

DATE: October 22, 2021

TO: Chantal Birnberg, Assistant Planner

FROM: Scott Mathot, Associate Engineer

SUBJECT: Engineering Division Conditions for Application 2021-095/UP-DP (Golden Valley Tahoe School) located at 12640 Union Mills Road on APN 048-210-012

Engineering Division has reviewed the Golden Valley Tahoe School Pre-Application and has the following comments, questions, and standard conditions for consideration. These comments and standard conditions are subject to change with submittal of additional project details and/or change in scope of the project.

- A traffic study is currently underway by LSC for this project, so the results of the traffic study are unknown at this time. Prior to final Engineering Conditions, staff will review the results of the traffic study and determine any necessary traffic related Conditions that will apply to this project.
- Prior to building permit issuance, the applicant will be required to pay Traffic Impact Fees (TIF) applicable at the time of building permit issuance for any additional buildings that are proposed on the property. As of October 21, 2021, the estimated TIF for 7,000 SF of Elementary Schools, Middle Schools, and High Schools ranges from \$34,650 to \$43,120 depending on which type of school it is. This comment is also mentioned as a proposed Condition of Approval.
- It appears that the project is proposing a portion of the required stormwater treatment, but no details or calculations were submitted in the packet. Please provide an erosion control plan and storm water 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. Applicant should also consider the 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.
- It appears the project proposes new impervious surfaces that are greater than 50% of the existing impervious surface area, so the project will likely be required to treat stormwater from

all existing and proposed impervious areas. See stormwater proposed Condition of Approval for additional details. Does the applicant team have any documentation of permitting for the paved driveway in its current configuration? That documentation could assist in determining what percentage of improvements are existing versus proposed.

- A snow storage plan with calculations needs to be shown on the site plan. Please show snow storage calculations (equal to 50% of the paved area that snow removal will occur), locations of storage, 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.
- The cross sections on the site plan should be updated to accurately reflect the width of the existing and any proposed access easements.
- It appears that the existing shared driveway has a different intersection design (east-west primary with the school driveway approach into a stopped/yield T-intersection) with the property to the east. Has the eastern property owner provided any comments on the proposed changes to the tie in point of the two driveways that would result in the school driveway being the primary movement and the east property's driveway becoming the stopped/yield movement?
- Where are the "Existing Buildings to be Placed" going to be placed? Please identify access to the building's final locations and appropriate stormwater BMPs.

Standard Engineering Division conditions of approval for this type of project (Subject to change with submittal of additional project information)

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 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 storm water 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 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)**
7. Prior to building permit issuance, applicant shall provide a snow removal/storage plan for approval by the Town Engineer that shows snow storage calculations (equal to 50% of the paved area that snow removal will occur), locations of storage, 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)**
8. Prior to building Certificate of Occupancy, the existing gravel access road shall be improved to Town shared driveway standards (or similar standard determined by the Town Engineer prior to

permit issuance), including a 24' wide paved roadway with at least 2" of asphalt concrete on top of 4" of Class II aggregate base. The shared driveway standard is required to extend to the existing edge of the paved portion of Union Mills Road. A continuation of access to the parcels to the east must be accommodated with the shared driveway design. **(Engineering Division)**

9. Prior to building (grading) permit issuance, a roadway access easement with the same rights offered as part of the original Parcel Map 92-037 for the 60' "Union Mills Road (private)" easement per Doc No. 93-38350, shall be offered to the Town for any portions of the proposed roadway that extend beyond the existing 60' easement. **(Engineering Division)**
10. Building structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles. **(Engineering Division)**
11. Prior to building (grading) permit issuance, the applicant will be required to pay Traffic Impact Fees (TIF) applicable at the time of building permit issuance for any additional buildings that are proposed on the property. As of October 21, 2021, the estimated TIF for 7,000 SF of Elementary Schools, Middle Schools, and High Schools ranges from \$34,650 to \$43,120 depending on which type of school it is. **(Engineering Division)**
12. 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)**



