



DATE: February 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

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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  
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 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)***
7. Prior to building (grading) permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of February 23, 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 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 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)**
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-Built 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)**

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**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](#)

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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.

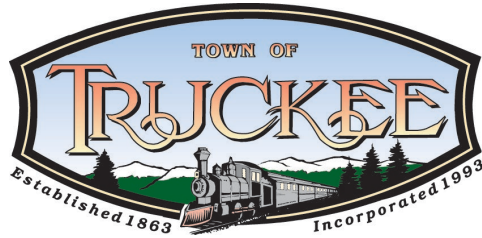
*Mike Ross*

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



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**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>; Steve.Lathrop@libertyutilities.com; 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>; 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

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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](mailto:mconti@townoftruckee.com) or (530) 582-2496.



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Jared Carpenter

*Electric Utility Director*

Shanna Kuhlemier

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*PIO & Strategic Affairs*

*Director*

Michael Salmon

*Chief Financial Officer*

Jillian Steward

*Director of Human*

*Resources and*

*Risk Management*

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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](mailto:sarahkraker@TDPUD.org).

Sincerely,

*Sarah Kraker*

Sarah Kraker  
Records/Administration Technician



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

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 FIELDVERIFY VERTICAL LOCATION OF WATER MAIN PRIOR TO CONSTRUCTING DITCH.

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

**STORAGE**



84.9

14

1

C. No. 93-029095  
 P. N. 19-450-40

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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'

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

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

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 +  
4 CONDUITS PER UTILITY CO. SPECIFICATIONS.
- 5 EXISTING GAS MAIN.
- 6 NEW GAS SERVICE.
- 7 NEW GAS METER.
- 8 EXISTING 6" SEWER.
- 9 SAW CUT + CONFORM TO EXISTING AC PAVEMENT.
- 10 10' x8' TRASH ENCLOSURE.
- 11 STACKED ROCK RETAINING WALL.
- 12 HC PARKING SIGN.
- 13 CMU RETAINING WALL.
- 14 BIKE PARKING.
- 15 EXISTING STEEL TOWER.
- 16 NEW 6" CONCRETE CURB.
- 17 EDGE OF NEW PAVEMENT.
- 18 EXISTING FOUNDATION TO BE REMOVED.
- 19 EXISTING SEWER PUMP VAULT.
- 20 TYPICAL GO DI.
- 21 MODIFIED CMP DI.
- 22 3 1/2' x2' ROCK DISSIPATER.
- 23 TYPE 4 12"x12" DI.
- 24 2" WATER SERVICE ASSEMBLY PER T.D.P.U.D. SPECIFICATIONS.
- 25 NEW G' WOOD FENCE. (SEE ARCH PLANS FOR DETAILS.)
- 26 NEW 6" STORM DRAIN CONDUIT.
- 27 NEW 35' POWER POLE
- 28 NEW TEMPORARY SERVICE POLE
- 29 DETENTION BASIN RETAINING WALL
- 30 ROCK LINED DITCH
- 31 CONSTRUCT 12" CMP DI DISCHARGE THRU ~~29~~ TO ~~29~~
- 32 EXISTING MANHOLE AND 6" GRAVITY SEWER LINE
- 33 3" PRESSURE SEWER MAIN
- 34 2" FIRE SERVICE BACK FLOW DEVICE
- 35 2" FIRE SPRINKLER RISER
- 36 8" WATER LINE IS CENTERLINE OF 20' P.U.E.

LEGEND:

- |  |                                    |
|--|------------------------------------|
|  | TOP OF CUT                         |
|  | HINGE POINT                        |
|  | 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                 |
|  | GRADE 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                 |

## RECORD DRAWINGS

DATE \_\_\_\_\_

THOMAS L. LOTT . R.C.E. 24867

SITE GRADING PLAN

**THE CEDAR HOUSE  
HOTEL & SUITES**  
HIGHWAY 267

TOWN OF TRUCKEE **HIGHWAY 267** CALIFORNIA

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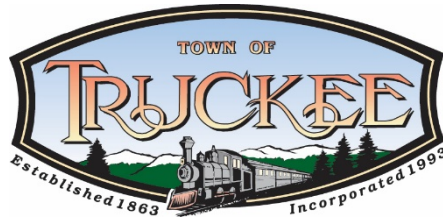
PREPARED BY  
 THOMAS L. LOTT, R.C.E. 24867

**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET - P.O. BOX 1437 - NEVADA CITY - CALIFORNIA

						DRAWN	DATE	JOB NO.
						NCE	AUG., 2004	99-117
						SCALE	SHEET	OF
NO.	DATE	REVISION DESCRIPTION	SHEET #	APP. INITIALS	DATE	1" = 20'	C2	6

99-117





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

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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](http://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:

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 Liberty's comments.

