

2014

community development department
Town of Truckee **annual report**



Presented to and Accepted by Town Council on April 10, 2018

Approved by: 

Jeff Loux, Town Manager
April 11, 2018

Town of Truckee
Community Development Department
Planning Division
10183 Truckee Airport Road
Truckee, CA 96161
530.582.7820



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PURPOSE OF THE REPORT

The Community Development Department has prepared this report to supplement requirements of Section 65400(a) of the California Government Code, which requires the planning agency of each city and county to submit an annual report to State agencies. The annual report is to include:

- The status of the required General Plan and the Town's progress in its implementation;
- The Town's progress in meeting its share of regional housing needs;
- The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
- The degree to which the Town General Plan complies with the State General Plan Guidelines and the date of the last revision to the plan.

A separate Housing Element Annual Report has also been submitted to the Department Housing and Community Development and the Office of Planning and Research.

To provide other information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and conservation in Truckee, the Community Development Department has expanded the report. The report summarizes growth and development that occurred in Truckee in 2017, along with community efforts to conserve natural resources in the area. The report also lists major residential and non-residential projects that were completed, under construction, or approved in 2017. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

The purpose of this report is to inform local decision-makers and the general public on growth, development, and housing issues in Truckee. We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action, and will encourage and enable members of the public to participate more effectively in the decision-making process.

This document is submitted to both the Department of Housing and Community Development and the Governor's Office of Planning and Research for reference purposes.

SUMMARY

In the early 2000s, construction in the Town of Truckee boomed. The economic downturn, between 2007-2012, drastically reduced the amount of construction within the Town. While not at the same rate of construction during the boom, development has returned to Truckee. The Department of Finance estimated a 0.3% housing increase in 2012, a 0.4% housing increase in 2013, a 0.3% housing increase in 2014, a 0.7% housing increase in both 2015 and 2016, and a 0.9% housing increase as of January 1, 2017. The Department of Finance estimates are based on the first of the year.

The vacancy rates for Truckee were updated for the past five years and the Department of Finance data indicate that the rate is steadily increasing. The Department of Finance updated the vacancy rates from 2012 to present, which still shows a relatively stable vacancy rate trend since 2015. The vacancy rate in 2015, 2016, and 2017 was 53.8%. Vacancy rates are used to show the amount of second home ownership within the Town of Truckee. In 2017, 2.59 persons per household was estimated.

Based on Town of Truckee records, two single-family residential demolitions and 92 single-family units (including 12 attached single-family units) were completed between January 1, 2017 and December 31, 2017, a 0.7% increase in the housing stock. One secondary residential unit was finalized in 2017. Three secondary residential unit permits (including one after-the-fact permit) were issued in 2017.

For non-residential projects, there is a strong increase in the amount of land use applications and speculation by potential developers. Eight large projects have approvals, two new buildings began construction in 2017, and three projects completed construction 2017. There was a 0.7% increase in new non-residential floor area.

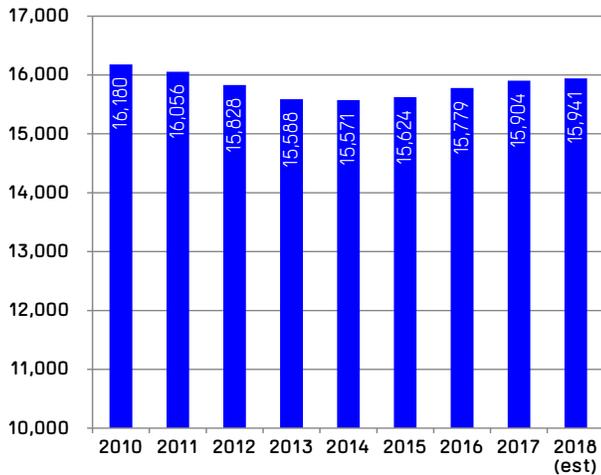
The Railyard Master Plan was amended in 2016. Since then, a 90-unit affordable housing project called the Artist Lofts was approved in May 2016 and the Nugget Markets was approved in December 2017. Raley's, a 35,704 s.f. grocery store with an additional 88,000 s.f. of retail space, was reviewed by the Planning Commission in January 2018 and approved by the Town Council in March 2018. The Planning Division is also currently reviewing the Central Pacific Building, a 55,000 s.f. mixed-use commercial building in the Railyard Master Plan, the Village at Gray's Crossing which includes 30,400 s.f. commercial space, a 120-room hotel, gas station, and 34 residential units, and the Jibboom Street Hotel project which includes 32 single-family residences and 40 multi-family units.

Staff completed Development Code updates and anticipates continued efforts to implement the 2014-2019 Housing Element. The Town Council, in February 2018, initiated the General Plan update process, which could include Climate Action Planning and incorporation and update of the Downtown Specific Plan policies and programs.

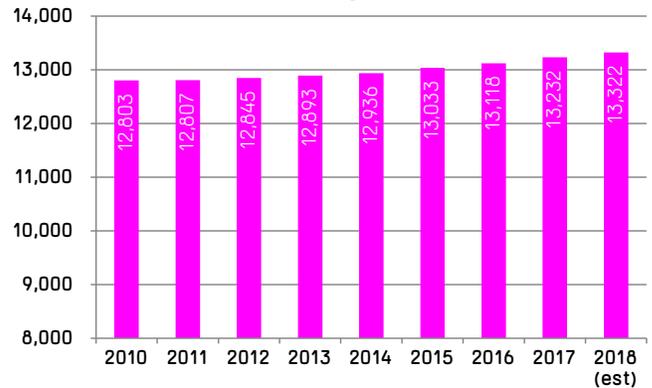
COMMUNITY SNAPSHOT

15,904 
Population as of January 1, 2017 **0.8%**

Population



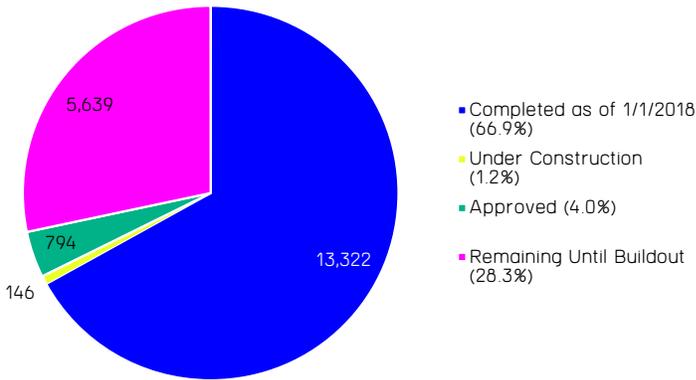
Housing Units



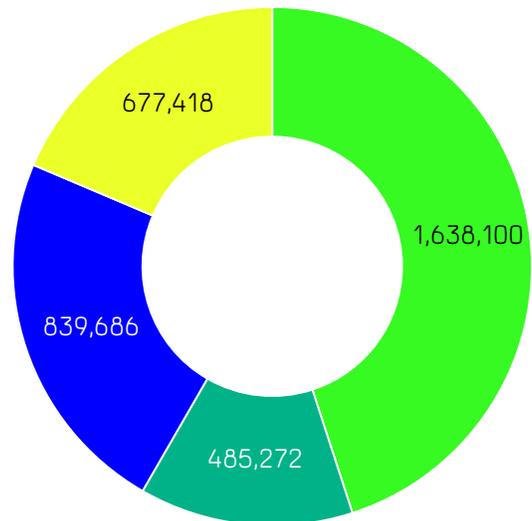
Housing units as of January 1, 2017

13,232 
0.9%
+114
in 2016-2017

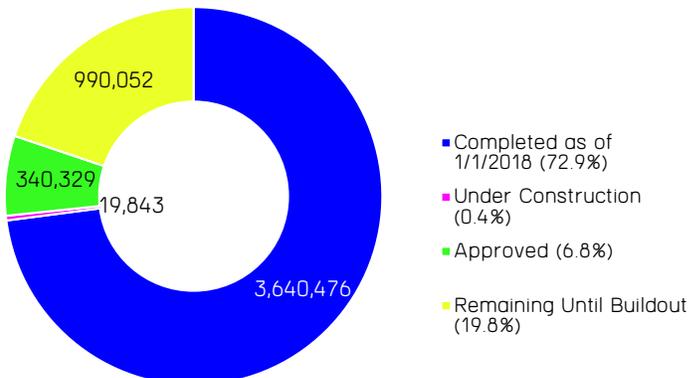
Residential Buildout (units)



Total Built Non-residential Floor Space - 3,640,476 s.f.



Non-residential Buildout (s.f.)



Commercial Industrial
Lodging Institutional

BACKGROUND

The California Department of Finance (DoF) annually estimates population, housing units, vacancy rates, and occupancy rates for the state as well as each county and city in California. Each year cities provide data for new construction, demolitions, and conversions. The DoF released information in May 2017. This report provides revised population estimates for 2010 to 2016 and estimates for January 1, 2017. This report estimates that Truckee's population as of January 1, 2017 was 15,904. This is a 0.8% increase from 2016.

It should be noted that the population, the vacancy rate, and persons per household estimates from 2012 to 2016 were revised from the Department of Finance's 2016 report. In contrast to the changes made to the 2010 to 2015 numbers from the previous year, the correction shows that the past population numbers estimated a lower number than what is estimated at this time, and vacancy rates were revised to be lower than what was previously estimated. The persons per household stayed the same from the previous estimates. This appears to be a correction from the previous changes, which may have been an overcorrection. This change in data explains discrepancies between the 2016 Annual Report and the 2017 Annual Report.

