

ENVIRONMENTAL APPLICATION

The project applicant must complete this application. The Town may review the proposed project pursuant to the California Environmental Quality Act (CEQA). Please attach and reference additional information if necessary to adequately complete the application. If you have any questions, please contact the Planning Division.

Project Title/Name: Estates Meadow Housing

Applicant Name: Oregon Investors X Limited Partnership: Cascade Housing Association

Contact Person: Kristi Isham

Address: PO Box 182, Springfield, OR 97477

Phone: (541) 726-6181 Fax: _____ E-Mail: kristi.isham@cascadehousing.org

Project Location: 10020 Estate Drive, Truckee, CA 96161

Assessor's Parcel Number: 019-450-047

Project Description: A 30-unit affordable housing development, including 4 separate building and associated site improvements such as access drive, parking, grading, drainage, utilities, and landscaping. And, creating an approximately 2-acre parcel from APN 19-450-47.

ENVIRONMENTAL SETTING

- Site characteristics (size, slope, shape, development constraints):
Project site is approximately 2.06 acres with slopes ranging from 0% to 6%. The site is rectangular in shape with a boulder around the south and east sides. There are existing wetlands all of which will be preserved.
- Existing site zoning district and general plan land use designation:
Existing Zoning: Residential Multi-Family (RM-15)
Existing Land Use: High Density Residential 6-12 du/acre
- Precisely describe the existing use and condition of the site:
Project site is currently undeveloped.
- Describe the existing general plan designation, zoning district, and existing uses of adjacent parcels:

<u>Parcel</u>	<u>General Plan Land Use</u>	<u>Zoning District</u>	<u>Existing Use</u>
North	<u>High Density Residential</u>	<u>RM-15</u>	<u>High Density Residential</u>
East	<u>High Density Residential</u>	<u>RM-15</u>	<u>High Density Residential</u>
South	<u>Open Space Recreation</u>	<u>REC</u>	<u>Open Space Recreation</u>
West	<u>Public</u>	<u>PF</u>	<u>Public</u>

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5. Describe the plant cover found on the site, including the number and types of all trees:
Most of the site is herbaceous upland vegetation, with a few (7) small pine saplings. The east is dominated by crested wheat grass. The west is a mixture of native upland, facultative-upland, and facultative species of grasses and forbs.
6. Water Supply: Well Public Provider: Truckee Donner Public Utility District
 Sewage Disposal: Septic Public Provider: Truckee Sanitary District
 Power/Electric Provider: Truckee Donner Public Utility District

NOTE: Explain any "YES" or "MAYBE" responses in attachments.

	<u>NO</u>	<u>YES</u>	<u>MAYBE</u>
7. Is the site on filled land or has slopes in excess of 10 percent?	<u>X</u>	_____	_____
8. Has the site been surveyed for historical, paleontological or archaeological resources? If yes, a copy of the survey report is to accompany this application.	_____	<u>X</u>	_____
9. Does the site contain any unique natural, ecological or scenic resources?	<u>X</u>	_____	_____
10. Do any drainage swales or channels border or cross the site?	_____	<u>X</u>	_____
11. Has a traffic study been prepared? If yes, a copy of the study is to accompany this application.	<u>X</u>	_____	_____
12. Is the site within or in close proximity to a 100-year flood plain?	<u>X</u>	_____	_____

PROJECT DESCRIPTION

Please attach any supplemental information which will assist the planning staff in the review of the proposed project pursuant to CEQA requirements.

1. Residential projects:
- A. Number, type and size of dwelling units proposed and associated square footage:
Building A: Gross Floor Area=10,838 SF, 6 One Bedroom Units, 2 Two Bedroom Units, 4 Three Bedroom Units.
Building B: Gross Floor Area=6,658 SF, 6 One Bedroom Units, 3 Two Bedroom Units, 0 Three Bedroom Units.
Building C: Gross Floor Area=8,885 SF, 3 One Bedroom Units, 2 Two Bedroom Units, 4 Three Bedroom Units; Community Building D
- B. Gross density of the proposed project (dwelling unit/acre):
15 dwelling units/acre
- C. Will any multi-story units be located adjacent to a State highway or freeway?
No

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2. Commercial, industrial and institutional projects:
- A. Indicate specific type of use proposed:
N/A
 - B. List the gross square footage by each type of use:
N/A
 - C. List the square footage and number of floors of each building:
N/A
 - D. Estimate employment by shift:
N/A
 - E. Identify any planned outdoor uses:
N/A
3. What percentage of the project site will be covered by:
Paving 21 % Building 12 % Landscaping 63 %
4. Maximum height of the structure(s): 3 Stories
5. Describe the amount and type of off-street parking proposed:
N/A
6. Describe how drainage and on-site retention will be accommodated:
Project will utilize a system of LID measures, such as rain garden, turf, and underground facilities to treat onsite stormwater runoff from impervious surfaces.
7. Identify any off-site construction required to support this project:
Project will require access drives, sidewalks, drainage and utilities improvements.
8. Preliminary grading plans estimate +/-500 cubic yards of cut and +/-400 cubic yards of fill.
9. Give the estimated dates for the following:
- A. Rough Grading May 2021
 - B. Final Grading October 2021
 - C. Start Construction May 2021
 - D. Complete Construction Fall 2021
 - E. Describe any Project Phasing: Project will be completed in one phase

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10. List all other permits or public agency approvals required of this project:
Project will require a Lahontan permit. Army Corps will also be engaged due to the wetlands present onsite, although no disturbance is proposed within the wetlands
11. Is this project part of a larger project previously reviewed by the Town of Truckee or County of Nevada? If yes, identify the review process and associated project title/project number.
No

NOTE: Explain any "YES" or "MAYBE" responses in attachments.

	<u>NO</u>	<u>YES</u>	<u>MAYBE</u>
12. During construction, will the project:			
A. Emit dust, ash, smoke, fumes or odors?	<u> </u>	<u> X </u>	<u> </u>
B. Alter existing drainage patterns?	<u> X </u>	<u> </u>	<u> </u>
C. Create a substantial demand for energy or water?	<u> X </u>	<u> </u>	<u> </u>
D. Discharge water of poor quality?	<u> X </u>	<u> </u>	<u> </u>
E. Increase noise levels on site or for adjoining areas?	<u> </u>	<u> X </u>	<u> </u>
F. Generate abnormally large amounts of solid waste or litter?	<u> X </u>	<u> </u>	<u> </u>
G. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammables or explosives?	<u> X </u>	<u> </u>	<u> </u>
H. Require unusually high demands for such services as Police, fire, sewer, schools, water, public recreation?	<u> X </u>	<u> </u>	<u> </u>
I. Displace any residential occupants?	<u> X </u>	<u> </u>	<u> </u>

CERTIFICATION

I hereby certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief.

DocuSigned by:

 Michelle Martin
 E179D55CEF31464...

 Agent Signature

10/12/2020

 Date

 Date

September 28, 2020

Town of Truckee
Attn: Yumie Dahn
10183 Truckee Airport Road
Truckee, CA 96161

**Subject: Letter of Justification for Tentative Map Application for the Estates Meadow Housing Project
APN: 019-450-047**

Dear Yumie,

The proposed Estates Meadow Housing project requires approval of the following entitlements from the Town of Truckee:

1. Tentative Map Application to split the subject parcel (APN 019-450-047) to create an approximately 2.06-acre parcel for the future development of a multi-family affordable housing project.

Cascade Housing Association, a 501(c) 3 non-profit affordable housing developer, is proposing to separate approximately 2 acres of the existing 60-unit senior affordable housing parcel for the construction of a multibuilding affordable housing development. The existing Estates Drive road cuts through the existing parcel, which has an area of approximately 9.6 acres, and the proposed 2-acre project site is compromised of the section of the parcel located south of Estates Drive.

The proposed project consists of 4 individual buildings types. All buildings are proposed to have a mix of 1, 2 and 3-bedroom units split between 3 floors, with exception of Building D, which is proposed to include a community room, laundry, and manager's office. The project also proposes green spaces throughout the proposed parcel, and all associated site improvements, including but not limited to, access drives, vehicle and bike parking, utilities and drainage improvements. The project will also include sidewalk and landscape improvements along the street frontage, per Town of Truckee standards. The site will have its own solid waste removal services.

The project's preliminary design assumes an Allowable Coverage of 50% coverage, 20' rear and front setbacks, 10' side setbacks, maximum building height of 35' from average natural grade, 1 parking space per 1-bedroom and 2 spaces per 2 & 3-bedroom residential units. No disturbance is proposed for the existing wetland on the eastern portion of the site.

The Cascade Housing Association project creates much needed affordable housing in a neighborhood that has been planned for this use. The project will respect Truckee's heritage, embraces the natural environment, and achieves sustainable development in the following ways.

The future project will require the following ministerial approvals from the Town of Truckee, which will be submitted as a separate application:

1. CEQA
2. Grading Permit(s)
3. Building Permit(s)

PROPOSED USE

Project site is intended for multi-family affordable housing.