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY

Trisha Tillitson, Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT

Amy Irani, REHS, Director

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NEVADA CITY, CA 95959
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Env.Health@co.nevada.ca.us
<http://mynevadacounty.com>

October 13, 2021

TO: Town of Truckee Community Development Department Building and Planning Division
FROM: Catrie Levenson and Jo Paden, REHS; Nevada County Environmental Health Department
RE: TOT 2021-00000096/UP-DP: Golden Valley Tahoe Charter School; 12640 Union Mills Road, Truckee;
048-210-012

PROJECT DESCRIPTION

The Planning Division has received an application for Use Permit approval for the Golden Valley Tahoe School located at the former Prosser Creek Charter School site. The Golden Valley Tahoe School (GVTS) is a public charter school for TK-8 students. The applicant is proposing, at final build-out, 240 students and 17 full-time employees. The school would follow TTUSD school schedules. The applicant is also proposing that the site be used for summer camps and school-related events during weeknights and weekends. The proposed project involves installation of seven new portable classrooms and an increase in student population from 44 students to 240 students. The applicant is requesting to remain on septic and well water. However, the Town has previously determined that connection to public water and sewer shall be required. Any request to deviate from this requirement will be analyzed as part of the environmental document and during staff review of the project. Use Permit approval is required for the "Schools – Public and Private" use when proposed in a Residential zone district.

BACKGROUND INFORMATION

Waste Water Systems:

1. There is an existing permitted gravity system permitted in 1994, designed for 1348 G/D, with no cafeteria, gym or showers, this would service approx. 89 students and staff based on 15G/D/person. [Nevada County Land Use and Development Code Chapter VI, Table 2.]
2. There is an existing Centralized leach field that was abandon in 2006, per Lahonton variance. Documented by Tank destruction permit NCEHD, 2006. At the time of permit the system had a 2475G/D rate. This would be 165 student and staff usage with no cafeteria, gym, or showers.

****Please note the capacity for the existing systems total only 254 students and employees.**

Potable Water:

1. The site has a commercial well, drilled in 1994. The County of Nevada Domestic Drinking Water Permit currently allows for a maximum of 44 students.

CONDITIONS OF APPROVAL

Environmental Health has no objection to approval of the referenced use with the following conditions that shall be completed prior to expansions:

1. Apply for a minor drinking water plan check (w/inspection) to amend the current Domestic Drinking Water Permit. The proposed amendment shall be approved prior to any increased use at the facility.
2. Obtain a Septic Modification permit to restore tanks to Centralized Septic system. Current evaluation of the Centralized Leach field will be required before the Centralized Permit may be restored.
3. Create an expanded leach field if possible to accommodate usage for 257 or limit student and employees to 254.
4. Provide more information regarding the retention pond and storm water treatment system.
5. Any Overnight Summer Camps may be subject to permitting by NCDEH. Contact the Department about permitting, if applicable.

The Department provides no guarantee of sewage disposal, or of water supply availability on this parcel.



Truckee Fire Protection District

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

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November 10, 2021

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

**Subject: Town of Truckee Application #2021-000000095: Golden Valley Tahoe School
Use Permit 12640 Union Mills Road APN 048-210-012**

Dear Chantel,

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:

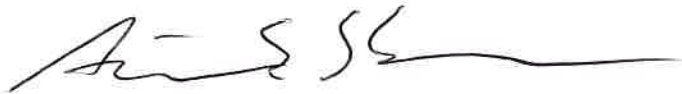
1. The Fire District routinely adopts and amends the California Fire Code. New developments are required to comply with the locally adopted and amended fire code that is in effect at the time the project is permitted. Complete plans must be submitted to the Fire District for review and approval. The 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. Some typical interpretations include: providing Knox key box access for building control rooms and gates, providing markers and protection for fire hydrants, providing and maintaining pre-fire safety plans for Fire District use and limiting vertical combustible construction prior to completion of an emergency water supply. Locations of fire hydrants and fire department connections will need Fire District approval. This project will require improved roadway access for fire apparatus in accordance with Appendix D of the California Fire Code.

