

NARRATIVE DESCRIPTION OF ALTERNATIVE 7-HYBRID PLAN HOUSING CONCEPT SITE PLAN AND LANDSCAPE CONCEPT PLAN

INTRODUCTION & BACKGROUND

The Tioga Community Housing Project “Alternative 7-Hybrid Plan,” which consists of project elements previously analyzed as Alternative 6 and the Cluster Alternative, has been revised consistent with discussion at the 6 August 2020 Board of Supervisors meeting. The revised plans are presented as the “Alt #7 Housing Concept Site Plan” (Alt 7 Site Plan) and “Landscape Concept Plan” in Attachment 4 and primarily address the following issues:

- **LAYOUT:** Building layout has been refined for each of the three project phases. The future building permit application submittal must be deemed “substantially compliant” with the Alt 7 Site Plan by the Community Development Department (CDD; see Mitigation Measure AES 5.12(a,b-1)(Design Criteria below)).
 - PHASE 1: High level of detail and certainty regarding unit locations, orientation, layout and style.
 - PHASE 2: Moderate level of detail and certainty regarding unit locations, orientation, layout and style.
 - PHASE 3: Lowest level of detail and certainty regarding unit locations, orientation, layout and style.
- **LANDSCAPING:** The Landscape Concept Plan identifies the number, size, location and species of trees to be planted and is specifically designed to assure comprehensive screening of project elements from offsite locations including South Tufa, Navy Beach, and US 395. Mitigation Measure 5.12(a,b-2)(Visual Screening & Landscaping) provides for the timing of the plantings and monitoring to assure plant establishment and survival. The Plan was prepared by Bob Weiland of Weiland Design Group, Inc., who specializes in landscape architecture. Further details on the Landscape Concept Plan are included below.
- **GRADING:** Clarify the relationship between proposed grading and required infrastructure for each phase of project development.

As further directed by the Board of Supervisors, the project development team and staff met with Supervisor Gardner on 10 August 2020. Only expectations of level of detail in the site plan were discussed; Supervisor Gardner’s opinion or judgement on the revised Alternative was not discussed. The results of that meeting have been incorporated into the revised plans.

ALTERNATIVE 7-HYBRID PLAN REVISIONS SINCE 6 AUGUST 2020

The revised Alt 7 Concept Site Plan is provided in Attachment 4 and illustrates the phasing of all proposed 100 community housing units, as described below:

- **Phase 1:** Phase 1 contains the 30 units that, unscreened, would be least visible from offsite locations. Phase 1 will consist entirely of small units including studios, 1-bedroom, and 2-bedroom units, the majority of which will be designed as individual stand-alone and detached units. A small percentage of units are likely to be two-unit attached structures (e.g., duplexes). All buildings are separated by a minimum of 10 feet and connected to the adjacent parking area by a sidewalk. All 30 of the Phase 1 units are located on the lower-elevation eastern row of housing units.
- **Phase 2:** Phase 2 consists of 40 units with mid-level visibility from offsite locations (without screening), including the Manager’s Unit. The 40 Phase 2 units consist of studios, 1-bedroom units, and 2-bedroom units, with a combined maximum total of 54 bedrooms. As with Phase 1, most of the Phase 2 units are expected to be stand-alone and detached structures; a small number of the studio units would be designed as two-unit attached structures. All buildings are separated by a minimum of 10 feet and connected to the adjacent parking area by a sidewalk. All 40 of the Phase 2 units are located at the north end of the housing complex,

with roughly half on the lower-elevation eastern row and half on the higher-elevation western row, except the Manager's Unit which is located outside the building footprint to the west of the housing area.

- **Phase 3:** Phase 3 consists of up to 30 units located on the south end of the housing complex on the higher-elevation western row. Absent screening, the Phase 3 units would have the highest level of visibility from offsite locations. The design, layout, and form of the 30 Phase 3 units remains flexible to allow future construction of multi-unit structures, individual units, or a mix.

