

SITE

NORTHWOODS BLVD

SIERRA DRIVE

RICHARDS

BOULEVARD

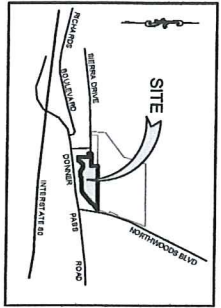
DONNER

PASS

ROAD

INTERSTATE 80

# TENTATIVE MAP SIERRA DRIVE



### PROJECT INFORMATION

**OWNER/APPLICANT:**  
7809 LAO DRIVE  
LA QUINCY, CA 92253  
775-943-3888

**PLANNING / ENGINEERING:**  
SCD PLANNING & SURVEYING  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
1000 DONNER PASS ROAD, SUITE 302  
TRUCKEE, CA 96161  
CONTRACT PERSON: ROB WOOD, AICP

**PLANNING / ARCHITECTURE:**  
WMA, INC.  
1000 DONNER PASS ROAD, SUITE #1  
TRUCKEE, CA 96161-2109  
(530) 597-5277

**APN:** 18-000-15 5.68 AC.

**ZONING:** RS-4

**GENERAL PLAN:** RH

**FIRE PROTECTION:** TRUCKEE FIRE PROTECTION DISTRICT

**SEWER:** TRUCKEE SANITARY DISTRICT

**WATER:** TRUCKEE-DONNER PUBLIC UTILITY DISTRICT

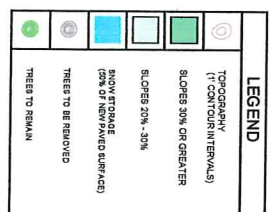
**ELECTRICAL:** TRUCKEE-DONNER PUBLIC UTILITY DISTRICT

### PARKING STATISTICS

# UNITS	PARKING REQUIRED	PROPOSED PARKING
(10) 3-bedroom+	20 (2 aa)	20
(10) secondary	20 (2 aa)	20
<b>TOTAL</b>	<b>40</b>	<b>40</b>

