

Yumie Dahn

From: Lillian Jamison <2diamondlil@gmail.com>
Sent: Monday, September 27, 2021 3:38 PM
To: Yumie Dahn
Subject: Estates Meadows Project-Cascade Housing Assoc.

Follow Up Flag: Follow up
Flag Status: Flagged

Yumie Dahn, Senior Planner

I have concerns regarding the proposed 30 unit complex planned for 10020 Estates Drive.

Has a traffic study been done?

Estates Drive is inadequate and unsafe to support additional traffic that will be generated by the proposed housing. There is a considerable curve on Estates, north of the skateboard park, that limits vision for drivers in regards to pedestrians.

There is no sidewalk on either the east or west side of the road south of the rodeo grounds.

There is a crossing for the Legacy Trail which is in constant use and increased foot traffic in this area should be considered given the limited view for drivers coming from 267/Brockway and from Estates up the slope to 267.

There are NO posted speed limit signs along most of Estates and Riverview Drive.

In regards to the recently restored ponds/wetland area, the Town says it has incorporated mitigation measures for the area. How exactly will the ponds and grass area be protected?

The current remodel of the Senior apartments in the same area (adjacent to my house) is an example of the trash and disregard which accompanies building crews, with haphazard material storage and overflowing dumpsters. How can this not severely affect the ponds?

This area has greatly benefited the community as the restored ponds have increased in size/visibility, allowing an increase in habitat for waterfowl. The construction will impact the wildlife. It's hard to understand enough protection being afforded during building. After construction, is there access to this area?

A three story building is inappropriate. The highest standards should be met when considering the density of the project in this area. Three stories is excessive and out of character for the area, including Sierra Meadows. It is not consistent with local buildings in the area. Two stories should be the maximum allowed.

I understand the need for housing, but it needs to be compatible with the neighborhood and not cause increased traffic concerns on a road not adequate to support it, as well as a threat to the wetland.

Sincerely,
Lillian Jamison
10035 B Nicolas Drive
Truckee CA 96161
530-448-3094

Yumie Dahn

From: Webmaster
Sent: Tuesday, October 5, 2021 9:01 AM
To: Yumie Dahn
Subject: FW: Town of Truckee: Estates Meadows Housing Development Initial Study/Mitigated Negative Declaration

From: Craig Schaffer <craigschaffer70@gmail.com>
Sent: Saturday, September 18, 2021 4:20 AM
To: Webmaster <webmaster@townoftruckee.com>
Subject: Re: Town of Truckee: Estates Meadows Housing Development Initial Study/Mitigated Negative Declaration

It would be good to go down to 30% like Artist Lofts. I would be homeless if not for that place.

On Fri, Sep 17, 2021, 8:00 PM Town of Truckee, CA <webmaster@townoftruckee.com> wrote:

Estates Meadows Housing Development Initial Study/Mitigated Negative Declaration

Post Date: 09/17/2021 4:49 PM

Town of Truckee has sent you a News item. To view this item, please go to

<https://www.townoftruckee.com/government/community-development/planning-division/growth-and-development/major-development-projects/estates-meadows-housing-development>

Having trouble viewing this email? [View on the website instead.](#)

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Yumie Dahn

From: Jill Mitchell <jmitchell.jk@gmail.com>
Sent: Tuesday, October 5, 2021 4:28 PM
To: Yumie Dahn
Subject: public comments for the Estates Meadows Project
Attachments: IMG_6399.JPG

Hello Yumie,

Here are my public comments regarding this project:

Recently, I saw the proposed project sign posted in my neighborhood. I am supportive of affordable housing projects in Truckee. I am not supportive of building on environmentally sensitive areas including wetlands.

This area that the town of Truckee is considering for the housing development is a wetland and is a home for birds, ducks, frogs, and more. In recent years, a non-profit organization took the time and energy to restore the area and decrease the size of the dirt parking lot facing the rodeo area. In fact, the group that worked on this wetland area posted signs that say, " Environmentally sensitive area. Please do not enter." Please see the attached picture that shows one of these signs near the land that you would like to develop.

Perhaps in the last century, humans did not understand ecosystems and how building projects on wetlands has many negative impacts; however, we are now fully aware that filling in wetlands with pavement, parking lots, and buildings is not wise. We have had a drought year, so the land may appear drier than normal. Please consider that in more typical moisture years this area holds much more water.