The final layout of Phase 3 units will be designed in response to demand for onsite housing and demographic characteristics of future tenants, which is unknown at this time. As discussed in DSEIR/FSEIR §5.6 (Population and Housing; Impact 5.6(a), page 5.6-9), the project proposal is flexible by design to respond to changing workforce demographics over time. Demographic research suggests that compared with current workers, the future workforce will be older, more educated, and with more females, but a declining share of mothers with young children, increasing numbers of unmarried individuals, and more racially and ethnically diverse than the current workforce. If these trends materialize, it is possible that the 3-bedroom units will not be in demand. Flexibility in design and layout will enable the final phase of project units to respond to changing tenant needs. In all cases, however, the Phase 3 unit total will not exceed 30, and the overall project will not exceed 150 bedrooms.

All units in Phases 1, 2 and 3 will comply with the California Building Code at the time the building permit is submitted and unit sizes have been reduced by about 20% from the sizes discussed in the Draft SEIR¹ in order to accommodate the individual-unit design.

The future building permit application construction documents must be deemed "in substantial compliance" with the Alt 7 Concept Site Plan by the Community Development Department during plan check review. To ensure a better understanding by the public and decision makers of the application of this term, Mitigation Measure AES 5.12(a,b-2)(Design Criteria) below generally defines the conditions that need to be met. The purpose of the mitigation measure is to ensure the building permit site plan design complies with the California Environmental Quality Act (CEQA) analysis (for visual impacts, in particular) and Specific Plan conditions even if the final layout may include slightly different configurations of building types, locations within the building footprint, or unit sizes or orientation than is approved in the Concept Site Plan. Change in layout between the planning phase and construction documents is not uncommon due to practical building and/or engineering considerations, developer preferences, cost efficiencies, market demand, etc., and therefore the "substantial compliance" evaluation is standard practice. In addition to substantial compliance, the CDD will evaluate the building permit application for compliance with all Specific Plan conditions and CEQA mitigation measures.

MITIGATION MEASURE AES 5.12(a,b-1)(Design Criteria): To be consistent with requirements of Tioga Inn Specific Plan Amendment #3, all housing structures within the residential complex must at a minimum conform to the following five criteria:

- ***LIMITS OF CONSTRUCTION:*** All Community Housing residential structures, whether attached or detached units, must be located within the building envelope indicated on the Alternative 7 Concept Site Plan except for the manager's unit, which is located outside the building envelope to the west.
- ***MAXIMUM HEIGHTS:*** All Community Housing residential structures shall be of single-story construction with a maximum roof height not to exceed 16 feet.
- ***NUMBER OF UNITS AND BEDROOMS:*** As previously stated in the project description, the Community Housing complex shall not contain more than 100 residential units and 150 bedrooms, including the Manager's Unit, and shall conform to the phasing plan.
- ***SCREENING LANDSCAPING:*** Screening landscaping shall be provided consistent with the Landscape Concept Plan developed by Weiland Design Group Inc., dated 9-8-20. The Landscape Concept Plan was developed to be

¹ As now proposed, the studio units are anticipated be about 220 square feet (sf), the 1-bedroom units about 288 sf, and the 2-bedroom units about 388 sf. Final unit sizes proposed in the building permit must be deemed substantially compliant as described in this section.

consistent with (a) Mitigation Measure AES 5.12(a,b-2)(Visual Screening & Landscaping), (b) the Conceptual Landscaping standards outlined in FSEIR Specific Plan Table 4-12, and (c) the Plant Palette.

- **VISIBILITY OF RESIDENTIAL UNITS AND STRUCTURES:** All structures and units within the Community Housing complex shall be within the sight lines and visibility cones depicted in the CEQA visual analysis.