### LAND USE STATISTICS

LAND USE	ACRES



NO.	REVISIONS	DATE	DESIGNED: REW

## SIERRA DRIVE TENTATIVE MAP

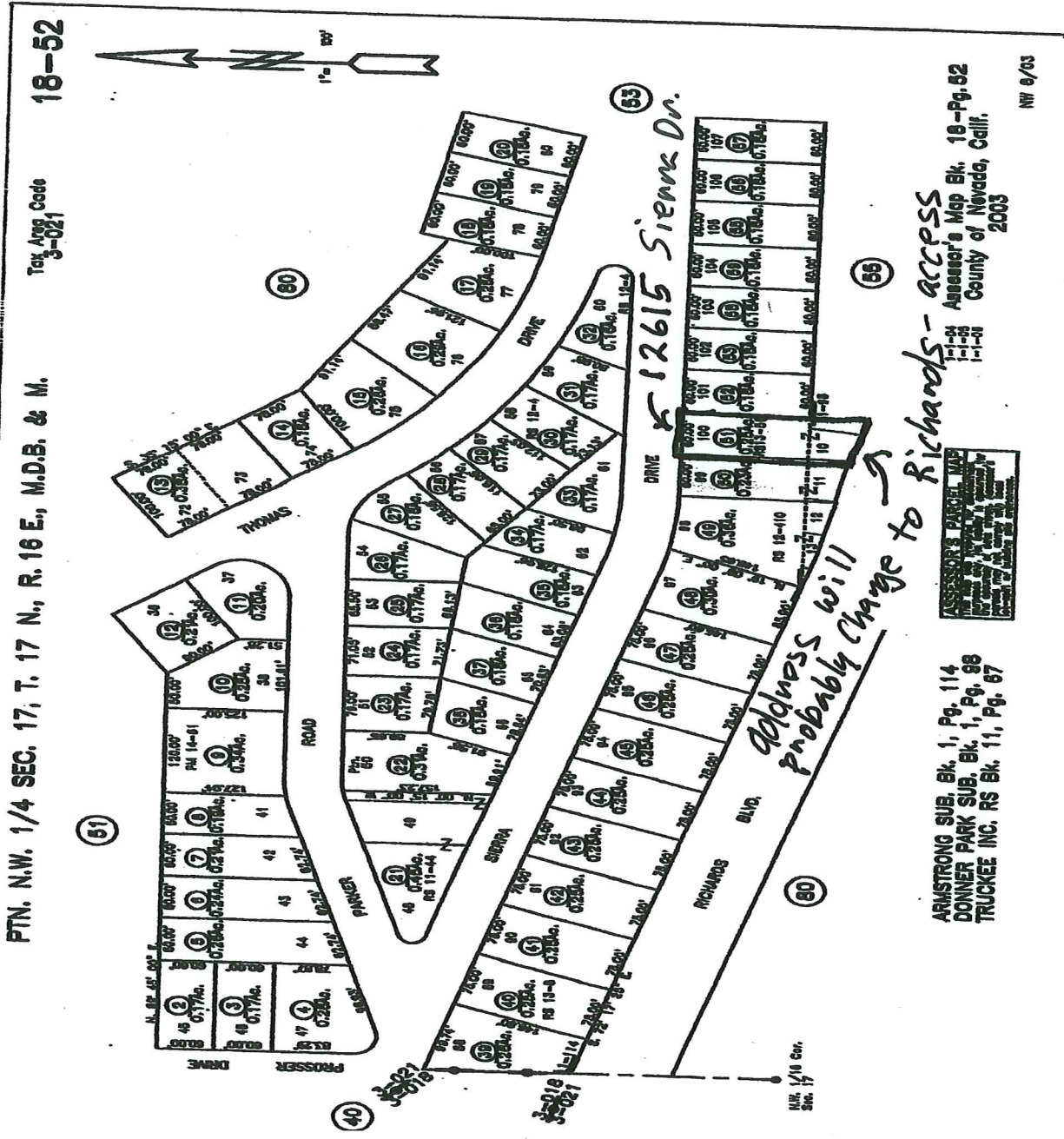


1  
OF  
2

TOWN OF TRUCKEE  
CALIFORNIA



# Assessor Map



Placer Title

Prepared On : 08/22/2016

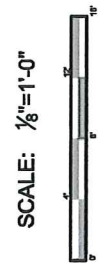
