

## Phasing Plan

### **Project Phasing**

Upon negotiations and discussions on the appropriate way to modify, or to process a new use permit, the initial 1<sup>st</sup> submittal of the proposed Use Permit occurred in July of 2021. With the environmental review and processing timeline and hearing availability pushing the project Planning Commission hearing beyond August of 2022 (Beginning of the school year), it has caused some difficulty/disruption in serving the student body and families that are served by this school. As such a total of three (3) phases is being requested, the first to allow better utilization of the existing facilities through Spring of 2023 where additional improvements, buildings can be constructed. A more complete phasing plan is described as follows:

**Phase 1:** Phase 1 proposes an increase from the currently allowed 44 students up to 95 students. This proposal utilizes the existing primary building onsite which per the Building Code is capable of that capacity.

**Justification/discussion:** Improvement plans were prepared and submitted for roadway and drainage improvements for the proposed project. The majority of these improvements were completed in Fall, 2022 which included widening of the access driveway/ roadway to 24 feet with shoulders; however, asphalt was not able to be placed prior to the asphalt plant closing. In terms of public safety, Steve Kessman, Truckee Fire Marshall was consulted on if support of an increased student count could occur til spring when the asphalt plant opened again. His response was yes as long as good plowing of the existing asphalt roadway/driveway occurred and maintain accessibility to the existing fire hydrant onsite. The School will ensure a safe and passable roadway; including snow removal and will continue while confirmation of maintenance agreements and terms/provisions are being determined. In terms of trash removal, an existing dumpster exists onsite and currently serves the school.

**Phase 2:** Completion of roadway, driveway and drainage improvements, installation of five (5) portables, trash enclosure and other required improvements.

**Phase 3:** Installation and completion of two (2) final portable classroom buildings and associated improvements.