As of January 1, 2017, the DoF estimated that there were 13,232 housing units within the Town, a 0.9% increase from 2016. According to the Town's Building Division,

92 residences (80 detached single-family residential and 12 attached single-family residential) were finalized and two single-family demolitions were completed between January 1, 2017 and December 31, 2017. Based on the DoF numbers and the Building Division numbers, it is estimated that, as of January 1, 2018, there were 13,322 housing units within Truckee, a 0.7% increase in the overall housing stock in Truckee. Based on this estimate, the current vacancy rates, and occupancy figures for Truckee, the January 1, 2018 population is estimated at 15,941 people. Historically and currently, construction of single-family homes greatly outpaces that of multi-family. Since 2011, only 76 multi-family/single-family attached units have been constructed, in contrast to 440 single-family units constructed during the same timeframe.

Truckee's vacancy rate, which primarily relate to second homeowners, is 53.8%, and has remained the same in 2016 and 2015 in the revised DoF data. Truckee's household occupancy is 2.59 persons per household, which has very slight fluctuations.

In comparison, the State of California had a 0.6% increase in population and Nevada County had a 0.4% increase in population. The vacancy rates for both county (23.9%) and state (7.5%) are quite a bit lower than the Town's which represents the high level of second homeownership that exists within Truckee.

Town of Truckee

Year	Population	Change	Change (%)	Number of Housing Units	Change	Change %	Vacancy Rates	Persons Per Household
2018 (est)	15,941	37	0.23%	13,322	90	0.68%	-	-
2017	15,904	125	0.79%	13,232	114	0.87%	53.8%	2.59
2016	15,779	155	0.99%	13,118	85	0.65%	53.8%	2.60
2015	15,624	53	0.34%	13,033	97	0.75%	53.8%	2.59
2014	15,571	(17)	-0.11%	12,936	43	0.33%	53.5%	2.58
2013	15,588	(240)	-1.52%	12,893	48	0.37%	53.1%	2.57
2012	15,828	(228)	-1.42%	12,845	38	0.30%	51.8%	2.56
2011	16,056	(124)	-0.77%	12,807	4	0.03%	50.7%	2.54
2010	16,180			12,803			50.5%	2.54

California

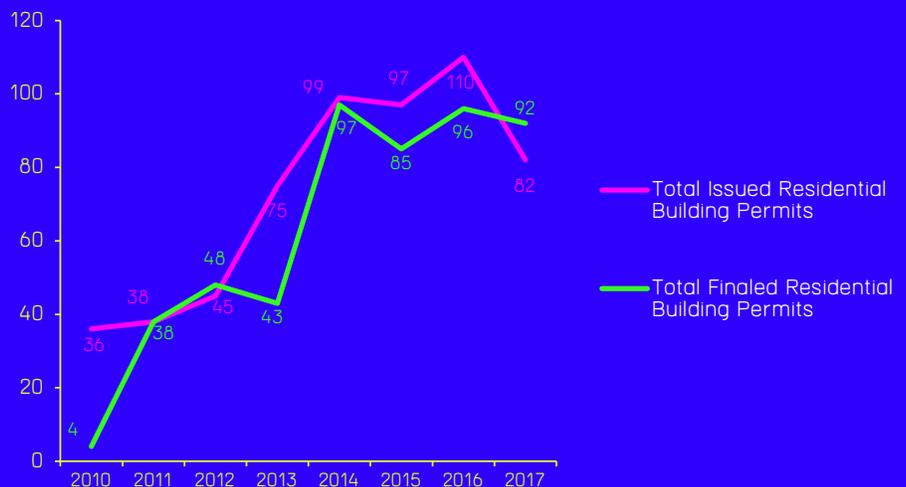
Year	Population	Change (%)	Housing Units	Change (%)	Vacancy rates	Persons per Household
2017	39,523,613	0.9%	14,070,874	0.6%	7.5%	2.97
2016	39,189,035	0.7%	13,982,312	0.5%	7.5%	2.97
2015	38,915,880	0.9%	13,914,792	0.5%	7.6%	2.96
2014	38,572,211	0.9%	13,845,357	0.4%	7.7%	2.95
2013	38,238,492	0.9%	13,785,925	0.3%	7.7%	2.94
2012	37,881,357	0.9%	13,740,488	0.3%	7.9%	2.93
2011	37,536,835	0.8%	13,704,850	0.3%	8.0%	2.91
2010	37,253,956		13,670,304		8.1%	2.90

Nevada County

Year	Population	Change (%)	Housing Units	Change (%)	Vacancy rates	Persons per Household
2017	98,828	0.2%	53,557	0.4%	23.9%	2.39
2016	98,609	0.3%	53,347	0.3%	23.8%	2.40
2015	98,315	0.4%	53,182	0.4%	23.5%	2.39
2014	97,927	0.1%	52,987	0.2%	23.3%	2.38
2013	97,848	-0.2%	52,879	0.2%	23.0%	2.37
2012	98,069	-0.3%	52,766	0.2%	22.0%	2.36
2011	98,409	-0.4%	52,677	0.2%	21.2%	2.34
2010	98,764		52,590		21.0%	2.35

RESIDENTIAL BUILDING PERMIT ACTIVITY

Since 2014, issuance of new residential building permits has generally remained steady. Staff anticipates that residential construction will remain steady with a combination of remodel-type projects and new residences.



RESIDENTIAL PROJECTS

This section provides a breakdown of major residential projects in Truckee that were completed, under construction, approved, or under consideration. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2017, there was steady construction in residential projects.

Residential Projects Built

Multi-family residential projects that were completed and received final certificate of occupancy in 2017 were the Deer Trail Townhomes in the Gray's Crossing Subdivision and the Gamet Townhomes.

Residential Projects Built	MFR	SFR
Deer Trail Townhomes		17
Gamet Townhomes		3
TOTAL		20

Deer Trail Townhomes

Location: Prosser area, Gray's Crossing Village
 Unit Type: Single-family Townhomes
 Number: 24 units
 Affordable Units: None

This project was approved as part of the Village at Gray's Crossing Specific Plan. Site work for the units began in 2007, and five units were completed in 2008. No additional units were started from 2011 to 2014. In 2015, new owners were issued building permits and have constructed 12 townhomes with final certificate of occupancy issued in 2017. The remaining seven units will not be constructed.

Gamet Townhomes

Location: Tahoe Donner
 Unit Type: Single-family units
 Number: Three units

A building permit was issued for a single-family home on a multi-family parcel in March 2015. Two subsequent building permits were issued for additional homes. The first building was finalized in 2015 and the second building was finalized in 2016. The applicant then subdivided the lot into three buildings lots and one common area, which was recorded in January 2016. The third building was finalized in 2017.

Residential Projects Under Construction

In 2017, there were 146 residential units physically under construction or were part of a larger project that had not reached full buildout. The Boulders Condominiums completed two four-plexes, both within Phase IV. Winter Creek built five single-family units and Coyote Run II completed three single-family units. Coyote Run II, Spring Creek, and Winter Creek are primarily single-family projects in multi-family zones.

Residential Projects Under Construction	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Coyote Run II	2	5	2	4	0	1	1
Boulders Condos Phase IV	36	7	8	0	28	7	35
Palisades Townhomes	4	0	0	0	4	0	4
Spring Creek	30	37	14	9	16	28	44
Stoneridge	73	0	34	0	39	0	39
Winter Creek	20	147		146	20	1	21
Quality Automotive	2	0	0	0	2	0	2
TOTAL	167	196	58	159	107	37	146

Boulders Condominiums (Phases I-IV)

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center

Unit Type: Multi-Family Condominium

Number: 211 units (Phases I-IV)

Affordable Units: 10 units sold to moderate income households

22 units paid in-lieu fees (\$36,000 each)

\$2,325.58 in affordable housing in-lieu fees is required to be paid for each unit within Phase IV, for a total of \$100,000.

This project was originally approved with 180 units. Of these 180, 30 were to be available for purchase by moderate-income buyers. Between 2003 and 2006, nine sold as deed-restricted moderate-income units. In 2006 the project developers acquired 3.3 acres from the adjacent First Baptist Church. The Planning Commission approved a fourth phase of the project at this site that included an additional 31 condominium units. As part of the Planning Commission's approval, three units were required to be affordable to moderate-income households and two to low-income households. In October 2015, the Planning Commission approved a Project Amendment which included removal of the required five affordable housing unit requirements for Phase IV, finding that the applicants have met the current requirements of the inclusionary housing ordinance, and approved payment of \$100,000 affordable housing in-lieu fees. As of December 31, 2015, Phases I-III has been completed for a total of 168 units. Two four-plexes in Phase IV were completed in 2017; two additional four-plexes are substantially complete. 27 more units (including seven single-family residences) are approved in Phase IV.

Spring Creek Subdivision

Location: Prosser area, south of Alder Creek Middle School

Unit Type: Single Family/Duplex

Number: 66 units

36 single-family homes/30 duplex units)

Affordable Units: 3 duplex units sold to moderate-income households (120% AMI)

This project was partially created to meet the affordable housing requirement for the Pioneer Commerce Center and was originally approved with a combination of stick-built construction and manufactured units. However, in 2013, the manufactured homes were approved as stick-built. Of the 66 approved units, 30 were required to be offered to moderate-income households. Of the 30 affordable units required to be constructed, 14 were initially built and offered for sale to moderate-income households. However, only three out of these 14 sold. The remaining 11 units were either sold at market-rate or retained as rentals by the developer. In 2014, one building permit was finalized. In 2015, three building permits were finalized. Nine single-family homes and seven duplexes (14 units) have been completed for a total of 23 housing units. The development was sold again in 2014 and new designs for the homes have been submitted in building permits. A new developer was issued plans for one duplex (two units) in 2017.