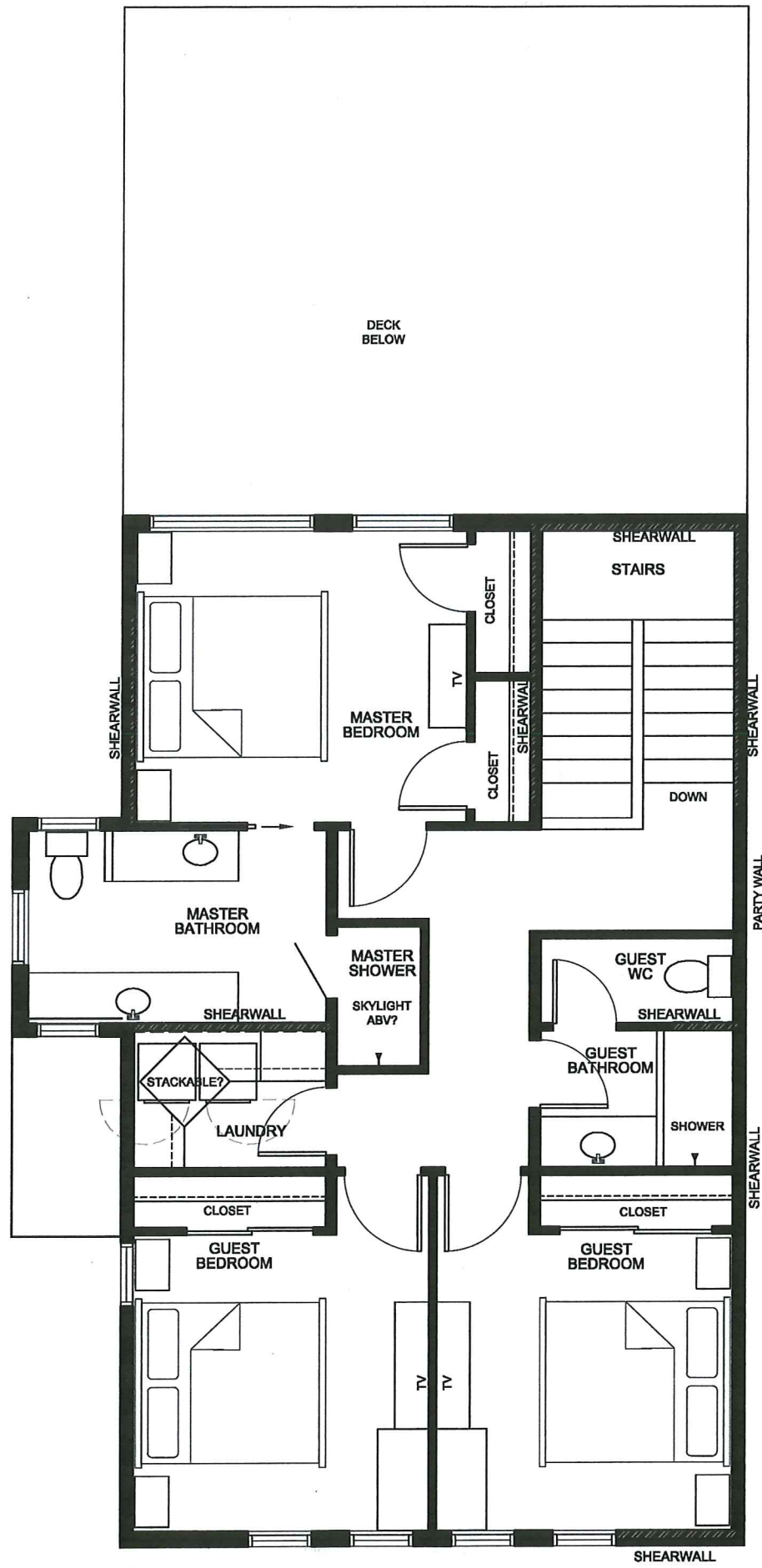


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**MWA**  
architects|engineers  
KURT MONROE BENKENS  
KRISTIN ERINA THOMPSON  
ARCHITECTS  
11188 LIZONDO LANE SUITE 1  
PALMDALE, CA 91361  
PH: 805.977.0257 WWW.MWA-TRUCKEEL.COM