TENTATIVE MAP FINDINGS

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable provisions of the Subdivision Map Act, the General Plan, any applicable Specific Plan and/or Master Plan, the Development Code, the Trails Master Plan, the Particulate Matter Air Quality Management Plan, and the Public Improvements and Engineering Standards;

Response: The existing overall parcel listed above has been previously developed, the development includes 60 senior housing units and associated site improvements. In order to develop the undeveloped portion of the existing parcel (section of the parcel located to the south of Estates Dr., the existing parcel would need to be split into two legal parcels through the Tentative Map.

As mentioned above, the section of the parcel to the north of the project site is currently developed, the proposed future workforce housing developed for the vacant net parcel will comply will all applicable codes.

2. The site is physically suitable for the type and density/intensity of development being proposed;
Response: The site is currently vacant and is suitable to accommodate the proposed improvements, as shown on the conceptual site plan, including parking lot layout, grading, and snow storage requirements. There are existing wetlands areas within the project site which will be left undisturbed.
3. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to the public health and safety. Adequate provisions shall mean:
 - A. There is available capacity in community sewer and/or water systems serving the subdivision or the subdivision will be served by on-site septic systems and/or private wells that comply with Nevada County Department of Environmental Health regulations;
Response: The existing development already has adequate water and sewer services. The proposed development will also have adequate public water and sewer service. Will serve letters, as required, are included with this submittal.
 - B. Distribution and collection facilities for sewer and water and other infrastructure are installed to lot boundaries;
Response: The existing development already has adequate water and sewer services. Existing water and sewer services are available at close proximity to the project site along Estates Dr.

C. Recreation development fees are paid prior to map recordation.

Response: Not applicable.

4. The tentative map approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources, including fish, wildlife, and their habitat, that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;

Response: The parcel to the north of the project site is currently developed, the proposed development will be reviewed through the required CEQA process and all required mitigation measures will be addressed accordingly.

5. The subdivision will not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity in which the property is located;

Response: The parcel to the north of the project site are currently developed and the proposed development will be designed per the application Town of Truckee requirements to not cause adverse effects. Adequate snow storage and landscaping will be provided to mitigate potential project impacts.

6. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision unless alternate easements for access or use will be provided and the alternate easements will be substantially equivalent to ones previously acquired by the public;

Response: No easements will be affected by the proposed project.

7. The discharge of sewage from the proposed subdivision into the community sewer system will comply with the requirements prescribed by the Lahontan Regional Water Quality Control Board.

Response: The existing developed parcel to the north already have adequate water and sewer services. The proposed development will also include adequate public water and sewer services.

October 14, 2020

Town of Truckee
Attn: Yumie Dahn
10183 Truckee Airport Road
Truckee, CA 96161

Subject: Letter of Justification for Development Permit Application for the Estates Meadow Housing Project – APN: 019-450-047

Dear Yumie,

The proposed Estates Meadow Housing project requires approval of the following entitlements from the Town of Truckee:

1. Development Permit/Planned Development Application a 30-unit development of a multi-family affordable housing project.

Cascade Housing Association, a 501(c) 3 non-profit affordable housing developer, is proposing to separate approximately 2 acres of the existing 60-unit senior affordable housing parcel for the construction of a multibuilding affordable housing development, a separate Tentative Map application has been previously submitted to the Town for the parcel split. The existing Estates Drive road cuts through the existing parcel, which has an area of approximately 9.6 acres, and the proposed approximately 2-acre project site is compromised of the section of the parcel located south of Estates Drive.

The proposed project consists of 4 individual buildings types. All buildings are proposed to have a mix of 1, 2 and 3-bedroom units split between 3 floors, with exception of Building D, which is proposed to include a community room, manager's office, laundry, bike storage and general storage. The project also includes green spaces throughout the proposed parcel, and all associated site improvements, including but not limited to, access drives, vehicle and bike parking, utilities, and drainage improvements. The project will also include sidewalk and landscape improvements along the street frontage, per Town of Truckee standards. The site will have its own solid waste removal services.

The project intends 100% of the units to be restricted to 50-60 percent median income for family workforce housing.

The project's preliminary design assumes an Allowable Coverage of 50% coverage, 20' rear and front setbacks, 10' side setbacks, maximum building height of 40' from average natural grade, 1 parking space per 1-bedroom and 2 spaces per 2 & 3-bedroom residential units. No disturbance is proposed for the existing wetland on the eastern portion of the site.

The Cascade Housing Association project creates much needed affordable housing in a neighborhood that has been planned for this use. As describe in detail later in the document, the project respects Truckee's heritage, embraces the natural environment, and achieves sustainable development.

The future project will require the following ministerial approvals from the Town of Truckee, which will be submitted as a separate application:

1. Tentative Map (separate application previously submitted to the Town)
2. Grading Permit(s)
3. Building Permit(s)

PROPOSED USE

Project site is intended for multi-family affordable housing.

2. The proposed development is
 - A. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of the Truckee Development Code, Municipal Code, and Public Improvement and Engineering Standards as follows:

GENERAL SITE INFORMATION

- **Existing Parcel APN:** 019-450-047 (Truckee Donner Senior Apartments)
- **Existing Parcel Size:** 9.62 acre
- **Project Site:** 2.06 acre (approximate portion of Existing Parcel)
- **Zoning:** RM-15 (Multi-Family 15 dwelling units/acre)
- **Building Setbacks:**

Front:	20' minimum
(TOT Code 18.08.040) Rear:	20' minimum
Side:	10' minimum
Side Street:	15' minimum
- **Proposed Project Compliance:**

Multi-family use allowed in zoning district.
Project proposes 30 units < 15x2.06, therefore within allowed density.
Project proposes 20' front, 10' rear, and 10' side setback. Modification to minimum setbacks will be discussed in Planned Unit Development section of this document.

TYPICAL DEVELOPMENT STANDARDS

- **Site Coverage:** 50% maximum
(TOT Code 18.08.040)
Project compliance: site coverage is less than 50%, see site plan for exact coverage
- **Height Limit:** 35' or 3.5 stories, whichever less
(TOT Code 18.08.040)
Project compliance: Project Proposes 3 stories and 40'. Modification to height limit will be discussed in Planned Unit Development section of this document.

- **Snow Storage:** 50% of total parking/driveway areas, for snow loads <200 lbs/SF (APN is 174 lbs/SF) (TOT Code 18.30.130)
Project compliance: Project Proposes more than 50% of parking/driveway areas for snow storage. See site plan for exact amount.

- **Open Space:**
(TOT Code 18.58.180)
 - i. Minimum area: 250 SF/DU
 - ii. Minimum dimensions:
 1. 20' wide, outside of ROW;
 2. Can use up to 50% of rear setbacks (for setbacks $\geq 20'$)
 3. Up to 50% may be paved for recreation purposes
 4. Separate from parking/access are by 3' minimum landscape (can be part of open space area) or 3' minimum high barrier

Note: Per TOT Code 18.46.010 – Minimum Open Space include Wetlands.

Project compliance: 250 s.f. x 30= 7500 s.f. Project proposes more than 19,000 s.f. of open space on the eastern portion of the site as well as additional open space on the remainder of the site.

- **Wetlands (Open Space):**
(TOT Code 18.46.040)
 - i. Preservation Requirements:

Areas designated as environmentally sensitive shall remain in their natural and undisturbed state and shall be maintained in a manner which minimizes the danger of fire hazards.
 - ii. Disturbance and restoration of wetlands:

Review authority may approve a minor use permit for disturbance of wetlands if all the following findings can be made:

 1. The wetlands cannot be avoided and there are no feasible alternatives or mitigation to disturbance of the wetlands;
 2. Any wetlands removed or destroyed as part of the project are mitigated by the restoration or creation of wetland habitat at a rate of 1.5 to 1; and
 3. The disturbance and/or removal of the wetlands complies with all applicable Federal and State regulations.

Project compliance: Project proposes no disturbance of wetlands.

- **Landscaping:**
(TOT Code 18.40 & 18.42 – Note: Read sections for further design information)

Provide Landscaping:

- In all front and side setbacks, except where BMP/parking/sidewalks are within setback
- In all disturbed areas (1 tree & 4 shrubs per 100 SF)
- For Parking areas:
 - Adjacent to streets - 6' wide landscaping b/w ROW and parking; 1 tree per 20 LF, 1 shrub per 5 LF
 - Adjacent to side or rear PLs – 6' wide landscaping; 1 tree per 20 LF, 1 shrub per 5 LF
 - Within a parking area: 200 SF landscaping per 5 parking spaces; 2 trees & 4 shrubs per 5 spaces
 - For all street buffers, 5' wide along all street frontage; 1 tree per 20 LF, 1 shrub per 5 LF

Project compliance: Project Proposes to meet landscape standards. See Landscape plan for calculations and implementation.