Stoneridge Condominiums

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery

Unit Type: Multi-Family Townhouse & Condominium

Number: 73 units (57 townhouses/16 condominiums)

Affordable Units: 8 condominiums sold to low-income households (80% AMI)

As of December 31, 2012, 34 units were completed including 11 affordable units, 3 of which have since reverted from deed-restricted to market-rate. No timeline has been proposed to commence construction of the remaining units.

Winter Creek Subdivision

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park

Unit Type: Single-Family & Multi-Family Condominium

Number: 167 units (147 single family homes/20 condominiums)

Affordable Units: None

Unlike other single-family lot subdivisions in Truckee, the developer is constructing the single-family homes in the project. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. Twelve building permits were finalized in 2014 and 8 units were finalized in 2015. As of December 2017, 146 single-family homes were complete. One single-family residence remains to be completed. The 20 multi-family units are not anticipated to be constructed. The Town anticipates full build-out within the next two years.

Quality Automotive

Location: Gateway Area, directly to the east of the TDPUD building on Donner Pass Road, across from the Truckee High School

Project Type: Industrial with residential

Unit Type: Multi-family in a mixed-use project

Number: 2 units

Affordable Units: None

In October 2015, the applicants submitted an application for a 2,986 s.f. six-bay automotive repair garage with 902 s.f. office and two residential units (832 s.f. and 727 s.f.) above on an already developed lot with a 2,928 s.f. office building. The project was approved by the Planning Commission in May 2016.

Palisades Townhomes

Location: Sierra Meadows area, at the intersection of Palisades Drive and Torrey Pine Road

Unit Type: Single-family attached units

Number: 4 units

Affordable Units: None

The applicants were approved for four 1,500 s.f. townhomes in 2017. The building permits were issued in 2017. The applicants have indicated that the final map will be submitted soon to complete subdivision of the property and units.

Residential Projects Approved

There are several major residential projects with land use approvals for which construction has not yet started, including Railyard Artist Lofts, Old Greenwood (Carson Range Court, Miner's Trail, Sutter's Trail, and The Villas - Phase 2), Gray's Crossing cottages and attached units, and Coburn Crossing. In total, 794 residential units are currently approved.

The Coldstream Specific Plan (PC-1) was approved by Town Council in September 2014 with tentative maps for mixed-use commercial, 260 single-family lots. Entitlements for 48 affordable multi-family units were approved by the Planning Commission in November 2017 and are included in this section.

The Joerger Ranch Specific Plan was approved by the Town Council in April 2015. However, no residential projects have been approved within the plan area; therefore the units were not included within the calculation for Approved Major Residential Projects. The Town also approved the Railyard Master Plan in June 2009 with amendments in 2016 for a 75-acre site at the eastern end of Downtown which includes residential units, office, retail, entertainment, institutional, and lodging square footage. The Railyard Artist Lofts were approved in 2016 and is included within this section.

Residential Projects Approved	MFR	SFR
Gray's Crossing Attached Units	98	
Gray's Crossing Cottages		89
Old Greenwood - The Villas		8
Old Greenwood - Sutter's Trail		16
Old Greenwood - Carson Range		24
Old Greenwood - Miner's Trail		8
Coldstream Specific Plan	48	260
Coburn Crossing Apartments	138	
Railyard Artist Lofts	90	
Crestwood Mixed Use Building	4	
Palisades Multi-Family	4	
Pioneer East	8	
Waltman	2	
Fastlane Employee Housing	1	
Subtotal	389	405
TOTAL	794	

Railyard Artist Loft Housing

Location: Downtown, in the Railyard
 Unit Type: Mixed
 Number: 90
 Affordable Units: 25 units to very low income households and 51 to low income households

The Town Council approved the 90-unit apartment with 76 affordable units income-restricted to 30-60% of area median income, 13 units restricted to households that make 120% of the area median income, one manager's unit, a 45-car parking garage, and 3,855 s.f. of ground floor retail. In order to fill the project funding gap, the applicants proposed a combination of \$14 million in grant money, \$1.65 million of Town loan money, and \$1.4 million from the Martis Fund. The applicants applied for and received State 4% Low Income Tax Credits.

Gray's Crossing Attached Units

Locations: Prosser area, on the east side of Highway 89 north, south of Prosser Dam Road
 Unit Type: Multi-Family Townhomes
 Number: 98 units
 Affordable Units: 74 units total: 37 units for moderate income households (120% AMI); 37 units for median income (100% AMI)

This project is one of the required housing components of the Gray's Crossing Specific Plan. New owners of the attached unit sites (Lot D and Lot F) have commenced preliminary site design. The Truckee Donner Public Utility District and the Town of Truckee are working with the owners to find feasible alternatives that will meet the financing needs of the Mello-Roos Community Facilities District. The owners of the Village have submitted an application which includes 34 attached units and six live/work units.

Gray's Crossing Cottages

Location: Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
 Unit Type: Detached Single-Family Homes
 Number: 89 units
 Affordable Units: 59 units total
 20 units for moderate income households (120% AMI); 39 for median income (100% AMI)

This project is one of the required housing components of the Gray's Crossing Specific Plan. The Truckee Donner Public Utility District and the Town of Truckee are working with potential developers of the site to find feasible alternatives that will meet the financing needs of the Mello-Roos Community Facilities District.

Old Greenwood - The Villas Phase 2

Location: Prosser area, in the central portion of Old Greenwood on the northeast side of Villa Court immediately north of Fairway Drive across from the Old Greenwood Pavilion.
 Unit Type: Multi-Family Townhomes
 Number: 8 units
 Affordable Units: None

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement. The eight townhome units were approved to replace 12 fractional ownership units previously approved at this location. New owners applied for a Project Amendment and Tentative Map to transfer the density of the approved seven full-ownership units from The Villas - Phase 2 to seven built fractional units on Fairway Drive, which would allow these units to be sold as full-ownership units. The approvals for the seven fractional units would be transferred to The Villas Phase 2. In May 2015, the Planning Commission approved this change and The Villas is now approved for seven fractional units and one full-ownership unit. The final map has not yet been recorded. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). This application included converting the seven remaining fractional units in the Villas Phase 2 to whole ownership units. All eight of the Villas Phase 2 units are now approved as whole ownership residential units. The applicants have commenced other components of the Old Greenwood Project Amendment #4 but it is unknown when this component of the project will be completed.

Old Greenwood Carson Range Court and Miner's Trail

Location: North of the Olympic Heights Subdivision, in the southeast corner of the Old Greenwood Planned Development

Unit Type: Detached and attached units

Number: 24 attached, six detached, and two custom home sites

Affordable Units: None

The Town Council approved the original Old Greenwood Planned Development project in 2002 which included 29 detached and 18 attached fractional units on Carson Range Court and Miner's Trail. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of fractional ownership units to whole ownership units. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). The approval included conversion of 29 undeveloped detached fractional units and 18 undeveloped attached fractional units on Carson Range Court and Miner's Trail to 24 attached whole ownership units on Carson Range Court and six detached whole ownership units and two custom home sites on Miner's Trail. The applicants have commenced other components of the Old Greenwood Project Amendment #4 but it is unknown when this component of the project will be completed.

Old Greenwood Sutter's Trail

Location: North of the Olympic Heights Subdivision, in the center of the Old Greenwood Planned Development

Unit Type: Detached units

Number: 16

Affordable Units: None

The Town Council approved the original Old Greenwood Planned Development project in 2002 which included 17 detached fractional ownership units on Sutter's Trail. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of fractional ownership units to whole ownership units. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). The approval included conversion of 17 undeveloped detached fractional ownership units to 16 detached whole ownership units. The applicants have submitted building permits and a subdivision map for review; however the applicants requested that the review be suspended for the time being.

Coburn Crossing (Triumph Development Hotel and Residential Project)

Location: Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road

Unit Type: Apartments

Number: 138

Affordable Units: Six income-restricted units and 132 deed-restricted units for locals

A Development Permit was submitted for a 114-unit hotel and 138-unit apartment project in July 2016. The Town Council approved the project in January 2017. The plan includes six workforce housing units deed restricted to low income households and 132 units deed-restricted to require local employment and a six-month initial lease and prohibits condominiumization and short-term rentals (including Airbnb and VRBO). The applicants have submitted improvement plans for utility and infrastructure work and a bond. The applicants anticipate commencing construction in the spring of 2018.

Crestwood Construction

Location: Prosser area, north of Pioneer Commerce Center

Unit Type: Apartments

Number: 4 units

Affordable Units: One unit affordable to low-income households

In March 2016, the applicants submitted an application to construct a 4,915 s.f. warehouse building with four apartments above and a 3,663 s.f. two-story office building. Planning Commission approved this project in November 2016.