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 or will be provided upon request.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Kessmann', with a long horizontal flourish extending to the right.

Steve Kessmann
Battalion Chief/Assistant Fire Marshal
Truckee Fire Protection District

Attachment: Ordinance 05-2019

https://nathan-melen-x9mh.squarespace.com/s/Truckee-Fire-Protection-District_Ordinance-05-2019_Adopting-Amended-2019-CA-Fire-Code.pdf



Date: October 12, 2021

To: Chantal Birnberg, Associate Planner

From: Melanie Conti, Sustainability Program Analyst

Subject: SW Comment on Golden Valley Tahoe School Use Permit

The trash enclosure meets all design requirements for storage of trash, cardboard, and mixed recycling containers.

Under Town of Truckee Municipal Code Section 6.01.070, businesses that generate both four cubic yards or more of solid waste per week and 100 gallons of food scraps per week shall also subscribe to food waste collection. It's estimated that Golden Valley Tahoe Charter School will not meet that threshold, however the collection service with Tahoe Truckee Sierra Disposal is still available. Keep Truckee Green staff are working with students at TTUSD school sites to separate food scraps from lunch waste for compost collection. If interested in participating, contact 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

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Tony Laliotis

Kim Harris

October 13, 2021

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

Subject: Project Routing - Golden Valley Tahoe School Use Permit - 2021-000000095 - 12640
Union Mills Road APN 048-210-012

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 no comments. The applicant shall protect all existing electric facilities in place. Additionally, if any changes to the existing electric service is required, the applicant shall coordinate with the District's Electric department.

The District's Water Department has the following comments:

- 1) The Water Department has no comment on the proposed Use Permit
- 2) The Water Department previously commented regarding the potential provision of water service to this project in a letter to the Town of Truckee Planning Department dated August 11, 2020. The comments given in the letter are still applicable. A copy of the letter is attached for reference.

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



American Public Power Association

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



District Transparency Certificate of Excellence



August 11, 2020

Ms. Chantal Birnberg
Assistant Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, California 96161

Subject: Application 2020-00000057/PA

Dear Ms. Birnberg:

The Truckee Donner Public Utility District (District) has received your department's routing regarding the preliminary application for a pre-school and elementary school to be located at 12640 Union Mills Road (APN 048-210-012). The District's Water Department has the following comments:

- The routing indicates the existence of a water well, two storage tanks (1,400 gallon & 90,000 gallon) and a fire pump. The District has never been involved with the operation or maintenance of these water facilities and the District has no information regarding the condition of these facilities.
- There is an existing 8-inch District-owned water main in Union Mills Road. This main ends about 1,400 feet to the west of the 12640 Union Mills Road. The District has had conversations with representatives of the property owner and with the Nevada County Environmental Health Department regarding District-provided water service to the property. Such water service would require the following, at a minimum:
 - 1) Payment of the appropriate Connection Fee and Facilities Fee for new construction.
 - 2) Construction of a pipeline extension to the western property boundary of 12640 Union Mills Road. The water meter serving the property would be connected to this pipeline at the property boundary.
 - 3) Construction of all necessary on-site water piping.
 - 4) Payment of reimbursement to the developer that originally constructed the pipeline in Union Mills Road.

- If water service is provided to the property by the District, the District will require that the existing water well is abandoned in accordance with State of California standards, or that a backflow prevention device be installed at the point of connection to the property.

Please note that the District's Electric Department may have additional comments on this proposed project. The Electric Department will respond in a separate letter. If you have any questions, or require further information, please contact me at 530-582-3950.

Sincerely,



Neil Kaufman, P.E.
Water System Engineer

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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 5, 2021

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

RE: Application: 2021-00000095/UP-DP
Golden Valley Tahoe School Use Permit
APN: 048-210-012

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

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