Additionally, in light of the recent plane crash, we should be working as a community to maintain all current open space near the airport.

Please spend more time in this area of land in the different seasons to understand the true impact construction and more buildings and residences would have on this natural landscape. It seems that the people who have planned for this project are uneducated on the environmental effects of building in sensitive areas. Please do what is right for the land, wildlife, and people of Truckee by protecting this open space and by choosing an alternate location.

Kind regards,
Jill Mitchell

Jill Mitchell
phone: 530.448.6624
physical and mailing address:
10437 Reynold Way
Truckee, CA. 96161

ENVIRONMENTALLY
SENSITIVE
AREA

PLEASE DO
NOT ENTER



Dear Planning Commission,

My name is Megan Butcher and I live on Martis Drive in the Ponderosa Fairway Estates. I am writing to you in regards to the proposed development Estates Meadows on Estates Drive. I am very concerned about the proposed development for a variety of reasons.

The development's proximity to the wetlands goes against everything our town stands for. The goals of the town's General Plan are to protect open space and maintain biological resources. By building in this area with such close proximity to this space is irresponsible. The Truckee River Watershed Council recently worked to restore the wetlands in that area. Why would a town that loves the outdoors so much approve a development that could potentially have negative impacts on an already sensitive ecological habitat?

As a resident of the area I already experience the highly traveled Estates Drive. By adding another complex, we will be adding more cars to an area that already has limited parking. The addition of the parking lot will take away all of the parking on the road for the Truckee Pines residents. Where will their overflow parking go?

I also noticed that the developer added a bus stop in front of the current Senior Apartments and extended a small portion of the sidewalk. To me, if the developer actually cared about the community they would know how much pedestrian traffic Estates Drive currently sees and would have continue the sidewalk, instead of just putting in a shortened walkway.

I hope that you as the Planning Commission will consider the implications that this proposed development would have and not just look for the quick fix in solving our housing crisis.

Thank you,
Megan Butcher

Yumie Dahn

From: Jenna Gatto
Sent: Thursday, October 14, 2021 6:37 PM
To: Yumie Dahn
Subject: FW: *NEW SUBMISSION* Public Comment Form for Planning Commission

From: Town of Truckee, CA <webmaster@townoftruckee.com>
Sent: Thursday, October 14, 2021 6:36 PM
To: Carissa Binkley <CBinkley@townoftruckee.com>; Denyelle Nishimori <DNishimori@townoftruckee.com>; Jenna Gatto <JGatto@townoftruckee.com>; Ruth Miller <RMiller@townoftruckee.com>; Daniel Fraiman <DFraiman@townoftruckee.com>; Nikki Riley <nriley@townoftruckee.com>; David Gove <DGove@townoftruckee.com>; Suzie Tarnay <STarnay@townoftruckee.com>; totplanning3@gmail.com
Subject: *NEW SUBMISSION* Public Comment Form for Planning Commission

Public Comment Form for Planning Commission

Submission #: 1242206
IP Address: 47.208.198.163
Submission Date: 10/14/2021 6:35
Survey Time: 22 minutes, 17 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Name

Jesse Quay

Email

jdquay@gmail.com

Phone (optional)

5103769957

Date of Truckee Planning Commission meeting

10/19/2021 12:00 AM

Agenda Item Number

7.1 Estates Meadow Project

Public Comment

I live on Reynold Way and oppose this development. I urge the commission to reject this application for the following reasons: 1. The proposed development sits directly on an environmentally sensitive wetland that was restored in 2017 by the Truckee Watershed Council. This wetland serves numerous important roles in the town including critical habitat for wildlife and as flood protection. 2. This area should remain undeveloped for the safety of residents and airport travelers. There needs to be a buffer between the airport and the community. We recently had a plane crash less than 200m from the proposed development. 3. Traffic and congestion concerns. The back up onto Brockway from Estates is already bad during peak hours. This development will add to these problems. 4. Obtuse design. A 3-story development breaks with the current natural aesthetic of the neighborhood and surroundings. Avoid creating an eyesore. I am a proponent of affordable housing and have worked on hundreds of affordable housing projects throughout California over the last 20 years. This is not the proper location or implementation of affordable housing. I have also worked professionally for the Federal government as well as private business as an environmental scientist assessing wetlands and riparian corridors. This area is critical and should be conserved by the town of Truckee. Jesse Quay

If your comment exceeds 2000 characters, please use the attachment function below to attach your comment in a separate document.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Please ensure that you enter your email address in the box below and click the SUBMIT button to receive a copy of your submitted responses for Public Comment.