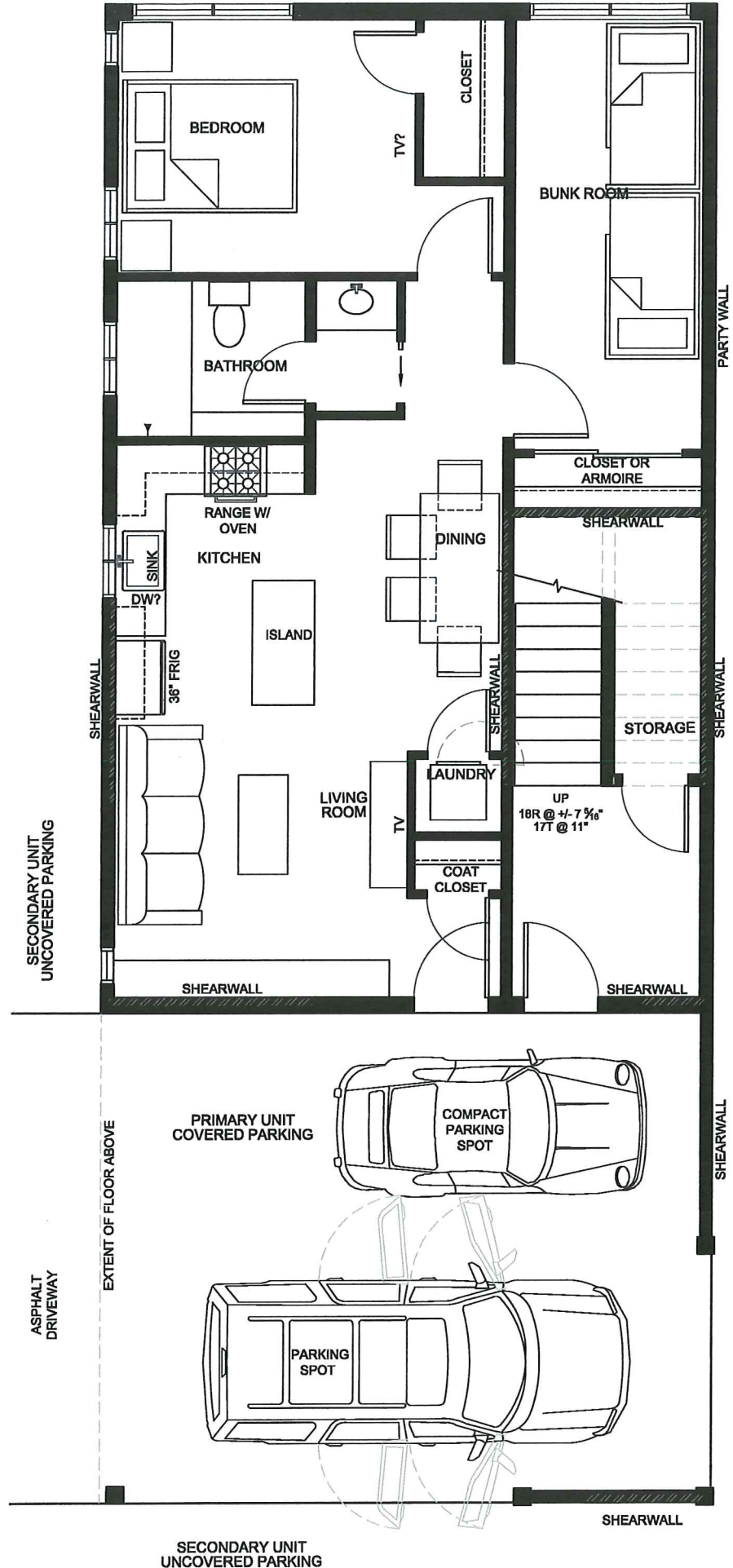
**RPL DUPLEXES  
LIZONDO LOT  
THIRD  
FLOOR PLAN**  
May 18, 2017



**THIRD LEVEL AREAS:**  
CONDITIONED FLOOR AREA:  
PRIMARY UNIT = 992 SQ. FT.  
SECONDARY UNIT = 0 SQ. FT.  
GROSS FLOOR AREA:  
PRIMARY UNIT = 884 SQ. FT.  
SECONDARY UNIT = 0 SQ. FT.

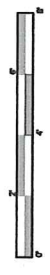
**MWA**  
 architects *engineers*  
 KURT MONROE REINKENS  
 KRISTIN ERINA THOMPSON  
 ARCHITECTS  
 11165 BUCKLE DRIVE SUITE 1  
 TRUCKEE, CA 96161  
 PH: 530.427.2827 WWW.MWA-TRUCKEE.COM