To provide for traffic circulation, the fill necessary to create the Phase 1 building pad and parking area, the landscape berm, and ensure the landscape trees are planted as early as possible to maximize screening effectiveness, the grading for all three phases is proposed to occur at the same time as Phase 1 is constructed. Additional benefits of completing all grading in Phase 1 include maximizing the efficiency of the voluntary tribal monitoring provision, installing subsurface utilities to facilitate residents' access to infrastructure through all phases, ensuring all fire safe egress improvements are completed with Phase 1, and preventing safety hazards such as use of heavy machinery near tenants and families and exposure of tenants and families to unnecessary noise and dust.

CONCEPTUAL LANDSCAPE PLAN

The August 2020 Board packet of materials included a Screening Tree Plan that had been prepared by Triad Holmes & Associates and has now been refined by Weiland Design Group into the Landscape Concept Plan (Attachment 4). In preparing this Plan, Bob Weiland of Weiland Design Group, Inc., visited offsite locations including South Tufa, Navy Beach, and US 395 to ensure the landscape design would specifically screen structures from these viewpoints.

The Landscape Concept Plan consists of seven tree species, one shrub and one groundcover species. Four of the seven tree species will be a minimum height of 13-feet at the time of planting on top of the three-to-four-foot parking lot berm (for a total initial tree height of at least 16 feet) to provide effective screening at the outset, and two of the species would be planted in 24" boxes. All boxed tree species would be purchased one year in advance of planting to allow the root systems a full year to become established prior to planting. Mitigation measure 5.12(a,b-2)(Visual Screening & Landscaping) below provides for the timing, monitoring, and performance of the landscaping to ensure compliance with the CEQA visual analysis:

MITIGATION MEASURE 5.12(a,b-2)(Visual Screening & Landscaping): All landscaping shall be planted consistent with the Alternative 7 Landscape Concept Plan as soon as site grading is complete. A landscaping or restoration specialist approved by the County shall monitor tree health, screening efficacy and replacement requirements for the first 5-years of growth. The landscape/restoration specialist shall have authority to replace plantings as needed to attain within five years a goal of providing at minimum the number of trees shown on the Landscape Concept Plan. If monitoring by the 5th year indicates that the visual analysis expectation has not been met to screen the structure walls, windows and roof from offsite locations, additional plantings will be added and annual monitoring will continue every year until the screening goal has been met.

Per this mitigation measure, all landscaping would be planted directly following completion of grading for all three phases to allow a minimum 1-year of growth prior to completion of the Phase 1 housing units and more growth, and therefore improved screening, for phases 2 and 3.

Table 1 lists all proposed screening trees, shrubs and groundcover species including botanical name, common name, size at planting, size at maturity, and number of plantings proposed for each species. Species not currently listed in the Specific Plan Plant Palette in FSEIR Table 4-13 are hereby added.

Table 1. TIOGA COMMUNITY HOUSING SCREENING CONCEPTUAL LANDSCAPE PLAN PLANT LEGEND					
Botanical Name	Common Name	Size at Planting	Size at Maturity	Initial Box Size	Number of Plantings
TREES					
<i>Betula Pendula</i>	White Birch	About 8'	30-40' tall x 15-20' wide	24" box	31
<i>Pinus Flexilis</i>	Limber Pine	13' tall min.	30-50' tall x 15-25' wide		16
<i>Pinus Nigra</i>	Austrian Pine	13' tall min.	40-60' tall x		34

			15-25' wide		
<i>Pinus Ponderosa</i>	Ponderosa Pine	13' tall min.	50-100' tall x 25-30' wide		16
<i>Picea Pungens 'Dark Green & Blue'</i>	Colorado Spruce	13' tall min.	30-60' tall x 10-20' wide		35
<i>Picea Pungens 'Fat Albert'</i>	Colorado Spruce	6' tall min.	15-20' tall x 10-12' wide	36" box	12
<i>Populus Tremuloides</i>	Quaking Aspen	About 7' tall	25-60' tall x 15-30' wide	24" box & 15 gallon	66
SHRUBS					
<i>Cornus Sericea 'Bailey'</i>	Red Twig Dogwood	About 3'	7-9' tall x 10-12' wide	1-gallon or 5 gallon	24
GROUND COVER					
<i>Symphoricarpos x Chenaultii</i>	'Hancock'			5-gallon @ 8' O.C.	1200