Thank you,
Town of Truckee

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From: [Jenna Gatto](#)
To: [Yumie Dahn](#)
Cc: [Denyelle Nishimori](#); [Carissa Binkley](#)
Subject: FW: *NEW SUBMISSION* Public Comment Form for Planning Commission
Date: Monday, October 18, 2021 9:26:44 AM

From: Town of Truckee, CA <webmaster@townoftruckee.com>
Sent: Saturday, October 16, 2021 11:11 AM
To: Carissa Binkley <CBinkley@townoftruckee.com>; Denyelle Nishimori <DNishimori@townoftruckee.com>; Jenna Gatto <JGatto@townoftruckee.com>; Ruth Miller <RMiller@townoftruckee.com>; Daniel Fraiman <DFraiman@townoftruckee.com>; Nikki Riley <nriley@townoftruckee.com>; David Gove <DGove@townoftruckee.com>; Suzie Tarnay <STarnay@townoftruckee.com>; totplanning3@gmail.com
Subject: *NEW SUBMISSION* Public Comment Form for Planning Commission

Public Comment Form for Planning Commission

Submission #: 1244883
IP Address: 47.208.218.205
Submission Date: 10/16/2021 11:11
Survey Time: 17 minutes, 40 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Name

Petra Jandova

Email

petrawerke@yahoo.com

Phone (optional)

9168044593

Date of Truckee Planning Commission meeting

10/19/2021 12:00 AM

Agenda Item Number

Proposed housing development Estates drive

Public Comment

To whom it may concern. I think the proposed development on Estates drives is a very bad idea that goes against what I believe this town is trying to achieve. Balance between nature and development. Here are my reasons: Estates drive already has a lot of traffic. The existing apartments on the opposite site of the proposed development already create garbage issues in the expensively restored wetlands. I have a spent a lot of time over the last few years trying to keep the nature preserve garbage free and I am not the only one doing so and it never ends. Apartments right next to the nature preserve would do even more damage. The noise would disturb the spectacular wildlife that has started to settle in there every spring. Even though there are signs for people not to go there, I have caught people there on 4 wheelers ripping everything up, ice skating and trespassing. If you put apartments and cars there what was the point of restoring the wetlands?. When I tried to get help to chase them out, police were too busy. You are talking about a small piece of land that should just be finished with some benches and a path for viewing the wild life, and a few garbage cans. I have no doubt that the seniors from the units across the road would welcome that. As it is many of them have trouble walking and having a close by walking area & benches would no doubt be welcome by them. It seems like a very greedy and desperate move to squeeze a housing units in that small space. I know that space is hard to come by in this town but with all the new development already planned out, this one makes no sense. Some town are simply not meant to get larger because there is no more space.

If your comment exceeds 2000 characters, please use the attachment function below to attach your comment in a separate document.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Please ensure that you enter your email address in the box below and click the **SUBMIT button to receive a copy of your submitted responses for Public Comment.**

Thank you,
Town of Truckee

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From: [Jenna Gatto](#)
To: [Yumie Dahn](#)
Cc: [Deyelle Nishimori](#); [Carissa Binkley](#)
Subject: FW: *NEW SUBMISSION* Public Comment Form for Planning Commission
Date: Monday, October 18, 2021 11:31:55 AM

From: Town of Truckee, CA <webmaster@townoftruckee.com>
Sent: Sunday, October 17, 2021 12:03 PM
To: Carissa Binkley <CBinkley@townoftruckee.com>; Deyelle Nishimori <DNishimori@townoftruckee.com>; Jenna Gatto <JGatto@townoftruckee.com>; Ruth Miller <RMiller@townoftruckee.com>; Daniel Fraiman <DFraiman@townoftruckee.com>; Nikki Riley <nriley@townoftruckee.com>; David Gove <DGove@townoftruckee.com>; Suzie Tarnay <STarnay@townoftruckee.com>; totplanning3@gmail.com
Subject: *NEW SUBMISSION* Public Comment Form for Planning Commission

Public Comment Form for Planning Commission

Submission #: 1245762
IP Address: 45.18.84.55
Submission Date: 10/17/2021 12:02
Survey Time: 30 minutes, 17 seconds