Joerger Ranch Specific Plan (Planned Community 3)

Location: Martis Valley area, at the southeast corner of Highway 267 and Soaring Way

Unit Type: Multi-Family

Number: 80

Affordable Units: Not known

The Joerger Ranch Specific Plan was submitted in June 2003. Zoning to allow for up to 228,690 s.f. of commercial uses; 103,455 s.f. of manufacturing/industrial uses; 121,968 s.f. of research and development uses; and 80 housing units was approved. The Town Council adopted the Joerger Ranch Specific Plan in April 2015. Since land use entitlements were not a part of this approval, the residential units are not included in the totals.

Coldstream Specific Plan (Planned Community 1)

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road

Unit Type: Mixed (Single-Family Lots, Multi-Family Townhomes, Multi-Family Rental)

Number: 300 units

Affordable Units: 48 units total
29 units affordable to very low income households (up to 50% AMI)
19 units affordable to low income households (up to 80% AMI)

A specific plan application was submitted in 2007. Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 48 multi-family units. In 2016, Stonebridge Properties and the Town were jointly awarded a \$10.7 million Affordable Housing and Sustainable Community Program grant for implementation of the Specific Plan. The grant was designated to assist with construction of the affordable housing project, all segments of Phase V of the Truckee River Legacy Trail and the required roundabout at the Interstate 80/Donner Pass Road intersection. This project is the first phase of implementing the grant and a portion of those funds will be directed to the overall construction and acquisition costs of the project. The Planning Commission approved entitlements for the 48 unit affordable complex. It is unknown when construction will commence at this time.

Residential Projects Under Consideration

There are three major residential projects under consideration by the Planning Division that may be reviewed by the Planning Commission in 2018.

Project	SFR	MFR
Canyon Springs	203	
Truckee Springs	4	80
Jibboom Street Hotel and Residential Project	32	35
Subtotal	239	115
TOTAL		354

Canyon Springs

Location: Glenshire area, immediately east of the Glenshire Subdivision with access from Martis Peak Road and Edinburgh Court

Unit Type: Single-Family

Number: 203

Affordable Units: 26 parcels

A Tentative Map application was submitted in June 2010. The Environmental Impact Report (EIR) Notice of Preparation was issued in April 2011. The Draft EIR was released in December 2012, and the review/comment period ended on March 6, 2013. The Planning Commission reviewed the project in November 2015. Based on Planning Commission's discussion and public comment, the applicant team requested time to redesign the project and provide additional information.

Truckee Springs

Location: Downtown at the end of South River Street

Unit Type: Mixed (Single-Family and Multi-Family Townhomes)

Number: Concept 1: 4 Single-Family and 80 Multi-Family; Concept 2: 44 Single-Family

Affordable Units: To be determined

A Revised Draft Master Plan was submitted in October 2016 with revisions based on the Planning Commission workshop held in May 2016. This application includes a Tentative Map for four single-family lots and three large lots. The applicants are reviewing alternative plans and configurations for the area. Staff anticipates resubmittal of the plan in 2018.

Jibboom Street Hotel and Residential Project

Location: At the northwest intersection of Jibboom Street and Bridge Street, in the historic downtown

Unit Type: Mixed (Single-Family, Multi-Family, and Townhomes)

Number: Eight single-family residences, 24 for-sale townhomes, and 35 multi-family residential units.

Affordable Units: Five units

The applicants are proposing a 34 multi-family units with a manager's unit and five affordable housing units on Jibboom Street; eight single-family residences on High Street; and 24 for-sale residential townhome units at the corner of Jibboom Street and Bridge Street. Staff anticipates that Planning Commission will review this project in 2018.

Residential Buildout

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for Truckee based on General Plan land use designations and densities is 19,901 dwelling units. This buildout would result in a projected population of 28,263 persons based on 2025 General Plan assumptions.

As shown in the table, as of January 1, 2018 the Town is currently at 66.9% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,262 residential units, which is 71.7 % of total residential buildout. This is a 0.5% increase from 2016.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division determined the anticipated buildout of the Town based on densities approved in actual projects. Often, projects are approved at lesser densities than zoning would allow. The AB1600 Program estimates that there will be 19,298 housing units at buildout, which is 612 units less than anticipated in the General Plan (3.1% less). The Town is currently at approximately 69.1% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 73.9% buildout based on the AB1600 estimates.

The General Plan acknowledges that some parcels may buildout at higher densities due to incentives such as density bonuses while other project may build out at lower the possible density or intensity due to site constraints, uses, or other factors. The AB 1600 projects development based on the current conditions. However, the discrepancy is minimal and the potential development will likely balance out.

Residential Buildout	Units	Percentage of GP Buildout	Percentage of AB1600 Buildout
Completed as of 1/1/2018	13,322	66.9%	69.1%
Under Construction	144	1.2%	0.7%
Approved	796	4.0%	4.1%
Total	14,262	71.7%	73.9%
General Plan Buildout	19,901	100.0%	
AB1600 Estimated Buildout	19,289	96.9%	100.0%

AFFORDABLE HOUSING

Affordable housing is a community priority. The Town adopted the 2014-2019 Housing Element for the fifth planning cycle, which outlines direction for rezoning property and maintaining consistency with State and federal law. Since adequate rezones were not met in the fourth cycle Housing Element, the Town actively pursued rezones to meet the requirements in 2017 and will continue to do so in 2018. Although the Town has had success in getting affordable housing constructed in the past, when the economy slowed, there was no new development proposed and, therefore, no new affordable housing units were constructed from 2012 to 2014. However, as development activity begins again, new projects are anticipated to meet inclusionary and workforce housing requirements.

The Town currently has 348 deed-restricted affordable units that are complete and have been issued final building occupancy. Since 2007, 137 deed-restricted units have been built and the Town has assisted 57 homebuyers through a first time homebuyers assistance program through down payment assistance. The Stoneridge affordable housing units have reverted from deed-restricted to market-rate. The total number of affordable units built during the 2007-2014 planning period is 136 units. No new units were added in 2010-2014 and one new unit affordable to moderate income households was constructed in 2015 as part of the Coyote Run II development. No affordable units were constructed in 2017. Constructed affordable housing in Truckee is primarily restricted for lower income households due to the availability of funding and grants for such projects. Housing available to middle income households has been lacking due to the unavailability of funding assistance for such projects. The Mountain Housing Council, a regional collaboration with the Town, surrounding counties, non-profits, and the private sector, created a regional definition of achievable housing that would encompass those within middle income brackets.

Affordable Housing Projects Built Since 2007	For Sale	For Rent	Very Low (45% AMI)	Low (80% AMI)	Median (100% AMI)	Moderate (100% to 120% AMI)
The Boulders Phases I-IV	1				1	
Frishman Hollow		32	31	1		
Henness Flats		92	50	41	1	
Spring Creek	3				3	
Stoneridge	8			8		
Coyote Run II	1					1
TOTAL	13	124	81	50	5	1
	137		137			

There are also approved non-residential projects that include housing as part of their workforce housing requirements. These projects include Waltman, Pioneer East, Fast Lane Employee Housing, and Crestwood Mixed Use Building. Crestwood Mixed Use Building is required to provide one unit affordable to low income households and Pioneer East is required to provide eight units affordable to moderate income households.

Approved Affordable Units	Low	Moderate	Above Moderate	Total
Gray's Crossing Specific Plan		133	47	180
Railyard Artist Lofts	76		14	90
Coburn Crossing	3	3		6
Coldstream	48		260	308
Pioneer East		8		8
Crestwood Mixed Use Building	1			1
TOTAL	128	144	321	665

Constraints to Affordable Housing

There are a few constraints to affordable housing. In general, the development community perceives the Town's inclusionary and workforce housing requirements as an impediment to development, placing an additional financial burden on developers. The cost of construction is also considered impediments to the creation of affordable housing. The region's market for luxury custom homes in areas within Truckee and neighboring Placer County provide larger profit margins that draw labor away from other types of construction projects.

In January 2015, the Town Council adopted the updated 2014-2019 Housing Element, which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, the Town Council reviews the affordable housing in-lieu fee and workforce housing ordinance annually. In 2017, the Town Council authorized an updated study on the affordable housing in-lieu fee and the workforce housing ordinance. The Town Council adopted an updated affordable housing in-lieu fee in 2017 based on the study and directed staff to reactivate a simplified workforce housing ordinance with identified potential alternatives. The revised workforce housing ordinance will be presented to the Planning Commission and Town Council in early 2018.

The Town partnered with Nevada County, Placer County, and the Workforce Housing Association of Truckee-Tahoe to fund a Truckee-North Tahoe Regional Workforce Housing Needs Assessment under the sponsorship of the Tahoe Truckee Community Foundation. The study was complete in August 2016. Under Town Council's direction, staff held a series of community workshops in 2017 focused on housing-related solutions. The Town Council identified a housing work plan and directed staff to continue efforts toward finding ways to support the

creation of locals housing. The Town Council, in January 2017, authorized dedicating \$50,000 per year for three years for a Mountain Housing Council, a regional collaboration of local jurisdictions, non-profits, and the private sector, focused on identifying housing issues and finding housing solutions for the region. The Town Council adopted revisions to the secondary residential unit ordinance in compliance with State law and modified the structure of facilities and traffic impact fees to be based on a per square footage basis rather than a per unit basis. This change in fee structure could potentially help incentivize construction of smaller homes within Truckee.

At this time, Truckee does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by State or federal agencies. Existing funding for federal and state programs is not sufficient to meet statewide demand, which, in turn, limits the Town's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing. However, staff continues efforts to complete tasks on the Housing Work Plan including incentivizing conversion of second homes/vacation homes to long-term rentals.