The proposed screening species include six eastern Sierra natives including the ponderosa pine, limber pine, birch, aspen, dogwood, and Hancock. Two additional species (Blue Spruce and Fat Albert) are native to the Rocky Mountains. To achieve significant screening from the outset, four of the species (limber pine, Austrian pine, ponderosa pine and Colorado spruce) will be planted at a minimum initial size of 13 feet on top of the three-to-four-foot parking berm; all four tree species can be sourced at the required initial planting size. Most of the species are evergreen, but the quaking aspen is deciduous and will provide fall color. In combination, the mix of species will present a natural and varied visual appearance and effective screening from near-ground-level to heights ranging up to 50-60' at maturity based on local weather conditions. Tree locations will not inhibit snow storage as snow can be stored in front of the trees (adjacent to the parking areas) and blown between the trees.

According to Bob Weiland, the following average growth rates with regular water can be anticipated for these species on this site:

- Ponderosa pines = 12"-18"/year
- Limber pines = up to 18"/year
- Austrian pines = 12"-18"/year
- Spruce = up to 12"/year

The layout of trees, shrubs and groundcover is consistent with fire safety and defensible space requirements. In order to create a fire safe clearance zone, none of the trees, shrubs or groundcover would be planted within 30 feet of structures. Plantings within 30-70' of the units would be maintained clear of low-lying branches and high-fuel plant materials, in compliance with State requirements.

To create a more natural appearance from offsite vantage points, the landscaped berms below each of the two main parking lots, which will also prevent vehicle headlights from shining across the Mono Basin, will have undulating widths and variable heights ranging between three to four feet, as shown on the Landscape Concept Plan. In combination, the landscape trees and berm will provide effective screening from South Tufa, Navy Beach, and US 395 from the initial development phases throughout the life of the proposed Community Housing Project.

Irrigation Requirements

As noted above, the tree, shrubs and groundcover will be planted as soon as site grading is complete to provide maximum time for establishment and growth for the best screening performance. Irrigation will be provided in part by the wastewater treatment plant (WWTP) proposed as part of the project, which will be operational prior to occupancy of Phase 1 housing units. Initially, only Phase 1 units and existing onsite uses will contribute toward recycled water volume for landscape irrigation, and the balance of irrigation water needs will be provided by potable water. However, other uses that have not yet been constructed will not yet be using the potable water supply. As more onsite uses are constructed and consume more potable water, the recycled water volume will also increase, reducing the amount of potable water used for irrigation. At full build-out of all project elements, including the previously approved hotel and restaurant, treated wastewater is estimated to meet 50% of summer irrigation

demand on the project site. The projected water use falls within the previously published CEQA analysis (see Tioga Community Housing Revised Draft/Final Subsequent EIR, Section 5.2, Impact 5.2(b) starting on pdf page 124²).