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Name

MICHAEL HALL

Email

MIKEANDKARENHALL@YAHOO.COM

Phone (optional)

5305878027

Date of Truckee Planning Commission meeting

10/19/2021 12:00 AM

Agenda Item Number

7.1 ESTATES MEADOWS PROJECT

Public Comment

Would NOT like to see this go thru due to all the work that was done to restore the wetlands . Already we have an apartment complex and a senior homes with enough traffic and trash from these homes. We have seen an increase in litter in the wetland run off and have complained to the town and fish and game with no resolution. The apartment has a dumpster right next to the wetland run off which should of never been allowed. (i have sent picture s to the town of truckee of this trash). The apartment allows their tenants to park on the road and change their oil and leave their trash. And you want to allow this project to go thru with the fact that there could be a wildlife migrations that these building would interfere with their flight migration. And our neighborhood has seen an increase of traffic with speeders that the town is doing nothing about. If this project goes thru the wildlife will start to venture thru regional park. We have seen deer, bears, ducks, geese, owls, bobcats comming thru to get to the waterway. Please reconsider not going thru with this project..

If your comment exceeds 2000 characters, please use the attachment function below to attach your comment in a separate document.

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Please ensure that you enter your email address in the box below and click the **SUBMIT button to receive a copy of your submitted responses for Public Comment.**

Thank you,
Town of Truckee

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Carissa Binkley

From: Suzie Rose <suzierose@gmail.com>
Sent: Tuesday, October 19, 2021 11:40 AM
To: Yumie Dahn; Planning Division
Subject: Comments on Estates Meadow Proposed Project - Item 7.1

Hi Yumie-

Please see below my comments regarding the Estates Meadow project, item 7.1 on today's agenda.

I am supportive of affordable housing projects in Truckee, particularly development in "infill" areas in Truckee. I am not supportive of building on environmentally sensitive areas, including wetlands.

The area that the Town of Truckee is considering for the Estates Meadow housing development appears to be a wetland area. If it is not officially a wetland area, it is in very close proximity to an official wetland area. In recent years, a non-profit organization took the time and energy to restore this area, including decreasing the size of the dirt parking lot facing the rodeo area and postings signs that say, "Environmentally sensitive area. Please do not enter." While I am not an expert in determining what officially qualifies as a wetland, the plants and topography in this area indicate that it is in fact a wetland.

Once a project is approved by Town of Truckee and begins to move forward, it is very difficult to slow or stop the project. Therefore, instead of taking action today to adopt a Mitigated Negative Declaration and approve this project, the Town of Truckee should take time to perform its due diligence and ensure that this area is definitively NOT a wetland area, and that there are no endangered flora or fauna that live in this area.

Additionally, the project developers are requesting a reduction in the rear yard setback, an increase in the allowed building height, a reduction in parking requirements, an increase to site coverage, and modifications to landscaping and private exterior space requirements. If the Town of Truckee does approve this project either now or later, it should NOT approve these variances. In particular, the project developer's **request for a variance to increase building height above the allowable height for the property's zoning should definitely be denied.** Buildings in the RM zoning district are allowed a maximum 35-foot height limit, and three of the four proposed building exceed this height limit. There are no buildings anywhere nearby the proposed project area that are greater than 2 stories. **The proposed three-story buildings are out of character for the neighborhood and should not be approved.** The project developer and Town of Truckee staff defend this request by stating that it will increase the number of affordable housing units. However, zoning requirements are in place for good reason. There are multiple other areas in Truckee where affordable housing units can and will be built. **The Town of Truckee should not approve expanding this one development to a greater scale than the zoning of the area allows and the character of the neighborhood dictates.**

Lastly, while the project developers claim that the proposed project will not impact the mountain views in the area, this is simply not true. The proposed development would significantly impact the scenic views of the mountains and the wetlands for everyone who lives and recreates in this area. It would also significantly impact the wildlife in this area, including the bears, coyotes, birds, and other plants

and animals that call the proposed project area home. The impact of the proposed development is significant with or without the variance for building height, but the taller the building the more significant the impact on views, sunlight, and wildlife. While this is not necessarily a reason to deny the proposed project, it is important to note that the project does have a significant impact of area. This all points to a need for a detailed and through review of the proposed project's impacts, NOT the adoption of a Mitigated Negative Declaration and approval this project today.