- **Parking:**
(TOT Code 18.48 Table 3-9)
 - Studio/1 Bed – 1.5 spaces/DU & with space/DU in fully enclosed garage
 - 2+ Bed – 2 spaces/DU with 1 space/DU in fully enclosed garage
 - Guest parking – 25% of total required spaces
 - Bike Parking (18.48.090) – 5% of total required vehicle spaces, with minimum 3 spaces

Project compliance: Project Proposes to utilize Concessions and Incentives for Physical Development (TOT Code 18.212.040) Parking Reduction Concession. See Site Plan for calculations. Bike parking is well in excess of the minimum requirement.

DEVELOPMENT PERMIT FINDINGS

1. The proposed development is:
 - A. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of the Truckee Development Code, Municipal Code, and Public Improvement and Engineering Standards;

Project Compliance: The existing parcel has a zoning Residential Multi-Family designation of RM-15, and a Land Use designation of High Density Residential 6-12 du/acre. The proposed 30-unit multi-family residential project is allowed under the current designation.

- B. Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

Project Compliance:

General Plan

1. The project is consistent with the General Plan's Land Use Guiding Principles by creating infill development adjacent to existing multi-family development, recreation facilities, and infrastructure. Additionally, the design of the project prevents the negative visual impact of mass parking lots and large single building forms by integrating the parking within a grouping of smaller buildings.

- a. The Project reinforces Truckee's Community Character in the following ways:

Maintaining large areas of contiguous open space.

Embraces Truckee's Scenic Resources through design that provides the majority of the dwelling units with views of the neighboring wetlands and open spaces and creates view corridors that allow those resources to be viewed from Estates Drive and the development across the street. Additionally, appropriate roadside landscaping is being created, and sensitive lighting design within the project will minimize light pollution, glare, and light trespass into adjoining properties to protect our view of the night sky.

The project reinforces the Town's Design by building within an existing residential neighborhood, and within walking distance of the Martis Village neighborhood center. The proposed street-side improvements will create connections to the surrounding town and enhance the streetscape. The architecture is uniquely designed to respond to its surrounding natural features and local neighborhood. In this way the building forms do not try to mimic that of downtown, but instead are site specific.

Cultural Resources

The Community and Social Environment as well as Arts and Culture are supported by creating high quality housing for full time residents of Truckee, at an affordable price, in an attractive setting, in an area that is suitable for this use. Additionally, the project includes indoor and outdoor community facilities that provide space for cultural activities.

- b. The Project is consistent with the Circulation Element of the General Plan in the following ways:

The project is on an existing street that supports the development. Pedestrian pathways and transit connections are included to encourage alternatives to automobile use.

- c. The Project is consistent with the Housing Element of the General Plan in the following ways:

The project provides housing at a density that is consistent with the zoning and balanced with the physical constraints of the site.

Unit sizes are consistent with community needs (less than 1,500 s.f.).

The project provides housing for low income residents.

The project provides accessible units at the ground floor.

- d. The Project is consistent with the Economic Development Element of the General Plan in the following ways:

The project provides affordable housing that supports a local work force.

The design of the project reinforces Truckee's natural capital by maintaining wetlands and open space, addressing and preserving views of the landscape, and units that allow for generous natural light and ventilation.

- e. The Project is consistent with the Conservation and Open Space Element of the General Plan in the following ways:

The project conserves the wetlands on the site and a significant portion of the site is maintained as open space that is contiguous with surrounding open space/ wetland properties.

Biological resources will be protected through native landscape planting – refer to the project's Biological Assessment report included with this submittal.

Water resources will be protected through proper stormwater treatment design. The proposed development will utilize Low Impact Development to the maximum extent possible by combining landscaping features along with standard stormwater treatment facilities, such as dripline trench armoring and gravel infiltration trenches, for adequate stormwater treatment. stormwater treatment features will be sized per the Town of Truckee Low Impact Development Sizing Calculator.

The project support goals to meet environmental sustainability by being designed to meet one of the following building sustainability programs: LEED, Green Communities, Passive House, Living Building Challenge, National Green Building Standard, GreenPoint, or Well.

- f. The Project is consistent with the Noise Element of the General Plan in the following ways: Refer to the project's Environmental Noise Assessment report included with this submittal.

- g. The Project is consistent with the Safety Element of the General Plan in the following ways:

The project will be designed to meet current standards of earthquake resistance and fire suppression.

The project is not located within a flood plain, and stormwater systems are designed to control runoff per Town standards.

As shown on the Community Areas at Risk from Wildland Fire map in the General Plan, the project is located within the area of least risk within Truckee. Additionally, the project is designed to meet California's WUI standards.

The project will fulfill the Sidewalk Priority, as shown on the Trials Master Plan along Estates Dr. The Master Plan does not show the need for a bike path and/or a multipurpose trail along this section of road.

The project site is within Compatibility Zone "D", as determined by the Truckee Tahoe Airport Land Use Compatibility plan, which states that "any residential Project allowable under the Nevada County, Placer County, and Town of Truckee general plans and/or specific plans in effect as of the original adoption date of this Compatibility Plan (December 2, 2004) shall be permitted to proceed. Clustering of development to achieve Densities of at least 5.0 dwelling units per acre within any single acre is encouraged. The determination as to whether a specific Project proposal is exempted under the provisions of this policy is to be made by the Local Agency involved". The proposed project is allowable under the current Town of Truckee General Plan and, therefore, compatible with the Airport Land Use guidelines.

Additionally, the final design and construction of the projects will be required to follow the Particulate Matter Air Quality Management Plan adopted by the Town in 1999.

2. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood

Project Compliance:

A. General Design Guidelines:

i. Community Design Principles

The project reinforces Truckee's sense of place in several ways. The project builds upon a working-class neighborhood with a design that is straight forward and functional, yet uniquely designed for the site. The building and site design embrace and protect the natural environment by maintaining existing wetlands, providing contiguous open space, with orientation to sun and views, and providing functional and attractive outdoor activity spaces. Additionally, the location of the project, within walking or biking distance of a community center and recreational resources, as well as the inclusion of a new transit stops are consistent with sustainable design objectives.

ii. Community Design Objectives

The project considers Truckee's small-town mountain environment and immediately surrounding area by breaking the project into a collection of smaller buildings, that are placed both in response to the streetscape as well surrounding natural features, near and distant views, and the path of the sun through the seasons. The buildings are further articulated to reflect the individual units, develop interesting roofs lines, and respond to human scale. Landscaping is integral to the site design, with native planting to soften the building edges, developed outdoors spaces, and site furnishings for the occupants' enjoyment.

iii. General Building Design Guidelines

The architectural design builds upon the contemporary mountain style that is becoming part of Truckee's heritage. The buildings utilize modularly constructed units that are assembled in an additive fashion to create 4 unique buildings, each carefully fitted to the constraints of the site.

Drawing from the local neighborhood, the buildings incorporate primarily gable and shed roof forms creating both symmetry and asymmetry. Lapped horizontal siding, board on board vertical siding, and corrugated metal provide texture to the buildings' surfaces. Exposed timber structure at building entrances creates a connection to traditional mountain architecture.

B. Building Characteristic Design Guidelines

The architecture of the project balances utility with site responsiveness and suitable architectural expression. It does this through form, material, color, pattern, and detail.

The form of each of the buildings is an additive collection of simple volumes. This arrangement expresses the individuality of the units, thereby creating a scale that is responsive to the neighborhood. Additionally, the arrangement allows for windows on multiple sides of each apartment, permitting natural ventilation and ample natural light into the interiors.

Each of the primary volumes utilize a shed roof, that in some cases combine to create gable roofs. Flat roofs are used for the secondary volumes that house circulation and storage. In combination these create multiple planes and varying ridgelines. The pitch of the roofs and the roofing material, composition shingles, were chosen so that the roofs will not shed snow and endanger pedestrians. The choice of roof forms is both utilitarian and responsive to the neighboring context, where buildings utilize both shed and gable roof forms.

Materials and colors were chosen to reinforce the volumes and articulation of the buildings, provide durability, and blend with the surrounding landscape. Cementitious and metal siding were chosen for their durability, fire resistance, and affordability. In general, box corrugated metal siding is used at the ground floor to provide durability and to create a visual base for the buildings. Cementitious siding in vertical and horizontal patterns, each a different color, are used on upper floors. Combined, each of the materials help to define the volumes and create variety and scale. A single trim color is used throughout to create harmony. The earth tone color scheme of warm grays and tans was chosen to sit comfortably in the surrounding meadow landscape.

Windows are designed and combined to create rhythm, repetition, and pleasing proportions in the building, as well as to connect indoors and outdoors. In areas where more light and connection are desired, windows are grouped in repetitive patterns. In other instances, smaller windows create an accent within a larger solid field.

While each apartment has an individual entry from the exterior circulation system, each building has a clearly expressed entry that utilizes an exposed timber structure. Additionally, the exterior circulation system has generous dimensions and "dead end" spaces that provide semi-private outdoor spaces for the individual units.

Further details include roof canopies that provide shading at larger window groupings or articulation on larger walls.

C. Site Design Guidelines:

i. General Site Design Guidelines

The project considers adjacent development in the following ways:

Surrounding properties include undeveloped land to the west, low income senior and family housing to the north and open space wetlands to the south and east.