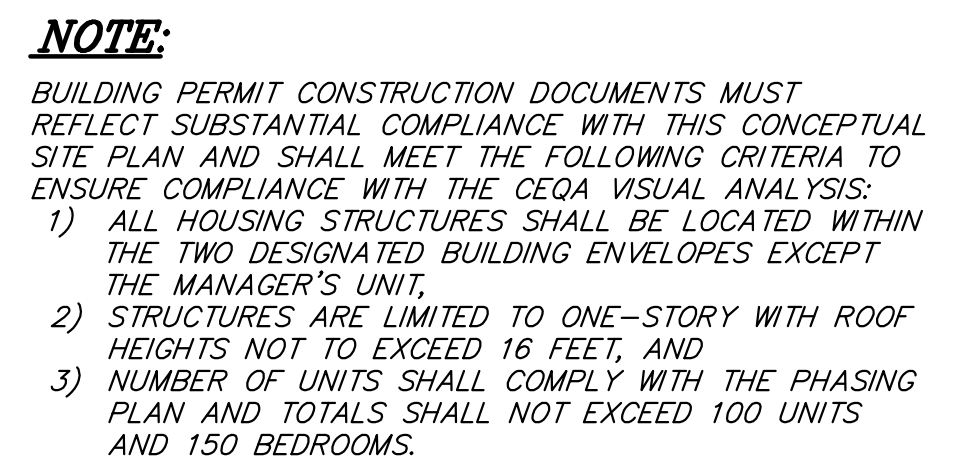
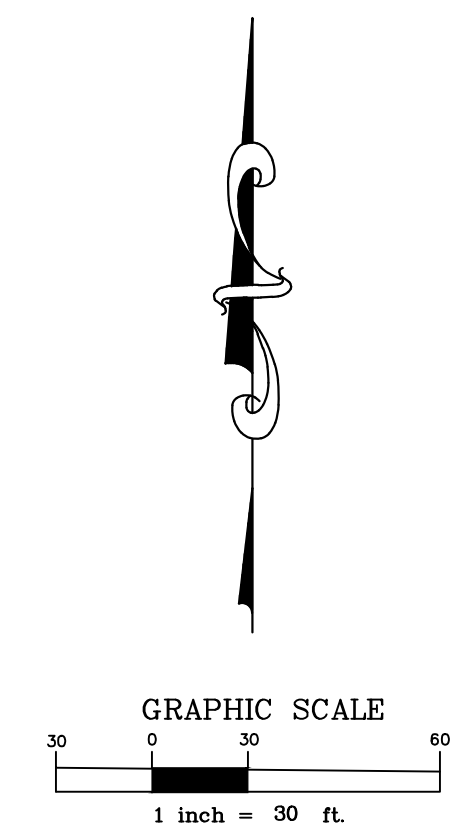
The landscaping is required to meet irrigation requirements for water efficient landscaping, which is calculated in Table 2, the Water Efficient Landscape Worksheet (see below). The calculations assume irrigation would use Hunter MP rotors, which are classified as drip irrigation by the State, and the project will either switch to these rotors or use an equivalent drip irrigation system. The water use calculations result in an irrigation demand about 25% lower than the state maximum allowed for landscaping irrigated with potable water, and 50% lower than the state allowance for landscaping irrigated with recycled water. Note that irrigation demand is based not on the number or mix of trees, but rather is based on the number of bubblers (2 per tree), the number of rotors (used to spray planting zones), and the estimated duration of sprinkler and rotor operations in a given period.