The Town of Truckee should take time to perform its due diligence to ensure that this area is definitively not a wetland area and that there are no endangered flora or fauna that live in this area. Additionally, the Town of Truckee should weigh the impacts on the neighborhood, including the impact to the scenic views and wildlife in the area. If the Town of Truckee decides to approve this project either now or later, it should deny the developer's requested variances, most importantly the variance for building height.

Thank you,
Suzie Rose

Carissa Binkley

From: Town of Truckee, CA <webmaster@townoftruckee.com>
Sent: Tuesday, October 19, 2021 11:49 AM
To: Carissa Binkley; Denyelle Nishimori; Jenna Gatto; Ruth Miller; Daniel Fraiman; Nikki Riley; David Gove; Suzie Tarnay; totplanning3@gmail.com
Subject: *NEW SUBMISSION* Public Comment Form for Planning Commission

Public Comment Form for Planning Commission

Submission #: 1250080
IP Address: 71.92.168.165
Submission Date: 10/19/2021 11:49
Survey Time: 5 minutes, 28 seconds

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Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Name

Damon Cianci

Email

dcianci179@gmail.com

Phone (optional)

5102258093

Date of Truckee Planning Commission meeting

10/19/2021 12:00 AM

Agenda Item Number

Public planning

Public Comment

I do generally support the town of Truckee looking for ways to create affordable house, however this project seems to miss the mark on 2 main points, one is building within an existing wetland that has protected status. The other is doing a height variance to make this project taller than anything in the neighborhood. Development within wetlands is never a good idea given the impact on the animals that rely on this habitat which is a unique area. I don't understand the thought process of building here when there are other open spaces that are not wetlands.

If your comment exceeds 2000 characters, please use the attachment function below to attach your comment in a separate document.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

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Thank you,
Town of Truckee

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Yumie Dahn

From: Jenna Gatto
Sent: Tuesday, October 19, 2021 3:11 PM
To: Yumie Dahn
Cc: Carissa Binkley; Denyelle Nishimori
Subject: FW: *NEW SUBMISSION* Public Comment Form for Planning Commission

From: Town of Truckee, CA <webmaster@townoftruckee.com>
Sent: Tuesday, October 19, 2021 2:43 PM
To: Carissa Binkley <CBinkley@townoftruckee.com>; Denyelle Nishimori <DNishimori@townoftruckee.com>; Jenna Gatto <JGatto@townoftruckee.com>; Ruth Miller <RMiller@townoftruckee.com>; Daniel Fraiman <DFraiman@townoftruckee.com>; Nikki Riley <nriley@townoftruckee.com>; David Gove <DGove@townoftruckee.com>; Suzie Tarnay <STarnay@townoftruckee.com>; totplanning3@gmail.com
Subject: *NEW SUBMISSION* Public Comment Form for Planning Commission

Public Comment Form for Planning Commission

Submission #: 1250583
IP Address: 47.208.192.222
Submission Date: 10/19/2021 2:43
Survey Time: 25 minutes, 12 seconds

You have a new online form submission.

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Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

Name

Gretchen Corbin

Email

gretchencorbin@gmail.com

Phone (optional)

2064065728

Date of Truckee Planning Commission meeting

10/19/2021 12:00 AM

Agenda Item Number

7.1 Estates Meadows Project

Public Comment

I live in the Ponderosa Fairview Estates neighborhood. In general I feel that this is an oversized development being crammed into an environmentally sensitive property. Here are my specific concerns about the exemptions being proposed for this project: 1. Parking. I feel that 50 parking spaces is not nearly enough. Code requires 66 parking spaces, which I also think is not enough. Given the number of proposed bedrooms, there will be over 100 people living in this complex. As much as I want to believe people will use bikes and public transit, the reality is that our neighborhood has a low "walking score" and most people own cars even if they are not driving them all the time. Cars need somewhere to park. This undeveloped side of Estates Dr is already being used as overflow parking from the Truckee Pines apartment complex. I don't know what the bedroom to parking spaces ratio is for that complex, but the planning commission should consider that it is not sufficiently meeting parking demand and this project is similar. 2. Wetlands. It is bad enough that CA code allows development to occur so close to a wetlands, but to give this project a reduction in the setback allowance is a mistake. In winters with extensive snowfall, the wetlands serves as a buffer to keep spring snowmelt drainage from rushing sediment into the Truckee River. This project should be designed with a 100-yr storm mentality. 3. Building Height. The proposed building height exceeds those standard in the development code. This neighborhood currently has only 1- and 2-story residences. This project is too much density on top of a wetlands. If you reduce the height and possibly the number of units, this project will better fit the neighborhood and will add less stress to the existing neighborhood parking situation. Thank you, Gretchen Corbin

If your comment exceeds 2000 characters, please email your comments to planningdivision@townoftruckee.com.