The Town has a housing consultant to assist in the Town's affordable housing programs.

Regional Housing Needs Assessment

The Housing Element establishes quantified objectives in the number of housing units which the Town believes can be constructed, rehabilitated, or preserved over the planning period. Through the Regional Housing Needs Assessment process (RHNA), regional level housing growth needs are allocated to individual cities and counties. RHNA numbers provide direction on the amount of land that the Town has to allocate at specific densities to accommodate affordable housing. The Town is responsible for providing adequate sites for housing, but is not required to build the units. Units are built based on market demand or through affordable housing requirements implemented by the Town.

The Town did not meet the RHNA requirements during the fourth planning period, 2007-2014. As part of the updated 2014-2019 Housing Element for the fifth planning period, the Town is required to rezone land for 302 units for very low- and low- income households to meet the requirements for the previous planning period. This information is discussed in the Town's 2014-2019 Housing Element. The Town has identified seven potential sites for rezoning. Thus far, Joerger Ranch, has been rezoned to accommodate 80 multi-family units at a density of 18-20 dwelling units per acre and the Barsell site was rezoned to allow 18 dwelling units per acre, to accommodate up to 165 units per acre.

2017 community development department annual report

Fourth Cycle RHNA Requirements (2007-2014)	Very Low	Low	Moderate	Above Moderate	Total Construction Need
2007-2014 RHNA	305	230	248	476	1,259
Total Units Built, Under Construction, and Approved	81	54	153	1,075	1,362
Sites available during the planning period	98		91	0	189
Unaccommodated RHNA Need	302		4	0	306
Candidate Sites	503		40		543
Candidate Sites Rezoned	245				245
Remaining rezoning required	57		40	0	97

Additionally, the Town is required to meet its RHNA requirements for the 2014-2019 planning period. The current RHNA prepared by HCD allocates housing needs for the period from January 1, 2014 to June 30, 2019. The RHNA identifies 460 units as the Town of Truckee's share of the region's housing need for the 2014-2019 planning period. This need provides the basis for evaluating the availability of adequate sites for housing during the planning period. The analysis includes identifying lower- and moderate-income units that are currently under construction and sites that are approved for lower- and moderate-income residential units. Once these are identified, the remaining RHNA need is required to be met by identifying sites that are currently available for lower- and moderate-income housing and identifying sites that could be rezoned in the future for lower- and moderate-income housing.

The 2014-2019 Housing Element identifies sites that are currently available to accommodate the Town's lower and moderate income RHNA need utilizing current zoning and development standards. The Housing Element identifies six sites that currently accommodate a total of 98 units affordable to lower-income households and 91 units affordable to moderate-income households. With approvals for the Coldstream Specific Plan in 2014, there is now land available for 138 low-income households and 260 units affordable to above moderate income households for a total of 489 units. After accounting for Units Built in 2014, 2015, 2016, and 2017, Units Under Construction, Approved Units, and Available Sites for Residential Use, the Town has met its fifth cycle RHNA requirements.

For more information on the Housing Element implementation, see the General Plan Implementation section at the end of this report.

Fifth Cycle RHNA Requirements (2014-2019)	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2014-2019 RHNA Need	108	75	78	199	460
Units Built in 2014				81	81
Units Built in 2015			1	77	78
Units Built/Converted in 2016				114	114
Units Under Construction				165	165
Units Approved	54	73	146	794	1067
Remaining Need	54	2	0	0	56
Available Sites	98		91	260	449
Remaining Need	0		0	0	0

NON-RESIDENTIAL PROJECTS

In 2017, 44,186 s.f. of new non-residential floor space was completed and 17,640 s.f. was demolished for a growth rate of 0.7%. This is similar to 2014's growth rate of 0.8%, and an increase from 2015's growth rate of 0.4% and 2016's growth rate of 0.2%. Square footage completed in 2017 was industrial and institutional: Pioneer Commerce Center Building K1, a 5,062 s.f. industrial building for boat storage; the 13,284 s.f. Tahoe Truckee Unified School District (TTUSD) Maintenance and Operations Building (a 17,640 s.f. maintenance building was demolished); and the 25,840 Truckee Donner Recreation and Park District (TDRPD) Aquatic Center..

Based on the 2025 General Plan and non-residential floor space estimates, the Community Development Department estimates there is approximately 3.6 million s.f. of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

Non-Residential Projects Built

Non-Residential Projects Built	Square Footage	Demolition
TDRPD Aquatic Center	25,840	
Pioneer Commerce Center Building K1	5,062	
TTUSD Maintenance and Ops Building	13,284	(17,640)
Total	44,186	(17,640)
Total	26,546	

Four non-residential projects received final occupancy in 2017, Pioneer Commerce Center Building K1 Boat Storage, TTUSD Maintenance and Operations Building, and the TDRPD Aquatic Center.

Truckee Donner Recreation and Park District Aquatic Center

Location: Prosser area, Truckee Donner Community Recreation Center, Commercial Triangle Site, between Donner Pass Road, Highway 89 North, and Interstate 80.

Project Type: Public Facility

Non-Res Floor Area: 25,840 s.f.

Residential: None

The TDRPD Aquatic Center was approved in December 2013. Building permits were issued in 2015. Temporary certificate of occupancy was issued in September 2016. Final certificate of occupancy was issued in February 2017.

Pioneer East Building K1 Boat Storage

Location: Prosser Area, Pioneer Commerce Center

Project Type: Industrial

Non-Res Floor Area: 5,062 s.f.

Residential: None.

The Pioneer Commerce Center Building K1 was approved in 2001 with subsequent approvals in 2002, 2003, and 2015 and an amendment in 2017. Building permits were issued in August 2016. The building was completed in April 2017.

TTUSD Maintenance and Operations Building

Location: TTUSD campus on Donner Pass Road, between State Route 89 South and Northwood Boulevard, along the southern boundary, adjacent to the existing track

Project Type: Public Facility

Non-Res Floor Area: 13,284 s.f.; 17,640 s.f. demolition

Residential: None.

The TTUSD Maintenance and Operations Building was approved in April 2016 to accommodate snow removal operations, food service, maintenance, and operations, plus offices for TTUSD staff. The new building replaces the existing maintenance and operations building that was removed in order to reconfigure the parking and facilitate site improvement for Truckee High School.

Non Residential Projects Under Construction

In 2017, there were three non-residential projects under construction including the Downtown 76, Quality Automotive, Kelly Brothers Paint Building with Amendment, and Pioneer Commerce Center Building L. The total square footage of non-residential projects under construction was 21,043 s.f., which does not include the demolished portions of Downtown 76.

Non-Residential Projects Under Construction	Square Footage	Demo
Pioneer East Building L	11,618	
Quality Automotive	2,934	
Downtown 76	1,766	(1,200)
Kelly Brothers Paint Building with Amendment	4,725	
TOTAL	21,043	(1,200)
TOTAL	19,843	

Downtown 76 Station

Location: Downtown at the corner of Donner Pass Road and Bridge Street

Project Type: Commercial

Non-Res Floor Area: 1,766 s.f. (1,200 s.f. demolished)

Residential: None

The Downtown 76 gas station has substantially completed construction for a large remodel to remove the mechanic bays and include a Circle K convenience store. The building permit was issued in 2014. There are remaining items that are required to be addressed prior to final certificate of occupancy. Final occupancy is expected in 2018.

Quality Automotive

Location: Gateway Area, directly to the east of the TDPUD building on Donner Pass Road, across from the Truckee High School

Project Type: Industrial

Non-Res Floor Area: 2,986 s.f.

Residential: 2 units

In October 2015, the applicants submitted an application for a 2,986 s.f. six-bay automotive repair garage with 902 s.f. office and two second-story residential units (832 s.f. and 727 s.f.) on an already developed lot with a 2,928 s.f. office building. Planning Commission approved this project in July 2016. Final certificate of occupancy is expected in 2018.

Pioneer East Building L

Location: Prosser area, on the north side of Pioneer Trail immediately West of Donner Pass Road

Project Type: Manufacturing/Industrial

Non-Res Floor Area: 11,618 s.f.

Residential: None.

Pioneer East was approved by the Planning Commission in April 2007. With AB 333, AB 2081 AB 116, the Tentative Map approval has been extended to April 23, 2016. A Time Extension for six years was approved by Planning Commission on April 2016. Buildings I, J, K1, and K2 have been constructed. Building L is under construction. Final certificate of occupancy is expected in 2018.

Kelly Brothers Paint Building

Location: Phase III Pioneer Commerce Center, Pioneer Trail

Project Type: Industrial

Non-Res Floor Area: Approximately 4,725 s.f.

Residential: 2 units

A building permit and a grading permit were issued in August 2012. It received temporary certificate of occupancy in November 2013. There are remaining items that are required to be addressed prior to final certificate of occupancy. Final occupancy was issued in 2017. The Kelly Brothers Paint building permit was amended to include this additional floor space in August 2013. The building is substantially completed with minor items required to be finished/submitted for final.

Non-Residential Projects Approved

In 2017, there were eight projects with non-residential floor space that had valid land use entitlements, totaling 340,329 s.f.