The architectural styles of adjacent developments are either extended gable form buildings with small dormers or additive volumes of shed and gable roof forms. Colors include greens, grays, tans and browns.

The project responds to its natural surroundings by maintaining existing wetlands and contiguous open space, creating view corridors through the site, and architecture that is directed to those views. Additionally, the project embraces the sun by placing outdoor recreation spaces and parking to the south of buildings. The primary views of the mountains are to Donner Peak to the west and Mt. Rose to the east. The project does not block these views for pedestrians or neighboring developments.

The project does not impinge upon neighboring developments privacy or solar access.

The project creates links to the surrounding community with the proposed sidewalk and transit stop.

ii. Define the Public Realm

The proposed sidewalk, with landscaping on each side, and connections to onsite circulation, and buildings oriented to the street, create an enhanced public realm.

iii. Building Placement

The three primary buildings are placed on the front setback, and oriented—as much as other site constraints allow—with their long edge parallel to the street. The placement of buildings also acts to shield the parking from neighboring properties and the street. Buildings A and D are clustered on the western portion of the property. Building B, while technically a single building, is separated in by exterior space that makes it read as another cluster of two buildings.

iv. Protection of views and natural features

The project responds to its natural surroundings by maintaining existing wetlands and contiguous open space, creating view corridors through the site, and architecture that is directed to those views. Additionally, the project embraces the sun by placing outdoor recreation spaces and parking to the south of buildings. The primary views of the mountains are to Donner Peak to the west and Mt. Rose to the east. The project does not block these views for pedestrians or neighboring developments.

v. Snow Storage areas

Snow storage is provided at corners and edges of the parking and walkways, as well as in the large open space to the east of the wetlands.

vi. Parking Location

Parking is shielded from the street with buildings and landscaping. The parking is a straightforward and efficient layout that provides obvious access to the buildings. The parking will receive abundant sun during the winter months. Deciduous trees along the southern edge and in landscaping pockets will provide shade in the summer months. Driveway entrances are separated from each other and other intersections by more than 150'.

vii. Street Character

The proposed sidewalk, landscaping and building placement along the front setback will provide an attractive street character.

D. Sustainability Design Guidelines:

i. Sustainability Objectives

The project supports goals to meet environmental sustainability by being designed to meet one of the following building sustainability programs: LEED, Green Communities, Passive House, Living Building Challenge, National Green Building Standard, GreenPoint, or Well. Additionally, the project is located within an existing neighborhood, thereby reducing new infrastructure. Also, the project is within walking distance of many amenities and encourages alternatives to motorized transportation.

ii. Solar Exposure and orientation

Buildings, entries, outdoor spaces and parking are placed and oriented to receive sun during the winter month. Where possible, the main living spaces of the apartments face south. A substantial portion of building roofs are south facing. Solar panels are placed to match the slope of the roof.

E. Landscaping and Hardscaping Design Guidelines

The proposed landscape conforms to the Town of Truckee Design Guidelines and is in keeping with the Efficient Water Saving Standards for both the Town and State of California. We have proposed street trees along Estates Drive that dual as a bioswale drainage feature, buffer planting along the rear property line at the parking lot, and parking lot plantings to help with screening as well as reduce reflective heat off the pavement. The site is also offering an east-bound bus pull-out, crosswalk to the west-bound side of Estates Drive, and a sidewalk for through circulation.

We have also provided landscape around all buildings with circulation, casual seating, bear-proof trash cans, and bike racks at each building. This area also incorporates several bioswale features to assist with surface drainage. The design team is also providing a larger bike storage facility at the community building (Bldg. D) to accommodate and encourage a higher bike use for the community.

The proposed project also features a park specifically for residents to the west of the community building (Bldg. D). The park includes a patio adjacent to the building that could have tables and chairs for work from home or outdoor classroom opportunities. The building also offers casual seating on a covered porch overlooking the meadow to the south. The park features a play structure, a nature pod (ADA accessible), an art grove (or additional outdoor class area), and a synthetic turf area for casual play. The park area is enclosed with a metal fence (see-through) with a self-locking gate with a keyed entry feature.

For calculations on required landscape and our proposed planting improvements, please refer to sheet L2.0 of the landscape plans. For Worksheet A and the efficient water use irrigation zones, refer to sheet L3.0.

F. Service and Utility Placement Design Guidelines

Trash and recycling facilities are integrated into the site design, with receptacles at each building and centralized dumpsters/bins. The dumpsters and bins are provided with a screened enclosure toward the rear of the site.

G. Fence and Wall Design Guidelines

The project incorporates a fence around the outdoor activity areas in the southwestern portion of the site. The fence provides security for children utilizing these areas. The design of the fence is visibly unobtrusive and provides safety for children.

H. Design Guidelines for Multi-Family Residential

i. Site Organization

Units are broken up into clusters of buildings and oriented in such that they are not looking straight into each other, and create positive open space.

ii. Building Design

Each of the buildings is uniquely designed in response to the constraints of the site and the desire to provide quality living space for the residents. The mass of the buildings are broken down with significant offsets in wall planes, roof lines and story heights.

Entry porches and decks are included for functional and aesthetic purpose.

Three story buildings are combined with extensive open spaces and view corridors to produce desired housing density along with protection of natural and scenic resources.

iii. Parking and Circulation

The design of the project's entry and vehicular circulation system is simple, such that visitors will easily understand the layout and be able to navigate through it. The parking is easily accessible and visible to the buildings that it serves. The parking is broken up into areas of no more than 12 continuous stalls.

iv. Open Space Areas

Outdoor activity areas are located in an area that is sheltered from parking and traffic while being oriented to the sun and natural features of the site and surroundings.

3. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that could not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

Project Compliance: The overall project is being submitted for CEQA review and approval concurrently with the Town review process. The intent is to obtain a Mitigated Negative Declaration from CEQA prior to submitting for final design permits through the Town. The wetlands throughout the project will not be disturbed.

4. There are adequate provisions for public and emergency vehicle access, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land;

Project Compliance: All required fees will be paid by the developer prior to final project occupancy. The proposed access drive, parking and sidewalks meet the Town requirements for geometric dimensions and layout meeting the required emergency vehicle access. A bus stop is included with the proposed street frontage improvements along Estates Drive with a proper bus pull off lane for traffic safety. Furthermore, the project also includes adequate utilities, including solid waste collection services.

5. The subject site is:

- A. Physically suitable for the type and density/intensity of development being proposed;

Project Compliance: As shown by the included preliminary plans, the proposed designs fit well within the parcels and interacts well with the public right of way and traffic flow.

- B. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code;

Project Compliance: As shown by the included preliminary civil plans, there is adequate size and shape for the proposed parking lots at each project site. The proposed project sites meet or exceed the requirements of the development code, unless otherwise noted in this document.

- C. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

Project Compliance: The project is served by Estates Drive to the north, which is adequate for proposed traffic volumes. Additional information will be provided by the Traffic Study to be obtained by the Town of Truckee.

6. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.

Project Compliance: Hazardous materials shall be limited on the proposed projects as lead and asbestos abatement occurred under separate permit during the summer of 2019. However, each project will be required to adhere to the regulations of the Nevada County EHD and the Truckee FPD. The project contractor(s) will also be held to these same regulations during construction.

7. Proposed exemptions to Development Code through Planned Unit Development Proposal
Response: In order to provide a project that is of exceptional quality, we are proposing three exceptions to the development code. These exceptions are to parking, building height, and setbacks.

A. Parking

The General Plan, Development Code and State Law encourage the development of affordable housing by providing incentives to do so. The incentive for reduced parking is available to projects that request a density bonus. This project is proposing density that is allowed by the zoning, so therefore is not requesting a density bonus, but given the physical constraints of the property, we believe it should be considered as if it was asking for a density bonus. Approximately 21% of the project site is covered by wetlands, and the locations of those wetlands leave only 66% of the site that is practically developable. When looking at achievable density, if the site is analyzed as being 1.35 acres, then the project would require a density bonus. A such, it is appropriate that the parking reduction incentive, as outlined in 18.212.30, be applied to this project.

Additionally, the site design, including the parking layout, is the result of considering numerous design options and reviewing them with Town staff. The proposal is an efficient design that balances the public realm, natural resources, and the goal of providing quality affordable housing in Truckee.

B. Building Height

The development code allows for three stories or 35 feet, whichever is less. The project proposes three-story buildings, but this is not achievable within 35 feet with a building that is consistent with the goals of the General Plan and consistent with Design Guidelines of the Development Code.

To meet the density allowed by the zoning and to meet the goals of the Housing Element of the General Plan, three story buildings are required on this site. When considering minimum code required drainage away from the buildings, and minimum separation of earth to wood, the finish floor of the first level is between 12"-18" above average natural grade. On top of this we have three stories with a floor to floor height of 10', and a final top plate height of 9', which is minimum for modular construction. On top of this is a pitched roof. Even with a narrow building, such as Building B, and a moderate roof pitch of 4:12, the building height ends up at 37'. Building A, which utilizes shallower pitched shed roofs, and has the variety of roof planes and ridge lines that are encouraged by the design guidelines, ends up at just under 40'. From this it should be clear that 35' is not an adequate allowable height for a three-story building with a moderately pitched roof.