Upon clicking submit, your comment will automatically be emailed to Planning Commissioners and Town Department Heads. Please note, it does take time to get your comment uploaded to public view. Comments submitted after 2PM will be uploaded to public view within 48 hours.

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Thank you,
Town of Truckee

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Yumie Dahn

From: Carissa Binkley
Sent: Tuesday, October 19, 2021 2:59 PM
To: Yumie Dahn; Jenna Gatto; Denyelle Nishimori
Subject: FW: Input on Estates Meadows Project

From: Gretchen Corbin <gretchencorbin@gmail.com>
Sent: Tuesday, October 19, 2021 2:54 PM
To: Daniel Fraiman <DFraiman@townoftruckee.com>; Nikki Riley <nriley@townoftruckee.com>; David Gove <DGove@townoftruckee.com>; Ruth Miller <RMiller@townoftruckee.com>; Suzie Tarnay <STarnay@townoftruckee.com>
Cc: Planning Division <PlanningDivision@townoftruckee.com>
Subject: Input on Estates Meadows Project

Dear Truckee Planning Commission,

I submitted these comments through the town website, but I did not meet the 2pm deadline. My apologies. In case you have time to read and consider my comments, I am emailing them directly to you.

I am commenting on Agenda Item 7.1 (Estates Meadows Project) of the October 19, 2021 Planning Commission Meeting.

I live in the Ponderosa Fairview Estates neighborhood. In general I feel that this is an oversized development being crammed into an environmentally sensitive property. Here are my specific concerns about the exemptions being proposed for this project:

1. Parking. I feel that 50 parking spaces is not nearly enough. Code requires 66 parking spaces, which I also think is not enough. Given the number of proposed bedrooms, there will be over 100 people living in this complex. As much as I want to believe people will use bikes and public transit, the reality is that our neighborhood has a low "walking score" and most people own cars even if they are not driving them all the time. Cars need somewhere to park. This undeveloped side of Estates Dr is already being used as overflow parking from the Truckee Pines apartment complex. I don't know what the bedroom to parking spaces ratio is for that complex, but the planning commission should consider that it is not sufficiently meeting parking demand and this project is similar.
2. Wetlands. It is bad enough that CA code allows development to occur so close to a wetlands, but to give this project a reduction in the setback allowance is a mistake. In winters with extensive snowfall, the wetlands serves as a buffer to keep spring snowmelt drainage from rushing sediment into the Truckee River. This project should be designed with a 100-yr storm mentality.
3. Building Height. The proposed building height exceeds the standard in the development code. This neighborhood currently has only 1- and 2-story residences. This project is too much density on top of a wetlands. If you reduce the height and possibly the number of units, this project will better fit the neighborhood and will add less stress to the existing neighborhood parking situation.

Thank you,
Gretchen Corbin

Yumie Dahn

From: Jodi Hubbell <jodicmt@icloud.com>
Sent: Sunday, November 28, 2021 1:00 PM
To: Yumie Dahn
Cc: Randy 🍷 Gates
Subject: Estates Meadows Housing Development

Hello Yumie,

While we are in favor of affordable/work force housing, and know that it is desperately needed, we feel the proposed project cannot be constructed without having major impact on the wetland, even with the Mitigation Monitoring Plan.

We also find it hard to believe that the EIR/site evaluation was done in July of a drought year.

The fact that the developers want to provide less parking than is normally required is also a concern, as there will just be spillover onto Estates Dr...especially if they charge for parking spots as one Commissioner suggested (not the right call especially in a low income development!!). I had office space in the 2 story building on Martis Valley Dr between Jeffery Pine and the roundabout for over 2 years, and we were always dealing with residents of the apartments/townhouses parking their cars in our lot during the day and overnight, impacting our snow removal and the availability of parking for our clients. So I know first hand that there wasn't enough parking for one/both of those developments.

Thank you for passing our concerns on to the Planning Commission.

Jodi Hubbell
Randy Gates