Non-Residential Projects Approved	Square Footage
Pioneer East Remainder	50,275
Waltman	18,144
Artist Lofts	3,855
Crestwood Mixed Use Development	8,778
Coburn Crossing Hotel	71,090
Coldstream	30,000
Railyard Grocery Store	34,483
Soaring Ranch (Raley's)	123,704
TOTAL	340,329

Pioneer East Remainder

Location:	Prosser area, on the north side of Pioneer Trail immediately West of Donner Pass Road
Project Type:	Commercial Office
Non-Res Floor Area:	50,275 s.f. remaining
Residential:	8 restricted moderate-income rental units

Pioneer East was approved by the Planning Commission in April 2007. With AB 333, AB 2081, and AB 116, the Tentative Map approval was extended to April 23, 2016. A Time Extension for six years was approved by the Planning Commission on April 2016. Buildings I, J, K1, and K2 have been constructed. Building L is under construction and is identified in the "Under Construction" section.

Railyard Artist Loft Housing

Location:	Downtown area, balloon track area
Project Type:	Commercial
Non-Res Floor Area:	3,855 s.f.
Residential:	90 units

The Town adopted the Railyard Master Plan in 2009 for 75 acres in Downtown Truckee. This Master Plan allows for up to 15,000 s.f. of office, 90,000 s.f. of retail, a 1,000 seat movie theater, 60 lodging units, and 25,000 s.f. institutional. In 2015, the applicants submitted an application to amend the Master Plan and to construct a 90-unit artist loft affordable housing project with retail. The total non-residential square footage for the artist-loft project is 3,855 s.f. Town Council approved this project in May 2016. The applicants anticipate that building permits will be submitted in 2018.

Crestwood Construction

Location:	Prosser area, north of Pioneer Commerce Center
Project Type:	Industrial
Non-Res Floor Area:	8,578 s.f.
Residential:	4 units

In March 2016, the applicants submitted an application to construct a 4,915 s.f. warehouse building with four apartments above and a 3,663 s.f. two-story office building. Planning Commission approved this project in November 2016.

Coburn Crossing (Triumph Development Hotel and Residential Project)

Location:	Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road
Project Type:	Lodging and Residential
Non-Res Floor Area:	71,090 s.f.; 114 hotel units
Residential:	138 units

A Development Permit was submitted for a 114-unit hotel and 138-unit apartment project in July 2016. The Town Council approved the project in January 2017. The plan includes six workforce housing units deed restricted to low income households and 132 units deed-restricted to require local employment and a six-month initial lease and prohibits condominiumization and short-term rentals (including Airbnb and VRBO). The applicants anticipate commencing construction in the summer of 2018.

Coldstream Specific Plan (Planned Community 1)

Location:	Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Project Type:	Mixed Residential and Commercial
Non-Res Floor Area:	30,000 s.f.
Residential:	262 single-family, 48 multi-family residential units

A specific plan application was submitted in 2007. Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 262 single-family residential units and 48 multi-family units. In 2016, Stonebridge Properties and the Town were jointly awarded a \$10.7 million Affordable Housing and Sustainable Community Program grant for implementation of the Specific Plan. The grant was designated to assist with construction of the affordable housing project, all segments of Phase V of the Truckee River Legacy Trail and the required roundabout at the Interstate 80/Donner Pass Road intersection. This project is the first phase of implementing the grant and a portion of those funds will be directed to the overall construction and acquisition costs of the project. The Planning Commission approved entitlements for the 48 unit affordable housing complex. It is unknown when construction will commence at this time.

Railyard Grocery Store

Location: Downtown area, balloon track area
 Project Type: Grocery store
 Non-Res Floor Area: 34,483 s.f.
 Residential: None.

A Development Permit was approved in December 2017 for a 34,483 s.f. grocery store in the eastern portion of the South Balloon Tract of the Railyard Master Plan. The land use permit for this project is valid through December 2019.

Joerger Ranch Specific Plan (Planned Community 3) - Soaring Ranch (Raley's)

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way
 Project Type: Planned Community
 Non-Res Floor Area: Approximately 450,000 s.f.; Soaring Ranch (Raley's 123,704 s.f.).
 Residential: 80 units

The Joerger Ranch Specific Plan was submitted in June 2003. Zoning to allow for up to 228,690 s.f. of commercial uses; 103,455 s.f. of manufacturing/industrial uses; 121,968 s.f. of research and development uses; and 80 housing units is proposed. The Planning Commission forwarded a recommendation of approval in January 2015. The Town Council adopted Joerger Ranch Specific Plan in April 2015. Since land use entitlements were not part of this application process, the square footages were not counted toward the approved commercial total. One project, Soaring Ranch, which includes a 35,704 s.f. Raley's grocery store plus an additional 88,000 s.f. of retail space, was reviewed and approved by the Planning Commission in January 2018, appealed to the Town Council, and approved by the Town Council in March 2018.

Non-Residential Projects Under Consideration

There are five major non-residential projects under consideration by the Planning Division that may be reviewed in 2018.

Non-Residential Projects Under Consideration	Square Footage
The Village at Gray's Crossing	30,396
Railyard - Central Pacific Building	54,937
High Altitude Fitness Gym	26,280
Grocery Outlet	11,610
TOTAL	123,223

The Village at Gray's Crossing

Location: Prosser area, on the east side of Highway 89 north, south of Prosser Dam Road
 Project Type: Mixed Residential and Commercial
 Non-Res Floor Area: 30,396 s.f. of commercial, 68,351 s.f. of lodging (120 units)
 Residential: 26 townhomes; eight units in two fourplexes, and six live/work lofts

The owners have submitted an application for a mixed use project with commercial spaces, a gas station with convenience store, a 120-unit hotel, 26 2,800 s.f. townhomes, eight 1,400 s.f. units, and six 1,500 s.f. live/work units.

Railyard Central Pacific Building

Location: Within the southwest corner of the balloon track portion of the Downtown Extension (DE) District of the Truckee Railyard Master Plan
 Project Type: Commercial/Office
 Non-Res Floor Area: 55,377 s.f.
 Residential: None.

The applicant is requesting approval to construct a new 55,377 s.f. multi-story mixed-use commercial building and two 320 s.f. ground-mounted shipping container structures converted to retail/food services uses located on a 1.46 acre site in the southwestern section of the balloon track of the Downtown Extension (DE) district of the Railyard Master Plan in Downtown Truckee. Other features include a loading area proposed off of Church Street Extension, adjacent to the balloon track, on the west side of the building, a rooftop deck is proposed on the third floor of the building to provide opportunities for outdoor dining for the proposed restaurant, an urban orchard between the west side of the building and the railroad tracks, and outdoor seating/sales areas for the retail/food services container structures. Staff anticipates that Planning Commission will review this project in 2018.

High Altitude Fitness Gym

Location: At the northeast intersection of Donner Pass Road and Northwoods Boulevard, behind the Dickson Realty Building

Project Type: Fitness and climbing gym

Non-Res Floor Area: 26,280 s.f.

Residential: None.

The applicants are proposing a 26,280 s.f. full-service fitness facility with rope climbing gym, bouldering area, plaza and lounge with light food and beverage services, fitness studios for classes, children's play area, outdoor classroom space, staff office space, and locker rooms. Staff anticipates that Planning Commission will review this project in spring 2018.

Grocery Outlet

Location: In the Gateway Area, on the south side of Donner Pass Road, east of Frates Lane/89 South

Project Type: Grocery store

Non-Res Floor Area: 11,610 s.f.

Residential: Three residential units

The applicants are proposing a new 11,610 s.f. Grocery Outlet with three housing units on Donner Pass Road, across the street from Safeway and to the east of Bank of America. Staff anticipates that Planning Commission will review this project in 2018.

Non-Residential Buildout

The 2025 General Plan estimates that the non-residential buildout for the Town of Truckee based on General Plan land use designations and intensities is 4,990,700 s.f. of floor space. The Town is currently at 72.9% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 80.2% of non-residential buildout.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,931,013 s.f. at buildout, which is 59,687 s.f. less than anticipated in the General Plan (1.2% less). The Town is currently at approximately 73.8 % of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 81.1% buildout based on the AB1600 estimates.

The General Plan acknowledges that some parcels may buildout at higher intensity due to incentives such as floor area ratio increases while other project may build out at lower the possible density or intensity due to site constraints, uses, or other factors. The AB 1600 projects development based on the current conditions. However, the discrepancy is minimal and the potential development will likely balance out.

Non-Residential Buildout	Square Footage	Percentage of GP Buildout	Percentage of AB1600 Buildout
Completed as of 1/1/2018	3,640,476	72.9%	73.8%
Under Construction	19,843	0.4%	0.4%
Approved	340,329	6.8%	6.9%
Total	4,000,648	80.2%	81.1%
Buildout	4,990,700	100.0%	
AB1600 Estimated Buildout	4,931,013	98.8%	100.0%

GENERAL PLAN IMPLEMENTATION

The Town continues to work on implementation of General Plan goals, policies and actions, which were initially adopted in November 2006 and amended in October 2009.

The Town continues this work through programs such as the Development Code update and reviewing projects for consistency with land use, community character, circulation, and conservation goals. The Historic Preservation Advisory Commission continues to review projects in the historic district to ensure adherence to the Historic Design Guidelines and the Downtown Specific Plan. The Trail and Bikeways Master Plan was comprehensively updated and adopted by Town Council in September 2015. Additionally, with the 2014-2019 Housing Element update, housing programs have been updated to address current market conditions. Town-driven programs related to the General Plan are listed below. The relevant Element is identified by the adjacent icons.

The 2025 General Plan was last amended on January 12, 2017 to clean up inconsistencies in the Land Use Element pertinent to a Specific Plan. The Town Council initiated the 2014 General Plan update process in February 2018. The Town Council also implemented a moratorium on cannabis uses in the Town of Truckee until regulations are adopted in July 2018.



