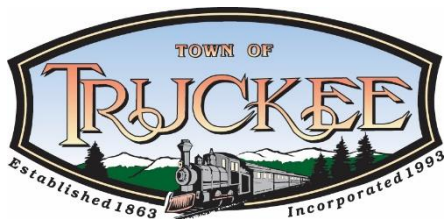
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Hilary Hobbs, Assistant to the Town Manager

April 13, 2022

Robert Ferwerda
14379 East Reed Avenue
Truckee, CA 96161

Via email: BobcatBob@Att.net

RE: Planning Application 2022-00000004/SB9 (Ferwerda Urban Lot Split); 14379 East Reed Avenue (APN 017-316-004-000)

Dear Bob Ferwerda:

The Community Development Department has reviewed and approved application 2022-00000004/SB9 (Ferwerda Urban Lot Split), which proposes to split a Single-Family Residential (RS-X) lot into two (2) lots. The existing lot is 5,000 square feet and the resultant parcels will be 3,000 square feet (improved with existing residence) and 2,000 square feet (vacant). The approval will be contingent upon the following conditions being met:

- Please submit a Deed Restriction allowing for utilities to be provided from Donner Avenue to the resultant northern parcel on East Reed Avenue. The Deed Restriction shall include a legal description and exhibit map showing the proposed utility easements to be recorded upon sale of either property. This will be reviewed by Town Staff and shall be recorded prior to recordation of the Final Map.
- The parking pad on the southern side of the property was permitted through Building Permit 2016-00000587 as 240 square feet (10' X 24'). The current configuration is shown as 550 square feet. This shall be brought back into compliance with the original approval.
- Please submit a Deed Restriction accomplishing each of the following for review by Town Staff:
 - Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - Expressly prohibits any non-residential use of the lots created by the urban lot split.
 - Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

- States that the property is formed by an urban lot split and is therefore subject to the Town's urban lot split regulations, including all applicable limits on dwelling size and development.
- Existing electric facilities run parallel (East/West) along the southern parcel line. The applicant shall verify that those existing utilities are located in the right of way or a utility easement, ensuring that they are in a protected location. **(Truckee Donner Public Utility District)**
- There is no existing water meter box or service lateral intended to service the newly created lot (Parcel 2 on the Tentative Map). Installation of a new service lateral and meter box shall be required at the expense of the owner/developer. **(Truckee Donner Public Utility District)**
- Construction of a new residence on Parcel 2 will be subject to the District's nominal fee schedules and procedures associated with construction of a single-family residence. **(Truckee Donner Public Utility District)**
- Please be aware that any lot created through a Senate Bill 9 Urban Lot Split cannot be sold or transferred until the Final Parcel Map has been recorded.
- Due to Donner Avenue being a private road, please provide evidence of legal access from the property to the closest public road (Donner Pass Road).

In order to continue processing your application, please provide the following information for routing to the Town Surveyor:

- **Legal Descriptions** for each resultant parcel prepared and stamped by a licensed land surveyor or qualified engineer.
- **Final Map** conforming to the approved application and tentative plat. The exhibit map must include all information required for a tentative exhibit map, be prepared by a licensed land surveyor or qualified engineer, include the wet stamp and signature of the surveyor or engineer preparing the map.
- **Closure Calculations** showing that the resultant parcels legal descriptions property lines reconnect at the point of origin.

Once the Town Surveyor has determined that the SB9 Urban Lot Split Exhibit Map is technically correct, the Town Surveyor will approve and sign the map and forward all relevant documentation to the Town Engineer. The Town Engineer will make the final approval to ensure the map is compliant with the Town standards and is ready for recordation. Please note that the Town Engineer is required to be the final signature on the map. When complete, the documents will be forwarded to your title company for recordation.

Please note that the time frames for the review process from now until recordation are heavily dependent on the Town Surveyor's workload, your time to make corrections, and the title company's time to get the documents ready for recordation.

Pursuant to Development Code Section 18.140.030 (Filing and Processing of Appeals) if you wish to appeal any of the conditions of this approval, an appeal shall be submitted in writing and filed with the Town Clerk, on a Town application form, within **10 days** from the date of this letter.

If you have any questions, please feel free to contact me at 530-582-2480 or by email at lkannall@townoftruckee.com.

Sincerely,

A handwritten signature in blue ink, reading "Lucas Kannall". The signature is written in a cursive style with a large initial "L" and a stylized "K".

Lucas Kannall
Assistant Planner