Thank you

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

**Marco Guerrero** | [Liberty Utilities \(California\)](#) | Engineer I  
P: E: [Marco.Guerrero@libertyutilities.com](mailto:Marco.Guerrero@libertyutilities.com)

---

**From:** Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)>

**Sent:** Wednesday, October 27, 2021 11:47 AM

**To:** Marco Guerrero <[Marco.Guerrero@libertyutilities.com](mailto:Marco.Guerrero@libertyutilities.com)>

**Cc:** Steve Lathrop <[Steve.Lathrop@libertyutilities.com](mailto:Steve.Lathrop@libertyutilities.com)>; Frank Sylvester  
<[Frank.Sylvester@libertyutilities.com](mailto: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 amenable 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](mailto:Marco.Guerrero@libertyutilities.com)>

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

**To:** Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)>

**Cc:** Steve Lathrop <[Steve.Lathrop@libertyutilities.com](mailto:Steve.Lathrop@libertyutilities.com)>; Frank Sylvester <[Frank.Sylvester@libertyutilities.com](mailto: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](mailto:Marco.Guerrero@libertyutilities.com)  
701 National Ave, Tahoe Vista, CA 96148

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

---

**From:** Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)>

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

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

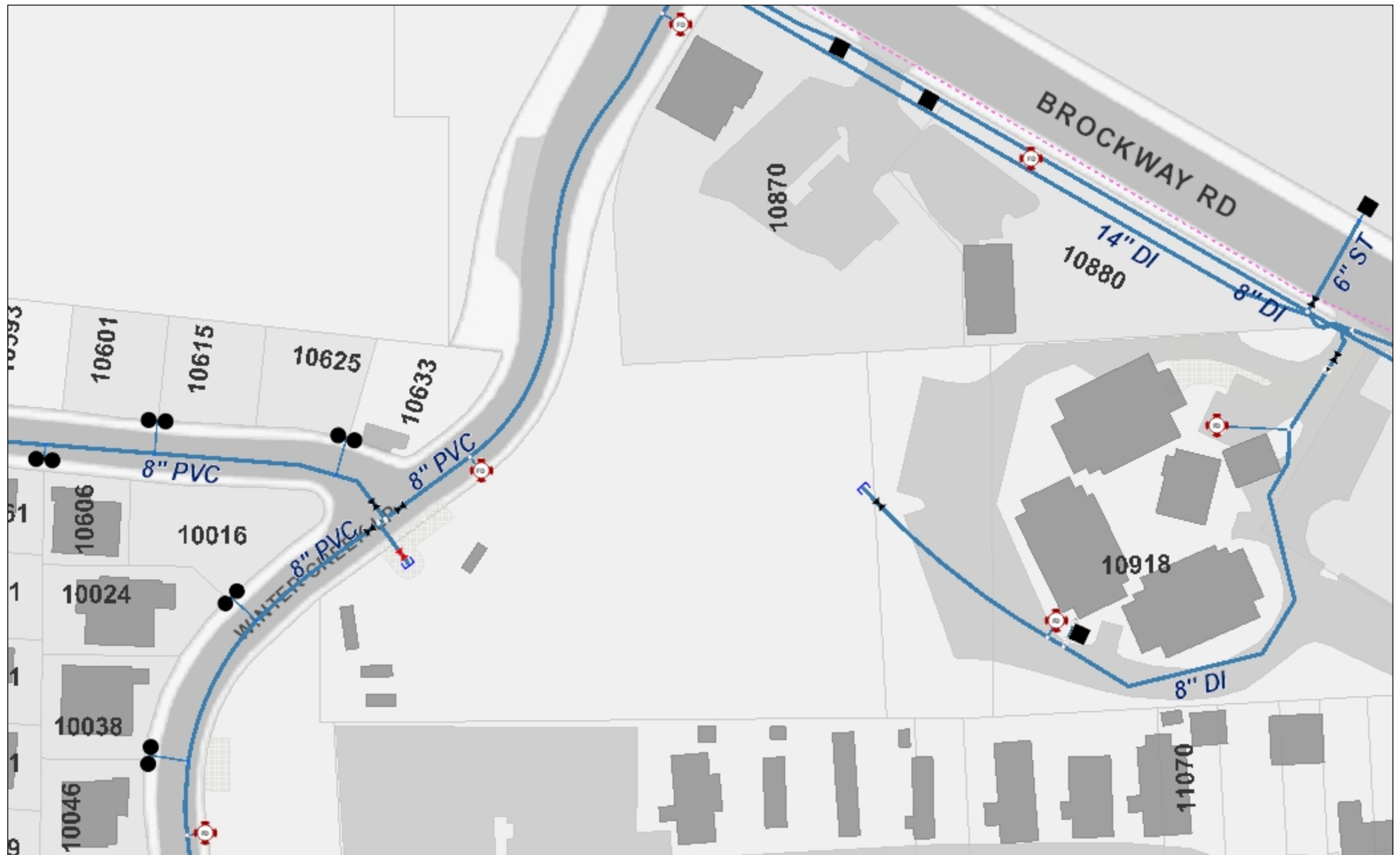
If you have any questions, or require further information, please contact me at 530-582-3913 or [reginacooley@tdpud.org](mailto:reginacooley@tdpud.org).

Sincerely,



Regina Cooley  
Contract Administrator

Attachment: Water Distribution Sketch



166.67 0 83.33 166.7 Feet

**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.sammut@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@truckeefire.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@truckeefire.org>; Steve.Lathrop@libertyutilities.com; steve@tdrpd.org; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; 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



## Truckee Fire Protection District

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

### Board of Directors

*Gary R. Botto  
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.truckee-fire.org](http://www.truckee-fire.org) or will be provided upon request.

Sincerely,

Kevin McKechnie  
Division Chief/Fire Marshal  
Truckee Fire Protection District

**BOARD OF DIRECTORS**

Dennis E. Anderson  
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", is written over the word "Sincerely,".

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.sammutter@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

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## WINTER CREEK OWNERS' ASSOCIATION

Professionally Managed by:  
Sierra Mountain Management  
P.O. Box 11110  
Truckee, CA 96162  
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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.

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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.

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