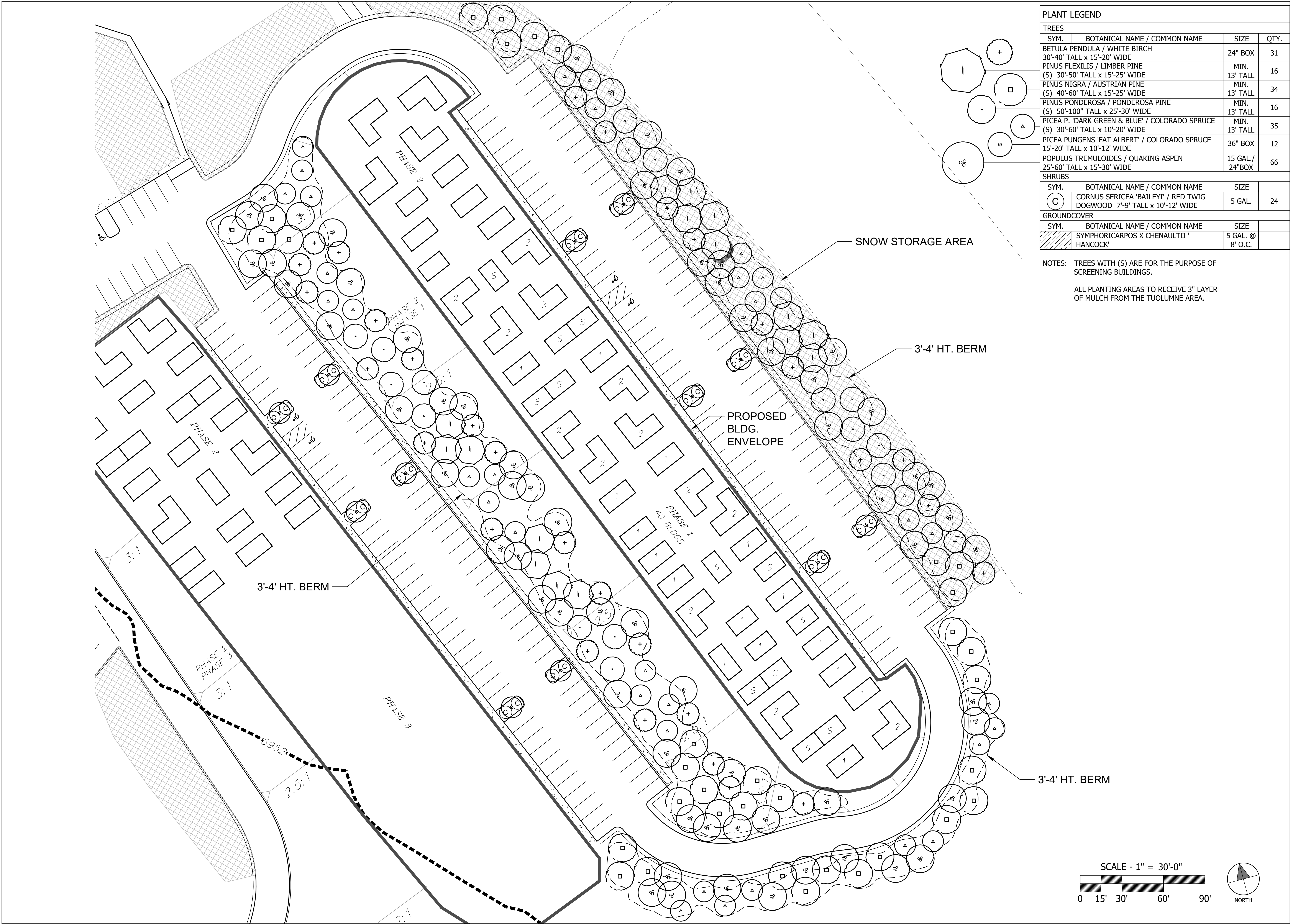
Table 2. WATER EFFICIENT LANDSCAPE WORKSHEET

WATER EFFICIENT LANDSCAPE WORKSHEET							
Project Reference Evapotranspiration (Eto)				42.9			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1	0.3	Rotary	0.75	0.40	80,000.00	32000.00	851,136.00
ETWU Total							851,136.00
MAWA							957528.00
Notes: 1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip 2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area) 3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+((1-ETAF)*SLA)]							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area		32,000.00					
Total Area		80,000.00					
Average ETAF		0.40					
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
All Landscape Areas							
Total ETAF x Area		32,000.00					
Total Area		80,000.00					
Average ETAF		0.40					

² Available at:

https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/29999/fseir_dseir_tioga_inn_cmpltn_06-05-20_sm.pdf





WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
P (844) WEILAND, XT 701 F (619) 675-3426
EMAIL - KLONGROD@WD-G.COM
291 SIERRA WAVE SWALL MEADOWS, CA 93514

TIOGA INN

LANDSCAPE CONCEPT PLAN

REVISIONS	DATE

DATE: 09/08/20

SCALE: SEE SHEET

JOB # 20-077

DRAWN BY: NL

SHEET: **1**
OF 1