Development Code Amendments

LU H The Development Code updates have been completed. Updates in 2017 included amendments to the secondary residential unit ordinance for compliance with state law, updates to the sign code, and streamlining updates. The remaining amendments anticipated are required to implement the 2014-2019 Housing Element.

Traffic Impact Fee Study

CI LU An updated AB1600 Traffic Impact Fee Study was adopted in February 2016.

Green Building Program

C/OS The Town continued efforts to promote green building in 2017 through work on water quality monitoring and education, handouts, and training. Although the Town did not adopt a policy specific to a green building program, this remains a priority for the Town.

Historic Preservation Program Implementation

LU CC The Town continued efforts to promote historic preservation in 2017 through the Mills Act Program, which was initiated in 2004, and through the Historic Design Review process, which is overseen by the Historic Preservation Advisory Commission. The Mills Act program has been a successful incentive to promoting rehabilitation and investment. A total of 28 properties have been enrolled in the Mills Act program since its inception in 2004. Kick-off of a historic recognition program is anticipated in 2018.

Mousehole Strategy, Funding, and Implementation Program

CI The Town advertised and awarded the SR 89 Mousehole pedestrian access project in the fall of 2014. The project is funded using STIP/RIP, SHOPP, TIGER, and local funds. The project constructed a pedestrian and bicycle tunnel east of the State Route 89 highway and under the Union Pacific Railroad tracks. Construction began in summer 2015 and was completed in 2016. It involved the construction of a Class I bike/pedestrian path connecting West River Street and Deerfield Drive. This path is part of the Truckee River Legacy Trail Phase 5 corridor.

Streetscape Improvements

CI ED CC Planning and design for the Envision DPR project, which includes improved pedestrian, bicycle, and vehicular infrastructure along Donner Pass Road between Coldstream Road and the McIver roundabout continued in 2017. The first phase of construction, which will include undergrounding utilities, is scheduled to start in 2018. New sidewalks, crosswalks, bike lanes, median islands, landscaping will be installed in 2019. A roundabout at Donner Pass Road/Northwoods Boulevard is scheduled to be constructed in 2020.

In addition, the Railyard Phase 1 Improvements plans were approved in 2017 which will include the realignment of Donner Pass Road, a roundabout at Church Street and Donner Pass Road, bike lanes on Donner Pass Road and Church Street, and extensive sidewalk and streetscape improvements.

Arts Master Plan

CC Staff is beginning work on an Arts Master Plan to identify and implement the community's vision of the role of public art in Truckee. Staff anticipates that a workshop will be held to obtain community input in spring/summer of 2018.

Air Quality Management Plan Update and Implementation

 Staff is completing a greenhouse gas re-inventory for municipal operations and community-wide emissions in 2018. This re-inventory will help develop climate policies to inform the General Plan update. Staff anticipates exploring the update of the air quality management report and commencement of work on climate policies in 2018. In 2018, the Town of Truckee applied for a \$150,000 Caltrans grant to help fund climate adaptation strategies.

Public Improvement and Engineering Standards (PIES) Amendments

  Engineering staff continued to work to update the PIES in 2017. This update is expected to be substantially complete in 2018.

River Revitalization Strategy Implementation

    The Town conducted a feasibility study for the Old County Corporation Yard located along the Truckee River in an effort to redevelop this area in 2011. The Town has recommenced work on developing this site. A community workshop was completed in February 2017 with action steps anticipated in 2017. In addition, the adoption of the Joerger Ranch (PC-3) Specific Plan in 2015 provided land area that could accommodate possible relocation of existing commercial and industrial businesses located along the Truckee River corridor to allow future opportunities to implement the River Revitalization Strategy.

Trails and Bikeways Master Plan Implementation

   Town Council adopted a comprehensive update for the Trails and Bikeways Master Plan on September 22, 2015 which now includes pedestrian amenities in the long-range planning document.

In 2017 several road widening projects were completed that provided bike lanes on Donner Pass Road west of South Shore Drive, Alder Creek Road, and the remaining segments along Glenshire Drive and Dorchester Drive. In addition, Brockway Road was widened to provide bike lanes as well as a raised median and enhanced pedestrian crossings along Brockway Road.

In 2017, the Engineering staff worked to progress the design and environmental review of Phase 4 of the Truckee River Legacy Trail which would connect the Hilltop area (adjacent to Brockway Road) to SR 89 at the West River Street intersection. Design and environmental review for this project is expected to be completed in 2018.

The Town was a co-applicant on a successful Affordable Housing and Sustainable Communities grant for the Coldstream Specific Plan. A part of the grant provides funding for Phase 5 of the Truckee River Legacy Trail, which would connect SR 89 to Donner Memorial State Park.

As a part of the Glenshire Drive and Dorchester Drive widening projects, the Truckee River Legacy Trail was extended to connect the trailhead parking to Berkshire Circle, providing an improved location to cross Glenshire Drive.

Downtown Specific Plan Update

  No work has been initiated on this action item. The Town Council directed staff to explore the option to incorporate the goals, policies, and programs of the Downtown Specific Plan into the General Plan update.

Open Space Acquisition and Management Plan with Regional Open Space Protection Strategy

  No work has been initiated on this action item. It is included in the CIP for upcoming years.

Sphere of Influence Request

 Nevada County LAFCO adopted a sphere of influence for Truckee in 2010. The Town is exploring the possibility of amending the Town's sphere of influence to include all lands identified for non-aviation uses within the updated Truckee Tahoe Airport Master Plan.

Transfer of Development Credit Program and Other Open Space Mechanisms

 No work has been initiated on this action item. It is included in the CIP for upcoming years.

Housing and Development Annual Report

 The Town continues to submit the Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research. This year, the update includes the following information:

Town staff updates the housing in-lieu fee annually; it was updated in November 2017 based on an updated study by BAE Urban Economics. In 2016 the Town of Truckee, along with Placer and Nevada Counties, completed a Regional Housing Needs Analysis that will help inform future housing decisions. The Town also conducted a series of community housing workshops in 2017 to identify issues and develop solutions. The Town Council directed staff to work on a Housing Work Plan which has a variety of programs including focusing on second units, modification of impact fees, conversion of vacation rental, and reviewing potential short-rental regulations. The Town of Truckee and surrounding counties participate in the Mountain Housing Council, a regional partnership focused on finding housing solutions. The Town submitted the completed Housing Element annual report in February 2018 which identifies the progress of the 2014-2019 Housing Element Implementation. Staff anticipates continuing work on Housing Element-related Development Code updates to ensure compliance with state requirements. See the Housing Element Implementation section of this report for more information.

Economic Development Program

ED The Town provides an economic development program to increase the Truckee job and tax base, promote Truckee as a place to locate a business or as a place to visit, create a sense of place, create and retain sustainable and livable wage jobs, and diversify the local economy. Economic development projects included funding streetscape improvements, supporting a Tourism Based Improvement District, establishing a branding and place-based marketing initiative, piloting public transit shuttles for Truckee Thursdays and Christmas/New Year holiday week, and funding small business consulting and Community Development Block Grant (CDBG) loan programs through the Sierra Small Business Development Center. In 2017, the Town, in partnership with the Truckee Chamber of Commerce and Truckee Public Arts Commission, submitted a successful application and was awarded designation as one of fourteen Cultural Districts in the state of California. This designation will better position Truckee to market the town as an arts and culture destination and providing new opportunities to promote the Town's non-weather-dependent offerings in order to smooth the peaks and troughs in Truckee's visitation and tourism business revenue.

New Business Tool

ED The Town has continued implementing a new business start-up tool, OpenCounter available on the Town website. It helps familiarize business owners with the Town requirements, fees, and processing time for their planned use and location. Several businesses have used this tool to begin the process of understanding the Town's requirements. OpenCounter continues to upgrade the software to create a more efficient tool.

Updated Software

ED Throughout 2015, Town staff implemented a new finance and permitting software, New World Systems. The new software offers a more streamlined review process including efficient financial processes. Staff has also transitioned to a full electronic building permit process, which includes plan check and inspections. The Town has also incorporated electronic online registration and payment of Transient Occupancy Tax. Additionally, the Town has embarked upon a GIS and IT assessment to determine best practices to streamline data management and sharing.

H Housing Element Implementation

The Town Council adopted the updated 2014-2019 Housing Element in January 2015 which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, the affordable housing in-lieu fee was updated in November 2017. Simplification and clarification of the Workforce Housing requirements will be reviewed in spring 2018 along with a more robust alternative equivalent proposal section to help developers navigate potential options.



In 2018, staff anticipates implementing rezones for higher density residential to meet the fourth cycle RHNA requirements and updating the Town's Development Code for consistency with State requirements. Thus far, two sites have been rezoned to allow higher density residential to meet the fourth cycle RHNA requirements and the Planning Commission reviewed revisions to the Density Bonus ordinance and Transitional and Supportive Housing zoning. The Town collaborated with other agencies such as Placer and Nevada Counties and organizations such as the Tahoe Truckee Community Foundation and the Workforce Housing Association of Truckee Tahoe to complete a housing needs analysis study for the North Tahoe region, which was published in August 2016. This study focused on the housing needs of the year-round workforce in the area, which helps inform the work of the Mountain Housing Council.

The Town continues to utilize a housing consultant to assist the Town in applying for housing grants and administering the Town's affordable housing programs.