Also, to be considered, is the fact that the footprint of the buildings only cover approximately 12% of the site, and over 50% of the site is maintained as contiguous open space.

Given the necessary dimensions to create a three-story building, and the goal of an architectural design that is consistent with the Design Guidelines and the goals of the General Plan, we propose that the maximum building height be modified to 40'.

C. Setbacks

The rear setback in the development code is 20'. The purpose of a 20' setback is to allow for a rear yard area between neighboring development. Given that the property to the south is not developable, and will remain open space, we believe that a 10' setback is adequate. This will allow for building C to fit within the space between the setbacks.

Sections 1 & 2 of this letter or justification describe in detail how the project generally conforms with all applicable standards and design guidelines of the Town. Each of the proposed concessions is limited, but necessary to achieve a project that is in line with the goals of the General Plan, and intent of the Development Code, specifically the Housing Element of the General Plan, and Article VII of the Development Code.

By balancing the protection of natural resources, the enhancement of the public realm, reinforcement of Truckee's character, and the goal of providing affordable housing to Truckee's residents, the project creates a superior design to that which would be allowed by strictly following the standards of the Development Code.

March 16, 2021

Town of Truckee
Truckee Planning Division
Attn: Yumie Dahn
10183 Truckee Airport Road
Truckee, CA 96161

**RE: ESTATES MEADOWS HOUSING DEVELOPMENT; 10020 ESTATES DRIVE (APN 019-450-047)
PLANNING APPLICATION 2020-00000135/DP-MUP-PD-TM
RESPONSE TO COMMENTS/1ST EQ SUBMITTAL**

Thank you for your comments regarding the Estates Meadows Housing Development Project dated December 10, 2020. Below are your comments followed by our responses in **bold**.

TRUCKEE DONNER PUBLIC UTILITY DISTRICT (TDPUD)

1. The District has no comments regarding the Minor Use Permit associated with this Project.
Response: Comment noted.
2. Regarding the Planned Development and Development Permits, the Developer shall execute a Development Agreement with the District during the design process to coordinate the installation of electrical infrastructure.
Response: Comment noted.
3. The third paragraph of the project routing request memorandum reads:

"The subdivision would include an 8.3-acre parcel for the existing Truckee Senior Apartments, a right-of-way for Estates Drive, and a 2.1-acre parcel for the proposed development. This portion of Estates Drive is currently an access easement. The project site...."

The Tentative Map included with the routing does not appear to indicate dedication of a public right-of-way for Estates Drive.
Response: The Revised Tentative Map included with this submittal shows the dedication of a 60-foot wide public right-of-way for Estates Drives, per coordination with Town Planning and Engineering.
4. The proposed water system layout shown on Drawing C3.1 of the Preliminary Plan Set has not been reviewed or approved by the Water Department. Further review and/or revision of the water service to the project is expected.
Response: Full construction documents will be submitted to the District for review and approval prior to construction.
5. Previous comments regarding water service to the project that were described in the letter dated October 7, 2019 are still applicable.
Response: Comment noted.

TRUCKEE RIVER WATERSHED COUNCIL (TRWC)

1. Wetland protection: Maintain protection of existing wetland areas as identified and delineated by Eco Synthesis Scientific & Regulatory Services, INC. This includes the wetland habitat in both the south-west corner and the south-east corner of the proposed project footprint. Wetland and riparian habitats with Town limits have been significantly reduced over the last 150 years. It would be beneficial to all parties if these impacts can be avoided or minimized.

Response: The proposed design has been carefully planned to avoid adverse impacts to the existing wetlands. Wetlands will be protected using temporary and permanent BMPs and appropriate construction methods.

A split rail permanent protection fence will be installed between the project and the wetland area located to the south and east of new development. See landscape plans for more information.

2. Setbacks and proximity—Maintain the current location of buildings and associated infrastructure (i.e. parking stalls) that are noted in the preliminary plan set. We recognize that there are space constraints on this property, and appreciate the effort to minimize impacts to the existing wetland habitat.

Response: As mentioned above, the existing wetlands are proposed to be protected by a combination of methods, including a proposed split rail fence with information signage to alert the public to the sensitivity of the area and minimize post-construction disturbance as well.

3. Biological studies—While we are still concerned about the potential for adverse indirect impacts on the wildlife that utilizes the adjacent wetland habitat for foraging, nesting and as a migratory corridor, we understand that there is substantial urbanization present in all areas surrounding the proposed project. We recommend that additional surveys, and if necessary, mitigation measures follow the requirements of CEQA and other regulations established by environmental permitting agencies.

Response: Comment noted.

4. Mitigation—If mitigation is necessary for any impacts on wetland habitat, or wildlife species, TRWC recommends that mitigation for the proposed project be completed within the Truckee River watershed.

Response: Comment noted.

5. Storm water—We appreciate the attention to detail in addressing the stormwater issues that will result from the proposed project and the incorporation of LID techniques (vegetated swales, etc.) that are noted in the preliminary plan set. We recommend implementing and maintaining these practices, both through project construction and in the long-term, and hope that these practices will be incorporated in future development projects.

Response: Comment noted.

6. Snow storage— We recognize that space is limited for both parking and for snow storage, and also recognize that there is a large undeveloped parcel east of the project site that may be utilized for excess snow storage. The current layout described in the preliminary plan set appears to avoid impacts of snowmelt and associated pollutants to the identified wetland habitat within the project site. We recommend maintaining this layout, and as much as possible, avoiding any impacts to wetland habitat or water quality as a result of planned snow storage locations.

Response: Comment noted.

ENGINEERING DIVISION

1. Consistent with the Engineering comment on Pre-Application 2019-139/PA, the Town Engineer will require the Estates Drive right-of-way/roadway easement to be 60' in width centered on the existing centerline of Estates Drive. Please modify the site design to accommodate the 60' wide right-of-way.

Response: The Revised Tentative Map included with this submittal shows the dedication of a 60-foot wide public right-of-way for Estates Drives, per coordination with Town Planning and Engineering.

2. The project appears to propose a separated sidewalk from the Estates Drive roadway. The area located between the roadside and the sidewalk would likely be utilized for winter snow storage by the Town. Due to the nature of snow storage on top of landscaping, this area would need to be designed appropriately for that use. In addition, all frontage improvements (including the landscaping area between the roadway and the sidewalk) are the responsibility of the property owner to maintain. Alternatively, a connected sidewalk may be a more appropriate option.

Response: The site layout has been revised to place the frontage walk adjacent to the curb where feasible.

TYPICAL 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)

Response: Comment noted.

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)**

Response: Comment noted.

3. Prior to building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee a drainage easement centered along any existing drainages (approximately 20' wide). The limits of any easements will be determined by the Town Engineer during the review of the improvement plans for the project. **(Engineering Division)**

Response: Comment noted.

4. 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 snow storage is proposed in areas of stormwater treatment, then the features should be properly sized for the capacity of both functions. 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)**
Response: Comment noted.
5. Since the project disturbs one acre or more, 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)
Response: Comment noted.
6. Hydromodification is required if the 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)
Response: Comment noted.
7. Prior to building certificate of occupancy, 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)**
Response: Comment noted.
8. Prior to Building permit issuance, all permanent BMPs (including stormwater treatment devices) shall be located entirely on the private property and outside of the Town right-of-way/public access easements.
(Engineering Division)
Response: Comment noted.
9. Prior to Building permit issuance, the building design shall prevent roof driplines from being located in the Town right-of-way, public access easements, or public gathering spaces. In addition, the building structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles.
(Engineering Division)
Response: Comment noted.
10. Frontage improvements will be required for the project. A minimum six-foot wide sidewalk will be required along Estates Drive (limits to be determined). Pedestrian connections between the proposed buildings and the public way (sidewalk) 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 occupancy, the applicant will be required to enter into a maintenance and hold harmless agreement for frontage improvements and/or trails. **(Engineering Division)**
Response: Plans have been revised to include 6' sidewalk along the property frontage and adequate connections between the proposed buildings and public way. Final layout will be coordinated with engineering, as necessary, during the preparation of the construction documents.
11. Prior to occupancy or recordation of Final Map, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements and/or trails which are outside of the Town right-of-way. **(Engineering Division)**

Response: Comment noted.

12. 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 the snow removal will occur on, locations of storage, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs or landscaping) and not be located in any drainage easements. Provide snow storage as close to the source as possible. **(Engineering Division)**

Response: Comment noted. Proposed areas designated for snow storage are shown on the preliminary plans included with this application.

13. Prior to building permit issuance, the applicant shall pay Traffic Impact Fees (TIF) applicable at the time of building permit issuance. As of December 4, 2020, based on the "Multi-Family Residential" proposed use, the Facilities Impact Fees are estimated to be \$71,474.27 (27,811SF GFA X \$2.57/SF = \$74,474.27). The actual Traffic Impact Fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**

Response: Comment noted.