**RPL DUPLEXES  
 LIZONDO LOT**  
 FIRST  
 FLOOR PLAN  
 May 18, 2017



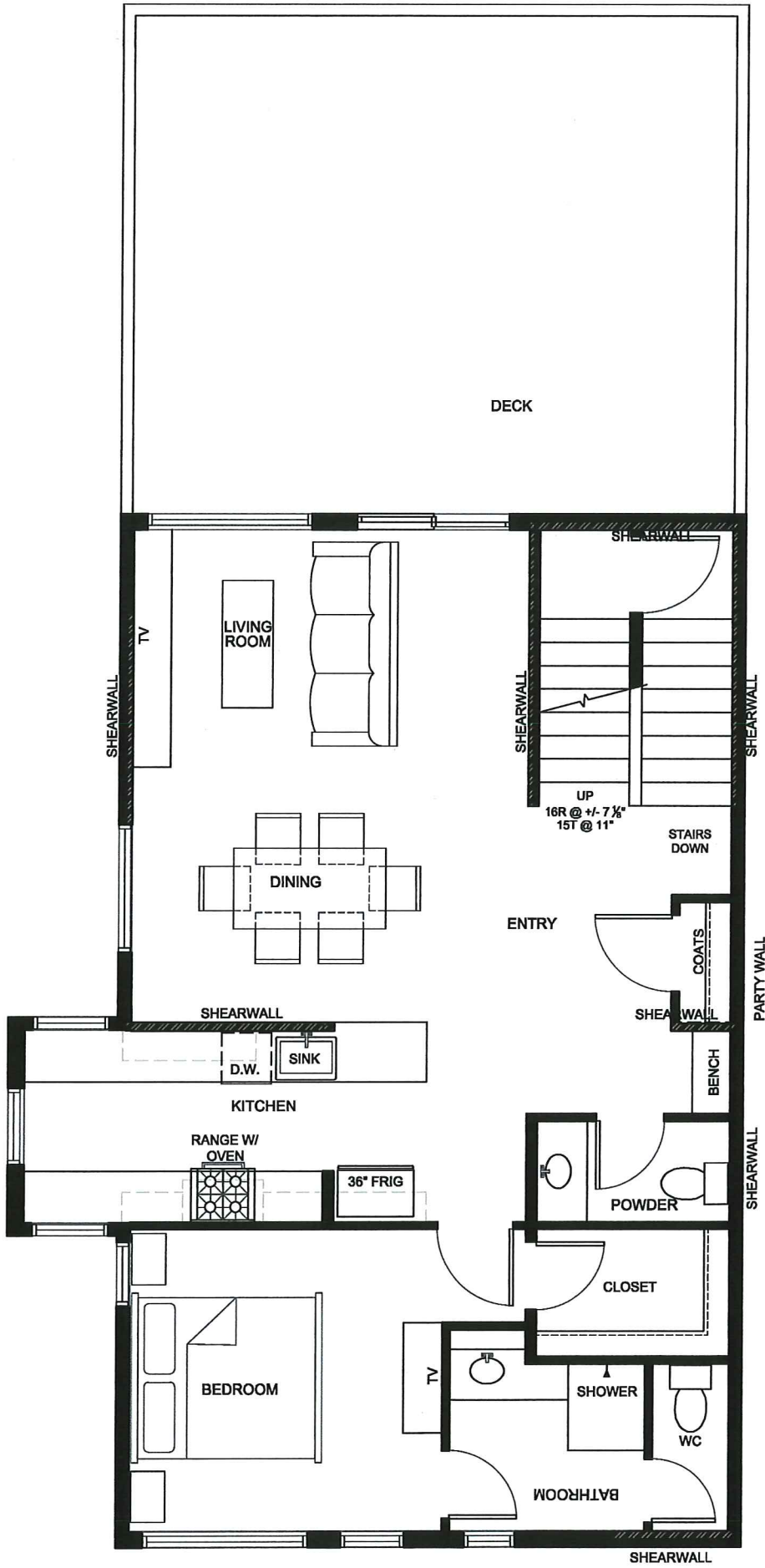
**ENTRY LEVEL AREAS:**  
 CONDITIONED FLOOR AREA:  
 PRIMARY UNIT = 0 SQ. FT.  
 SECONDARY UNIT = 836 SQ. FT.  
 GROSS FLOOR AREA:  
 PRIMARY UNIT = 615 SQ. FT.  
 SECONDARY UNIT = 781 SQ. FT.