The table on pages 24 and 25 shows the timeline and program implementation for the 2014-2019 Housing Element.

 **Conservation of Natural Resources**

Conservation of Truckee's natural resources is a community goal that falls in line with the Conservation/Open Space Element of the General Plan. Community efforts focus on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. The following efforts were undertaken to conserve natural resources:

22nd Annual Truckee River Day

Under the guidance of the Truckee River Watershed Council, community volunteers performed stream, meadow, and wetland restoration in the Truckee River, Trout Creek, and Alder Creek watersheds along with other Truckee River tributaries located outside of the Town. Additionally, Town Engineering staff presented at the annual River Fair, a celebration and educational fair associated with Truckee River Day, which focuses on environmental education activities for school-aged children.

The Town's Planning and Engineering Divisions' Efforts

Continued implementation of the Town of Truckee Clean Water Program which includes maintenance of Water Quality Monitoring equipment, education and outreach regarding stormwater pollution prevention, training to staff and the public on good housekeeping and construction site Best Management Practices, inspection of businesses for stormwater source control measure compliance, and the continued implementation of the State-issued National Pollutant Discharge Elimination Permit (Stormwater Permit).

Worked with the Truckee River Watershed Council, to implement the first phase of the Truckee Meadows Wetland Project that is located along Brockway Road near the Rodeo Grounds and extends north to the Truckee River.

Continued planning and design for Phase 4 of the Truckee River Legacy Trail, which will provide greater connectivity across Town, access to the Truckee River, and promotion of the Town's Keep Truckee Green goal of promoting resource conservation and ecological restoration.

Construction of a trailhead parking area at the Glenshire end of the Truckee River Legacy Trail occurred in 2016.

Incorporated water quality improvements into the design of the widening projects for Brockway Road, East River Street, Donner Pass Road west of Donner Lake, Glenshire Drive, and Dorchester Drive, which were constructed in 2017. Similar improvements are being incorporated into the Envision DPR Corridor Improvement Project - Phase 1 Design.

Ongoing monitoring of wetland and riparian areas created as a part of the Truckee River Legacy Trail, Trout Creek Restoration, Glenshire Drive Widening, and Brockway Road Trail continued in 2017.

Partnered with the Truckee Donner Public Utility District and Sierra Watershed Education Partnership with bringing conservation ideas into all classrooms in Truckee through Trashion Shows and Family Science Night.

Supported and participated in the River Friendly Landscaping Program implemented by Truckee River Watershed Council.

Worked with the Truckee River Watershed Council on several restoration design projects for Donner Creek which aim to restore habitat and limit sediment loads into the Truckee River.

Collaborated with the Truckee River Watershed Council on the restoration design for the McIver Dairy Wet Meadow Restoration Project and the Truckee River Sediment Source Assessment.

Participated in the creation of a regional Stormwater Resource Plan which will enable more potential funding for multi-benefit stormwater projects.

Continued participation in the Truckee River Basin Water Group, formed to promote California stakeholder interests in the management of Truckee River basin water.

2014-2019 Housing Element Program Timeline

	Objective	Timeframe in HE	Status of Program Implementation
1.2.1	Revise the Density Bonus Program	Review and revise the Density Bonus Program by January 2015	The Town is currently reviewing its Density Bonus Program and anticipates changes in 2018.
1.1.1	Rezone Frishman Hollow II, Gales Property East and West, Joerger Ranch Northwest Quadrant, and Barsell Property and adopt a Multi-Family Overlay District to accommodate the 4th cycle unmet need.	Rezoning and adoption of the overlay by June 2015; Annual monitoring	The Town is currently reaching out to property owners to determine interest in rezoning of their properties. Rezoning for the Barsell Property and Joerger Ranch - Northwest Quadrant have been completed.
1.3.4	Define and permit employee housing	By June 2015	Town staff reviewed the Development Code and finds it in compliance with the requirements of state law.
2.1.4	Adopt a no net loss policy for affordable manufactured housing units	Adopt policy by December 2015	The Town is reviewing the Development Code.
2.1.5	Develop a mobile home park improvement program	Develop program by December 2015	The Town is reviewing the Development Code.
1.2.2	Encourage second unit housing development	Review and revise development standards by June 2015. Meet with homeowners associations by July 2016	The Town is reviewing the Development Code.
3.1.3	Modify parking requirements	Shared parking - ongoing, project-based. Investigate reduced parking by December 2015	Ongoing - project-based. The Planning Division is investigating options and potential changes to the Development Code.
4.2.1	Encourage residential clustering to protect and maintain open space	Investigate Development Code revisions by December 2015.	The Development Code currently contains requirements for residential clustering for the purpose of preserving large areas of undeveloped open space area.
6.1.3	Provide transitional and supportive housing	Amend Zoning Ordinance within one year of Housing Element adoption.	The Planning Commission has reviewed this revision in the Development Code in 2018. Town Council review is anticipated in May 2018.
1.3.3	Encourage a diverse mix of housing types by developing a brochure on alternative housing types and holding workshops for interested community members.	Brochures will be developed within one year of adoption of the Housing Element.	Pending.
5.1.7	Request special districts provide a land inventory	Provide information and request analyses by January 2016.	Land inventory has been created.
1.2.3	Implement the Inclusionary Housing Ordinance	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Town Council adopted an inclusionary housing ordinance (Ordinance 2007-05) in May 2007. The affordable housing in-lieu fee was updated in March 2015. Implementation is ongoing. Future changes will be based on findings and recommendations in the Housing Needs Study being completed by the Town, Nevada, and Placer Counties. An alternative funding sources study is being completed currently by BAE. It is anticipated that the study will be presented to the Town Council in early 2018.
1.2.4	Implement the Workforce Housing Ordinance	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Workforce Housing Program was included in the Development Code in March 2009. The Workforce Housing Ordinance was updated in March 2015. Implementation is ongoing. Future changes will be based on findings and recommendations in the Housing Needs Study being completed by the Town, Nevada, and Placer Counties. An alternative funding sources study is being completed currently by BAE. It is anticipated that the study will be presented to the Town Council in early 2018.
5.1.5	Assess local program expansion	Assess feasibility by June 2016	Pending
1.1.2	Implement the Railyard Master Plan and the Hilltop Master Plan and adopt the Coldstream Specific Plan to accommodate the 5th cycle RHNA allocation.	"Implementation of the Hilltop and Railyard Master Plans by December 2016; Adoption of the Coldstream Specific Plan by December 2014; Annual monitoring. All rezones to meet the 83 unit 5th round RHNA shortfall will occur within two years of adoption of the Housing Element. "	The Coldstream Specific Plan was adopted on September 23, 2014. The Town is currently reviewing proposed amendments to the Railyard Master Plan, a theatre mixed-use building, and an artist loft affordable housing project. The Town anticipates review of a project within the Hilltop Master Plan area in 2016, which would trigger the implementation of the Master Plan.

	Objective	Timeframe in HE	Status of Program Implementation
6.1.2	Provide fair housing information and services	"Pursue agreement by August 2016. Disseminate information by January 2017."	Ongoing
4.1.2	Promote sustainable/green building	Develop incentive program by December 2016.	This is ongoing on a project-by-project basis.
1.1.3	Continue to require residential project to achieve a minimum density of at least 50 percent of the maximum allowed density	Ongoing, project-based	This requirement was added into the Development Code in November 2010. The monitoring of this requirement is ongoing.
1.1.4	Continue to require maximum average living areas units in high density residential zones.	Ongoing, project-based	This requirement was added into the Development Code in November 2010. The monitoring of this requirement is ongoing.
2.1.3	Encourage preservation and adaptive reuse	Ongoing	Ongoing
2.2.1	Require building permits	Ongoing, project-based	Ongoing
2.2.2	Remove unsafe dwelling units	Ongoing, project-based	Ongoing
3.1.1	Streamline development review	Ongoing, project-based	Ongoing - project-based. The Planning Division is investigating options and potential changes to the Development Code.
3.1.2	Defer fees and consider providing alternative funding assistance for fees for affordable housing units	Ongoing, project-based	Ongoing - project-based.
4.1.1	Continue solar access ordinance	Ongoing, project-based	Ongoing
4.2.2	Encourage pedestrian and bicycle connectivity and walkability in residential developments	Ongoing, project-based	Ongoing
4.2.3	Coordinate with public facilities and service providers	Ongoing, project-based	Ongoing
5.1.2	Support nonprofit affordable housing providers	Ongoing, project-based	Ongoing
5.1.3	Section 8 referrals	Ongoing	Ongoing
5.1.6	Require long term affordability commitments	Ongoing	Ongoing
1.3.2	Ensure accessibility of housing for persons with special needs through Building Department workshops to help educate property managers, contractors, and local professionals about ADA requirements.	Workshops held quarterly	
1.2.5	Encourage and facilitate development of 54 housing units affordable to extremely low income households.	Annual monitoring	
1.3.1	Implement the reasonable accommodation procedures	Annually	
1.4.1	Assess annual housing needs	Annually	
2.1.1	Consider establishment of a housing rehabilitation program	Annually	
2.1.2	Monitor income-restricted housing units.	Annually	
5.1.1	Obtain outside funding for housing and housing related activities	Evaluate and pursue funding opportunities on an annual basis.	
5.1.4	Consider providing first-time homebuyer assistance.	Annually	
6.1.1	Revise Development Code for discriminatory provisions and compliance with State and federal laws	Annual review	