14. Prior to building permit issuance, the applicant shall pay Facilities Impact Fees (FIF) applicable at the time of building permit issuance. As of December 4, 2020, based on the "Multi-Family Residential" proposed use, the Facilities Impact Fees are estimated to be \$40,047.84 (27,811SF GFA X \$1.44/SF = \$40,047.84). The actual Facilities Impact Fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**

Response: Comment noted.

15. Prior to building permit issuance, flatwork material types in the Town right-of-way/roadway easement shall be reviewed and approved by the Town Engineer. **(Engineering Division)**

Response: Comment noted.

16. Prior to building permit issuance, the site driveways will need to be designed to meet typical commercial driveway standards for the Town. Contact the Engineering Division for driveway details. **(Engineering Division)**

Response: Comment noted. Driveways as shown are per Town's standard details.

17. Prior to building certificate of occupancy, all existing and/or proposed utilities shall be placed underground. **(Engineering Division)**

Response: Comment noted. All proposed utilities are intended to be underground.

18. Prior to occupancy or recordation of Final Map, 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. **(Engineering Division)**

Response: Comment noted.

ESTATES MEADOWS HOUSING DEVELOPMENT CONSISTENCY REVIEW

SETBACKS

1. Front Setback: The Development Code allows for projections into front setbacks up to three feet. It appears the eaves for Buildings B and C encroach into the front setback approximately 3.5 feet into the front setback. Please reduce the eaves to comply with this requirement.

Response: Roof eaves have been revised to encroach 3 feet or less into the front setback.

2. Rear Setback: Your justification letter indicates that you are requesting a Planned Development to reduce the rear setback to 10 feet; however, it appears that an 18-foot setback is shown with eaves approximately 14.5-feet from the property line. I recommend that you request the minimum necessary (18-foot rear setback and eaves up to 14.5-feet from the property line). This will ensure that the Planning Commission understands that this request is minimal in nature.

Response: The requested rear setbacks have been revised accordingly.

NORTHERN PARCEL

3. Although the development is proposed on the southern parcel, we still need to understand the impact of the subdivision on the existing development to ensure that we are not creating new conflicts with the Development Code. Please provide information on site coverage and open space for the northern parcel.

Response: Refer to the Parcel B – Coverage Exhibit included with this submittal.

PRIVATE EXTERIOR SPACE

4. Development Code Section 18.58.180 (Multi-Family Residential Projects) requires that all multi-family residential developments with five or more dwelling units shall incorporate private useable open space. The exterior space is required to be provided as a private and immediately accessible area to the dwelling unit it is designed to serve in one of the following configurations:

- **Balcony:** A private balcony shall be attached to and directly accessible only from one dwelling unit, shall have an area of at least 60 square feet with no dimension less than six feet, and shall be unenclosed on at least one-third of its perimeter, except for required railings.
- **Deck:** A private deck, including roof deck or patio, shall be accessible to only one dwelling unit and shall have an area of not less than 90 square feet with no minimum dimension of less than six feet; or
- **Patio:** A private, at grade level patio shall be accessible to only one dwelling unit, shall have an area of not less than 90 square feet with no dimension less than six feet, and shall be enclosed through fencing or other solid material.

Response: The project proposes an alternative to the outdoor space required by the Development Code. At each floor there are semi-private outdoor spaces adjacent to the unit entries. These spaces can accommodate small gatherings and will encourage social interaction. Additionally, the project provides a variety of outdoor activity spaces at the ground level.

5. While each unit has access to a walkway/deck/patio and the cumulative square footages meet the requirements outlined above, the exterior spaces are not private or exclusive to one dwelling. Private exterior space is highly desirable to the Planning Commission in terms of residents' quality of life and for architectural purposes. However, the current Commission has been amenable to flexibility with this standard for affordable housing projects, especially if other outdoor amenities are provided on the site. Your site design shows more common recreational amenities than required and may be adequate justification to exclude this space. However, I think finding ways to incorporate additional private exterior space or finding ways to make the common walkways/decks/patios more useable would be strongly supported. Additionally, consider additional open space to the east to help serve Building C.

Response: Comment noted.

WETLAND

6. Please provide an exhibit shown that there will be no change to the existing and proposed runoff into the wetlands.

Response: Refer to the preliminary drainage report for proposed stormwater design details.

7. Due to the proximity of the improvements to the wetlands, please provide information on how the buildings and site work will avoid impacts to the wetlands. How will the foundation avoid the wetland when the building wall abuts the wetland boundary? What kind of construction practices are proposed when the building wall is directly adjacent to the wetland and the roof eave projects over the wetland? How will the

wetlands be protected throughout the life of the project? The geotechnical report recommends removing two feet of potentially expansive soil. In areas directly next to the wetland, how will this affect the wetland?

Response: The site layout has been revised to move the buildings in order to avoid disturbance to the wetlands and the proposed building foundation will carefully be design in coordination with the project's geotechnical engineer to minimize any potential impacts to the wetlands during construction.

Per geotechnical investigation completed at the site by NV5, moderately expansive soil was encountered at depths ranging from approximately 2 to 3 feet below existing grade. According to information provided by the geotechnical engineer, due to the stiff nature of the existing soil, the lateral walls of required excavation will be near vertical, without the need to taper back, which keeps the over excavation requirements to a depth of approximately 2 feet below and 1 foot to the sides of the building foundation footings. With that in mind, the planned grades at the site are at or above existing ground elevations which would avoid deep excavations adjacent to wetland areas.

Additionally, construction is intended to start in late summer to minimize the potential of encountering subsurface seepage during excavations.

Landscape plans indicate new split rail fence as a barrier with cautionary signage between development and wetlands edges on the south and eastern boundaries.

8. Please note that the potential impacts to the wetlands may need to be explored during the environmental review process and mitigation measures may need to be implemented to address future impacts. Unless there are adequate mitigation measures or practices described as part of the project submittal, mitigation measures may include reducing the building footprints and increasing the distance of improvements from the wetlands.

Response: The proposed design has been carefully planned to avoid adverse impacts to the existing wetlands. Wetlands will be protected using temporary and permanent BMPs, including the use of Low Impact Development features (vegetated swales, etc.) as indicated on the preliminary plans, the use of adequate landscaping around the perimeter of the wetlands and appropriate construction methods as described above, and also a proposed split rail fence with information signage to alert the public to the sensitivity of the area and minimize post-construction disturbance as well.

A riparian transitional buffer planting area has been included to filter and enhance the wetlands water quality. See landscape plans.

PARKING DIMENSIONS

9. Please ensure that where parking spaces are designed to allow bumper overhangs that there is at least a six-foot wide sidewalk. This will allow for a two-foot bumper overhang while maintaining a four-foot path of travel. Please also label compact spaces.

Response: Plans have been revised to include a 6' wide sidewalk adjacent to all parking spaces.

LANDSCAPING STANDARDS

10. Parking lot adjacent to street/street buffer landscaping: Parking areas adjoining a street shall provide a landscaped strip at least six feet wide between the street and parking area. The landscaping shall be design to screen cars from view. Trees: One for every 20 linear feet; shrubs: one for every five linear feet.
- Required: 640 LF – 32 trees and 128 shrubs
 - Proposed: 34 trees and 119 shrubs. Please provide additional shrubs on the frontage or request flexibility in this requirement and provide justification for the Planned Development that you believe that additional trees are equal to the shrubs required.

Response: Plans offer the required plant material throughout the entire street frontage. Design establishes a cohesive landscape palette along the street. Additional planting areas closer to buildings add to the plant count.

11. Parking adjacent to side or rear property lines: Parking areas shall provide a perimeter landscaped strip at least six feet wide; trees shall be provided at the rate of one for every 20 linear feet of landscaped area; shrubs shall be provided at the rate of one for every five linear feet of landscape area.
- Required along rear property line: 180 LF – Nine trees and 36 shrubs
 - Proposed along rear property line: 14 trees and 19 shrubs. Please provide additional shrubs along the rear property line or request flexibility in this requirement and provide justification for the Planned Development that you believe that additional trees are equal to the shrubs required.
- Response: Additional riparian buffer planting has been added between parking lot and the wetland area. The new shrub count exceeds the parking landscape requirements.**
12. Parking lot interior landscaping: Landscaping shall be evenly dispersed throughout the parking lot at a ratio of 200 S.F. of landscaped area for every five parking stalls or fraction thereto. Two trees and four shrubs shall be provided for every five parking stalls or fraction thereof.
- Required: 51 parking spaces – 2,040 S.F. of landscaping required and 20 trees and 40 shrubs
 - Proposed: 414 S.F. of landscaping and two trees. Please add additional landscaping or request flexibility in this requirement and provide justification for the Planned Development that you believe that additional trees are equal to the shrubs required.
- Response: Planting proposed in front of all buildings adjacent to parking should be included in that requirement. Planting plan meets or exceeds all required planting.**