SCALE: 1/4"=1'-0"



**MWA** architects | engineers  
KURT MONROE REINKENS  
KRISTIN ERINA THOMPSON  
ARCHITECTS  
11165 ARCADE ROAD, SUITE 1  
TRUCKEE, CA 96201  
PH: 530.877.2827 WWW.MWA-TRUCKEE.COM

**RPL DUPLEXES  
LIZONDO LOT  
SECOND FLOOR PLAN**  
May 16, 2017



SCALE: 1/8"=1'-0"



**SECOND LEVEL AREAS:**  
CONDITIONED FLOOR AREA:  
PRIMARY UNIT = 1,035 SQ. FT.  
SECONDARY UNIT = 0 SQ. FT.  
GROSS FLOOR AREA:  
PRIMARY UNIT = 959 SQ. FT.  
SECONDARY UNIT = 0 SQ. FT.

# Rick Lee Container Project Truckee, CA 2017

8-May-17

<b>OffSites</b>	<b>Cost</b>	<b>Hard Costs</b>	<b>Cost</b>
Survey Lot	\$1,000	Foundation	\$38,000
Soils Engineer Test	\$1,000	Infrastructure/Site Prep	\$45,000
Achitect	\$35,000	Plumbing	\$12,000
Course of Const Insurance	\$2,500	Plumbing Fixtures	\$6,500
Lot	\$34,000	Electrical	\$8,000
Permits	\$65,000	Electrical Fixtures	\$3,000
Electricity Connection	\$1,240	Siding	\$15,000
Electricity Facility	\$1,298	Sheet Rock	\$3,500
400 Amp/Double Meter	\$500	Roofing	\$30,000
Water Fire Sprinkler	\$7,500	Stairs/Railing	\$3,000
Water Facility	\$4,032	Decks	\$3,500
Water Connection 1"	\$2,030	Insulation	\$4,500
Sewer Inpection Fee	\$200	Fr/Int Doors, Trim, Hardware	\$4,600
Title 24	\$1,200	HVAC	\$25,000
BMP's	\$1,200	Floors	\$16,000
Dumpster	\$1,000	Granite Kit/Bath	\$7,500
PortaPotty	\$500	Appliances	\$7,500
Red Credar Pest Pre Treat	\$350	Cabinets and Install	\$28,000
<b>Total</b>	<b>\$159,550</b>	Windows & Screens	\$7,858
		Showers/Mirrors	\$3,500
		Interior Clean	\$1,500
		Painting	\$5,000
		Misc. Labor	\$50,000
		Containers	\$25,200
		Container Labor	\$20,000
		Crane	\$6,000
		<b>Contingency</b>	<b>\$30,000</b>
		<b>Total Hard Costs</b>	<b>\$409,658</b>
		<b>Total Offsites</b>	<b>\$159,550</b>
		<b>Total Direct</b>	<b>\$569,208</b>
Sewer Deposit Reference Only	\$1,450		



<b>Rick Lee Container Project Truckee</b>				
One Duplex	6	Bedrooms per unit		Lizondo property
Construction Cost		\$569,000		
TTAD payment		(\$60,000)		
	Net Cost	\$509,000		
	Monthly	Annual		
Revenue/BR	\$750	\$4,500		
Revenue/Unit	\$4,500	\$54,000		
	Less			
Property Mgmt	10%	(\$5,400)		
Trash, sewer, water		(\$1,200)		
Insurance		(\$3,600)		
Maintenance		(\$2,400)		
Property Tax		(\$5,400)		
	Subtotal Costs	(\$18,000)		
	NOI	\$36,000		
	Unleveraged Return	7.07%		
	Debt	\$305,400	60%	Loan to cost
	Debt Service	(\$17,499)	5.73%	Constant
			4.00%	Interest
	Net Equity	\$203,600		
	NOI after DS	\$18,501		
	Leveraged Return	9.09%		