SOLID WASTE AND RECYCLING

13. The Solid Waste and Recycling Division has reviewed the proposed project and identified that, in order to be consistent with State requirements at least eight 96-gallon recycling carts are required in addition to the trash and cardboard dumpsters. Enclosures are required to be located within 250 feet of an access doorway to the residential units the enclosure is intended to serve. A design guide is provided within the routing comments.
- Response: The proposed trash enclosure layout has been revised accordingly. It also has been relocated to the west side of the parking lot to be in closer proximity to the majority of the buildings, per coordination with Planning.**
14. Based on the current plans, it appears that the trash enclosure dimensions need to be modified to meet these requirements. Please reference the attached comments from the Solid Waste and Recycling Division.
- Response: The proposed trash enclosure layout has been revised accordingly.**

CLARIFYING ITEMS

15. Site Coverage: The coverage identified on the Tentative Map and the development plans are inconsistent. Please clarify.
- Response: The Tentative Map has been revised accordingly.**
16. Are you proposing that the Estates Drive right-of-way would be dedicated to the Town and would no longer be an easement? If so, please clarify on the plans.
- Per coordination with Engineering and Planning, a proposed 60-foot wide public roadway easement is being provided.**

17. Please clarify what the bold line (highlighted in green below) on the north side of the project site is intended to reflect (the new lot line is shown as dashed):
Response: The highlighted green line on the north side of the project site reflects the proposed 5' additional road easement to be offered to Town of Truckee. Refer to revised Tentative Map for additional information.
18. Please double-check the parking/circulation square footage calculation to determine the required snow storage area. My calculation is closer to 17,736 S.F.
Response: The proposed site layout has been revised and new impervious area and
19. Please provide the height of the proposed fence. Consider if the fence should be located around the wetland next to Building D.
Response: Refer to landscaping plans for fence location and height.
20. Please fix the scale on sheets C4.0 and C4.1 – the identified scale does not match the actual scale of the drawings.
Response: Plans have been revised accordingly.
21. There is an open space area designated as the “Art Grove.” What makes this area an art grove?
Response: This area will be an arts and crafts area for casual and organized activities for all age participants.
22. Please clarify how the drainage is treated on the Senior Apartments parcel.
Response: See attached plans, provided by the Town, for existing drainage system at the Senior Apartment site.

ENVIRONMENTAL REVIEW

23. Based on the proximity of the project adjacent to wetlands, staff has determined that a Mitigated Negative Declaration is required to determine the project’s potential environmental impacts. Staff will begin this process contracting with an environmental consultant to begin work on the Mitigated Negative Declaration.
Response: Comment noted.
24. I have attached comments from other agencies, including the Town’s Engineering and Solid Waste Divisions and Truckee Donner Public Utility District, for your review and incorporation into the plans. For your future electronic resubmittal, please submit a response to the comments in this letter (an annotated copy of this letter is sufficient) along with a full set of revised plans and revised justification letter, if these documents are modified. If you would like to set up a call to discuss this letter, please let me know. Otherwise, if you have any questions, feel free to contact me by email at ydahn@townoftruckee.com.
Response: Comment noted.

SOLID WASTE AND RECYCLING

1. The designed trash enclosure does not provide storage for recycling carts. Per Municipal Code Chapter 6.01.060, trash, cardboard, and recycling service is required. Trash and cardboard service is provided in dumpsters, each requiring storage sized 10 ft wide x 9 ft deep. Recycling carts require 2.6 ft² per cart. At least 8 96-gallon recycling carts are required for 30 multi-family units. Recycling must be stored adjacent to trash. Enclosures must be located within 250 ft of an access doorway to the residential units the enclosure is intended to serve. Please refer to the attached Trash and Recycling Enclosure Design Guide to ensure all requirements are met.
Response: The proposed trash enclosure layout has been revised accordingly.

TRUCKEE DONNER PUBLIC UTILITY DISTRICT (TDPUD) WATER DEPARTMENT

1. There are not any existing service laterals or meter boxes intended to serve this location the installation of new facilities will be required. The owner/developer will be required to execute a development agreement and fulfill the requirements thereof in regards to these new facilities.
Response: Comment noted.
2. The project will be subject to the requirements of SB 7 regarding the metering of water usage in multi-family residential structures.
Response: Comment noted.
3. 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.
Response: Comment noted.
4. The routing does not contain sufficient information to determine the layout and configuration of the new water system facilities. Additional information regarding fire sprinkler demands and the planned approach to the SB7 requirements is needed.
Response: Comment noted.
5. There are two water mains located in Estates Drive at this location. An 8-inch pipe runs along the northern shoulder of the road and a 24-inch pipe runs along the southern shoulder of the road. All connections for domestic, irrigation and fire sprinkler water uses shall be to the 8-inch pipe.
Response: Comment noted.
6. The project will be subject to the normal fees and charges associated with new construction.
Response: Comment noted.

THE NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD)

1. The NSAQMD recommends that alternatives to open burning be used for disposal of waste vegetation resulting from project development. Suitable alternatives include chipping, grinding, hauling and/or cutting wood for use as firewood.
Response: Comment noted.
2. Pursuant to NSAQMD Rule 226 a Dust Control Plan is required for projects involving the disturbance of more than one acre. A standard Dust Control Plan template is attached, and can be modified to fit the project. There is space near the beginning for the applicant to add contact information for dust control.
Response: Comment noted.
3. The project location is not mapped as having ultramafic soil/rock, but if ultramafic rock is found during grading or subsurface exploration (highly unlikely in the Truckee area), the NSAQMD must be notified no later than the following business day and the statewide ATCMs for naturally occurring asbestos will apply.
Response: Comment noted.
4. If any source of air contaminants is proposed (such as a standby diesel generator), the applicant should contact the NSAQMD to find out if an operating permit is needed.
Response: Comment noted.
5. Finally, the NSAQMD recommends that the applicant consider including covered bicycle parking/storage in the project design.
Response: Comment noted.

TRUCKEE FIRE PROTECTION DISTRICT

1. The Fire District contact information shown on sheet C1 is incorrect. Our P.O. Box is 2768 and Craig Harvey has retired. They can list me as the contact.
Response: Plans have been updated accordingly.
2. Provide a fire apparatus access diagram including aerial apparatus access.
Response: A Fire Apparatus Exhibit has been provided with this submittal.
3. Provide fire flow calculations.
Response: Fire flow calculations will be provided at a later date.
4. 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.
Response: Comment noted.
5. 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.
Response: Comment noted.
6. The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project.
Response: Comment noted.

Please feel free to contact me at (530) 489-8016 if you have any additional questions.

Sincerely,



Carla Sammis, P.E.
Associate Principal

Yumie Dahn

From: Carla Sammis <carla@jkaedesign.com>
Sent: Monday, July 12, 2021 1:07 PM
To: Yumie Dahn
Cc: Scott Mathot
Subject: RE: Stormwater Exhibit - Estates Meadows

Hi,

Here is a brief description of the basis and intent of design:

Based on the Town of Truckee criteria and given the potential for seasonal shallow groundwater onsite, we have worked with engineering to develop a design criteria that would be both practical and efficient.

With that in mind, we have used a combination of Impervious Rooftop Disconnection and Vegetated Swales. With the Rooftop Disconnection, as described on the Town's Fact Sheet; "runoff from rooftops or residential impervious surfaces are directed to pervious vegetated areas. This is typically achieved in Truckee by allowing water to sheet flow off of a roof onto an armored dripline and then to flow to an established vegetated area". The remaining areas, such as the parking lot, will be graded to drain into the proposed vegetated swales along the northern portion of the project, which in turn will be graded to drain at the required minimum slope of 0.5% in the easter and western directions to allow for flows in excess of the design storm to discharge into the natural discharge points at the NE and NW of the project site, as it does under pre-development conditions.

Let me know if you need anything else.

Thanks,

CARLA SAMMIS, PE
Associate Principal | Senior Civil Engineer



☎ 530.583.9222 | 📠 530.489.8016



From: Yumie Dahn <YDahn@townoftruckee.com>
Sent: Monday, July 12, 2021 9:54 AM
To: Carla Sammis <carla@jkaedesign.com>
Cc: Scott Mathot <SMathot@townoftruckee.com>
Subject: Stormwater Exhibit - Estates Meadows

Hi Carla,

The environmental consultant has requested an accompanying narrative that describes the SWQP. He said he is particularly interested in where the treated water from each DMA ends up. He said he couldn't quite tell from the exhibit.

Thanks,

Town of Truckee

Post-Construction Storm Water Quality Plan

Project Name	Estates Meadow Housing	
Brief Project Description (add separate sheet if needed)	30-unit affordable housing development, including 2 separate building and associated site improvements such as access drive, parking, grading, drainage, utilities, and landscaping.	
Owner/Developer	Full Name	Cascade Housing Association
	Address	PO Box 182
	City, State, Zip Code	Springfield, OR 97477
	Phone Number	(541) 726-6181
	Email Address	burkeje3@att.net ; michelle.martin@cascadehousing.org
Project Location	Street Address	10020 Estate Drive
	City, State, Zip Code	Truckee, CA 96161
	Assessor's Parcel Number	019-450-047
	Building Permit Number	
	Elevation (ft. above mean sea level)	5850
Prepared by:	Preparer's Name	JK Architecture Engineering
	Address	165 River Road, Suite 1
	City, State, ZIP	Tahoe City, CA, 96145
	Telephone No.	(530) 583-9222
	Email Address	carla@jkaedesign.com
<p>The undersigned owner of the subject property, is responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional, and for the full implementation of the provisions of this plan, including ongoing operations and maintenance (O&M), consistent with the requirements of the Town of Truckee and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.</p> <p>The undersigned owner hereby grants access to all representatives of the Town of Truckee for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.</p> <p>A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.</p>		
X:		
Signature		Date (MM/DD/YYYY)
Preparation Date:		
Approval Date:		

Section 1 General Project Information

Form 1-1 Project Categorization and Characteristics

¹ Does the project disturb more than 20 yds ³ of soil or 500 ft ² of surface area? <i>If "Yes", complete all forms in Sections 1, 2, and complete Section 3 forms as needed.</i> <i>If "No", no additional information is required.</i>	YES
² Does the project create and/or replace 1 acre or more of impervious surface? <i>If "Yes", complete Section 4 forms.</i> <i>If "No", no additional information is required.</i>	NO
³ Enter the total new and/or replaced impervious surface area (ft ²)	39,185
⁴ Is the project site located to the East or West of Hwy 89? (Enter "East" or "West" w/out quotes)	East
⁵ 85th Percentile, 24 Hour Design Storm Depth (in):	0.9
⁶ Unit Water Quality Volume (WQV) (in):	0.9

For each Drainage Management Area (DMA), enter the impervious and pervious area sizes (add pages if necessary)

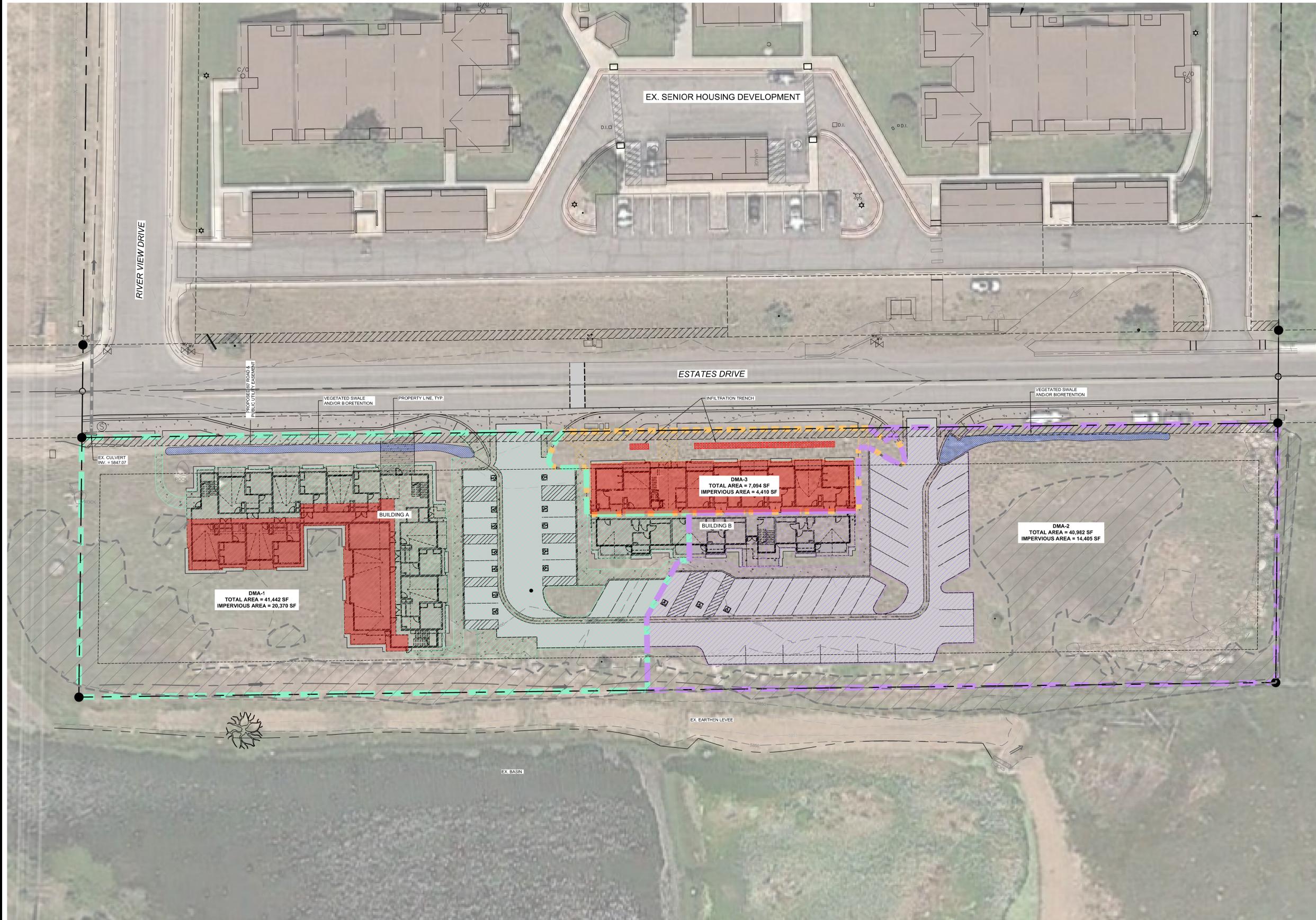
Drainage Management Area ID	⁷ New and/or Replaced Impervious Area	⁸ Pervious Area
1	20,370	21,072
2	14,405	26,577
3	4,410	2,684
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Section 2 Site Design Measures

Form 2-1 Runoff Reduction Calculator for Site Design Measures (SDMs)

(The Municipal Storm Water Permit requires SDMs to be implemented to the extent technically feasible)

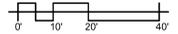
		¹ DMA ID No.	1	2	3	4
Site Design Measure	Runoff Reduction Parameters		Runoff Reduction (ft ³)			
² Adjacent/On-Site Stream Setbacks and Buffers (SDM-1)	A_{imp} (ft ²)	<i>impervious drainage area</i>	0	0	0	0
	V_{85} (in)	<i>runoff volume from 85th percentile, 24-hour storm</i>	0.8	0.8	0.8	0.8
³ Rooftop and Impervious Area Disconnection (SDM-2)	A_{imp} (ft ²)	<i>impervious drainage area</i>	4162	281	3920	265
	V_{85} (in)	<i>runoff volume from 85th percentile, 24-hour storm</i>	0.8	0.8	0.8	0.8
⁴ Vegetated Swales (SDM-3)	A_{imp} (ft ²)	<i>impervious drainage area</i>	16208	14405	972	0
	V_{85} (in)	<i>runoff volume from 85th percentile, 24-hour storm</i>	0.8	0.8	0.8	0.8
⁵ Infiltration Trenches (SDM-4)	L (ft)	<i>trench length</i>			85.00	
	W (ft)	<i>trench width</i>	0	0	3.00	34
	D (ft)	<i>trench depth</i>			0.33	
	n_{agg}	<i>porosity of aggregate (if used)</i>			0.40	
⁶ Infiltration Facilities (Open Basins, and Subsurface Facilities) (SDM-4)	V (ft ³)	<i>combined volume of all infiltration facilities (include supporting design documentation)</i>	-	0	-	0
⁷ Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?				Yes	No	
⁸ Total Volume Reduction (ft ³)			1375	972	299	0
⁹ Effective Treated Impervious Area (ft ²)			20370	14405	4423	0
¹⁰ Is all new and/or replaced impervious area treated by SDMs? If no, add SDMs, or use Forms 3-1 and 3-2 to design supplemental stormwater treatment.			YES	YES	YES	



LEGEND:

- DMA-1 BOUNDARY
- DMA-2 BOUNDARY
- DMA-3 BOUNDARY
- DMA-1 IMPERVIOUS AREA TRIBUTARY TO VEGETATED SWALE
- DMA-2 IMPERVIOUS AREA TRIBUTARY TO PERVIOUS VEGETATED AREA
- DMA-2 IMPERVIOUS AREA TRIBUTARY TO VEGETATED SWALE
- DMA-3 IMPERVIOUS AREA DISCONNECTION TRIBUTARY TO VEGETATED AREA AND INFILTRATION TRENCH
- VEGETATED SWALE AND/OR BIORETENTION
- INFILTRATION TRENCH

SCALE: 1" = 20'



SEAL
**NOT FOR
CONSTRUCTION**

Project
**Cascade Housing
ESTATES MEADOW HOUSING**
10020 Estate Drive
Truckee, CA 96161
APN: 019-450-47

Drawing Title SWQP EXHIBIT	Drawn By BD
NO. DATE ISSUE	Checked By CS
	Project No. 19-170
	©/Date APRIL 2022
	Drawing No. 1

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