## RICK LEE, RELATED HISTORY

FROM 1976 FORWARD WHILE FOUNDING, OWNING, AND OPERATING CENTURION BOATS, DESIGNED, ACQUIRED, CONSTRUCTED 4 BOAT MANUFACTURING FACTORIES FOR THE PURPOSE OF BUILDING CENTURION BOATS. PRIMARY RESPONSIBILITY FOR ALL ASPECTS OF CREATING BUILDINGS, AND ALL RELATED STRUCTURES TO ACCOMMODATE GROUND UP BOAT PRODUCTION. INCLUDING ALL WORK AND OFFICE SPACES, INDUSTRIAL HVAC, MATERIAL HANDLING, AND LEADING EDGE TECHNOLOGICAL PROCESSES. PROJECTS INCLUDED 2 TESTING/WATER SKI LAKES DEVELOPED THROUGH ENTITLEMENTS, UTILITIES, ROADS, AND INFRASTRUCTURE FOR 21 LOT SUBDIVISION WHICH INCLUDED PRIVATE WATERSKI LAKE IN NORTH CAROLINA.

PRIMARY RESPONSIBILITY FOR SEVERAL SINGLE FAMILY HOMES. PRIMARY BOD RESPONSIBILITY FOR \$26 MILLION DOLLAR GOLF CLUB HOUSE WHICH CAME IN ON TIME/ON BUDGET.

40 YEAR CAREER FINDING MARKETS, IDENTIFYING PRICE POINTS, THEN IMPLEMENTING INNOVATIVE DESIGN AND PRODUCTION SOLUTIONS TO ACHIEVE HIGH LEVELS OF QUALITY/VALUE/PROFITABILITY. ACHIEVED SUCCESS BY ADHERING TO BUDGET PARAMETERS AND FINISHING \*ON TIME/ON BUDGET\*.

JUNE 2015- SOLD 90% OWNERSHIP INTEREST IN CENTURION AND SUPREME BRANDS OF WATER SPORTS TOWBOATS, RETAINING A SEAT ON THE BOARD OF DIRECTORS OF CORRECT CRAFT HOLDINGS LLC. CRAFTED THE SALE TO REMAIN LOYAL TO AND BENEFIT EMPLOYEES AND COMMUNITY THROUGH REQUIRING A LONG TERM REAL ESTATE COMMITMENT FOR PRODUCTION TO REMAIN IN PLACE IN CALIFORNIA. PROTECTED MANY 30 + YEAR EMPLOYEES AND A 39 YEAR HISTORY IN THE MERCED COMMUNITY. RECENTLY MAINTAINED COMMITMENT TO WOODLAND, NORTH CAROLINA BY SELLING LAKE AND HOUSING PROJECT TO AN INSPIRED DEVELOPER AND TRANSFERRING FACTORY PROPERTIES BACK TO THE COMMUNITY FOR RE-TASKING AFTER 2008 CUTBACKS.

PRIMARY RESIDENCE IN THE LAKE TAHOE AREA SINCE 1964. COMMITTED TO PRESERVING THE LAKE TAHOE LIFESTYLE AND ENVIRONMENT. SUCCESSFULLY DESIGNED, CONSTRUCTED, AND OPERATED "TAHOE BLUE", A THREE YEAR PILOT PROJECT UNDER CONTRACT WITH THE NORTH TAHOE RESORT ASSOCIATION. PROVIDED WATER SHUTTLE DATA TOWARDS REDUCING SURFACE TRAFFIC AROUND THE TAHOE BASIN. PRO ACTIVE IN QUAGGA MUSSEL PREVENTION THROUGH LEADERSHIP IN BOAT BUILDING PRACTICES AND INVOLVEMENT WITH WSIA AND NASBLA. RETAINS A HIGH LEVEL OF COMMUNITY RESPONSIBILITY. WORKED IN THE RESIDENTIAL CONSTRUCTION INDUSTRY DURING THE EARLY 70's, BUILDING HOMES IN DOLLAR POINT, NORTHSTAR, SQUAW VALLEY AND NORTH LAKE TAHOE. BEING A TAHOE RESIDENT FOR MOST OF THE LAST 50 YEARS, INTIMATELY FAMILIAR WITH THE EMPLOYEE HOUSING SHORTAGE THAT HAS PLAGUED THE AREA SINCE THE 1950's.