

Town Council

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John McLaughlin, Community Development Director

Kim Szczurek, Administrative Services Director

Judy Price, Town Clerk

Alex Terrazas, Assistant to the Town Manager

Daniel Wilkins, Public Works Director/Town Engineer

April 6, 2009

Lynn L. Jacobs, Director
California Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Dear Ms. Jacobs,

Enclosed is the 2008 annual report for the Town of Truckee pursuant to Section 65400(b) of the California Government Code. A .pdf format version of the report is available on our website at <http://www.townoftruckee.com/Modules/ShowDocument.aspx?documentid=2689>.

If you or your staff has any questions, please feel free to contact me at (530) 582-2918 or dhall@townoftruckee.com.

Sincerely,

A handwritten signature in black ink that reads "Duane Hall". The signature is written in a cursive style.

Duane Hall
Town Planner

Enclosure

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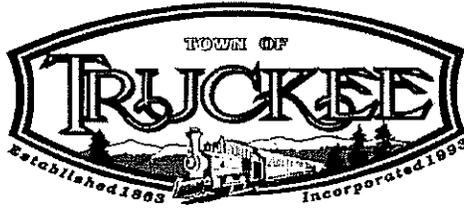
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Town of Truckee

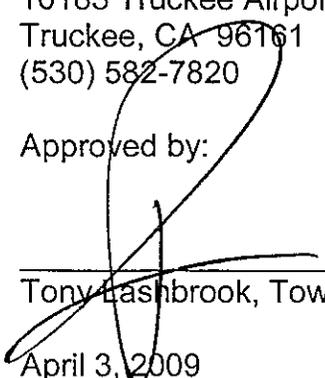
2008 Annual Report

Community Development

Prepared by:

Truckee Community Development Department
10183 Truckee Airport Rd
Truckee, CA 96161
(530) 582-7820

Approved by:



Tony Cashbrook, Town Manager

April 3, 2009

Purpose of Report

The Community Development Department has prepared this report to comply with the provisions of Section 65400(b) 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:

1. The status of the general plan and the Town's progress in its implementation;
2. The Town's progress in meeting its share of regional housing needs;
3. The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
4. 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.

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 2008 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 2008. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

Consequently, it is the intent and purpose of this report 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.

Growth and Development in 2008

INTRODUCTION

Residential and non-residential growth slowed in 2008 with housing units increasing by only 1.7% in 2008 and non-residential floor space by 3.1%. The slowdown of the housing market and economy that has engulfed California this past year has also hit Truckee. New construction starts have dropped dramatically this past year, and it appears that developers are finishing up buildings in construction but not starting construction of new buildings. Staff anticipates that land use permit activity for smaller projects and building starts will be substantially lower in 2009 than previous years, thereby resulting in less housing and non-residential floor space being completed this next year. However, developers for larger projects such as the Railyard Master Plan, Joerger Ranch Specific Plan, and Coldstream Specific Plan will continue to process their specific plans and master plans for approval.

RESIDENTIAL

Over the past eight years (2001 to 2008), an average of 241 residential units have been built annually in Truckee. With 206 residential units completed in 2008, the rate of residential construction in 2008 was less than 2006 and 2007 but comparable to previous years. Around 70% of the units built over the last eight years have been detached single family homes, and the percentage of detached single family homes is slowly declining from 85% of housing units in 2000 to approximately 80% today. Of the 206 units completed in 2008, 41 were deed-restricted affordable units including Frishman Hollow (32 units) and Stoneridge Condominiums (8 units).

Table 1
Housing Units Built 2001 - 2008

	Income Level				Total
	Very Low	Low	Mod	Above Mod	
Housing units built in 2008	31	9	1	165	206
<i>Single Family Detached</i>	0	0	0	162	162
<i>Single Family Attached, Multi-Family</i>	31	9	1	3	44
Housing units built in 2001-2008					
By Housing Type					
<i>Single Family Detached</i>	33	6	1	1,299	1,339
<i>Single Family Attached, Multi-Family</i>	150	55	11	360	576
By Ownership					
<i>For Purchase</i>	0	11	9	1,646	1,666
<i>Rental</i> ¹	183	50	3	23	259
Total	183	61	12	1,669	1,925

¹ Does not include For Purchase units subsequently rented after purchase.

Housing and Population Estimates

With 206 units added in 2008 with six units destroyed or demolished, there were 12,133 residential units in the Town of Truckee on January 1, 2009. The rate of growth in housing units in 2008 was 1.67%.

The California Department of Finance annually estimates population, housing units, vacancy rates, and occupancy rates for each county and city in California. They utilize Town building data to estimate the number and type of housings and analyze population trends and other information to estimate vacancy. Over the last several years, the Department of Finance estimates our vacancy rate (and hence the proportion of permanent to second homes) is holding steady, but the number of persons in each occupied housing unit is declining. The Department of Finance estimated Truckee's population at 16,165 in January 2008.

The State population and housing estimates for January 1, 2009 will not be released until around April 1st. Town staff estimates that our population grew by approximately 162 permanent residents in 2008 or 1.0%, and we estimate the Town's population as of January 1, 2009 to be 16,327 persons. (The 2009 population estimate is based on the following assumptions: 12,133 residential units; a vacancy rate of 47.23%; and an occupancy rate of 2.55 persons per household.)

Housing Starts

Housing starts in Truckee have slowed substantially over the last two years. From a high of 385 in 2005, residential permits issued dropped to 199 in 2007 and plummeted to 56 in 2008. This slow down in housing starts indicates that the number of residential units that will be constructed in 2009 and 2010 will be significantly less than previous years.

Major Residential Projects Under Construction

As described in Appendix 4, there were several major market-rate for-purchase residential projects in the middle of construction at the end of 2008. Most of these projects have curtailed beginning construction of new units and are finishing up units under construction. These projects include Stoneridge Condominiums and The Boulders Phase IV. Excluding single family homes being built on lots in existence prior to 2008, there were 36 residential units under construction as of December 31, 2008.

Major Residential Projects Approved

There are four major residential project with land use entitlements for which construction has not yet begun. These include The Enclave and The Villas Phase 2 of Old Greenwood, Gray's Crossing townhomes, Gray's Crossing cottages, and Northwest Townhomes. These projects are described in greater detail in Appendix 5. There are 243 residential units in these projects with 47 to 51 deed-restricted affordable for-purchase units.

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 the Town of Truckee based on General Plan land use

designations and densities is 19,901 dwelling units. This buildout would result in a projected buildout population of 28,263 persons based on current housing occupancy levels.

The Town is currently at 61% of residential buildout. Upon completion of all residential units under construction or approved, there will be 12,412 residential units, which is 62.4% of residential buildout.

**Table 2
Residential Buildout**

	Units	Buildout %
Completed as of 1/1/2008	12,133	61.0%
Under Construction	36	0.2%
Approved ¹	243	1.2%
Total	12,412	62.4%
Buildout	19,901	100%

¹ Does not include single family residential permits on existing subdivision lots

AFFORDABLE HOUSING

Affordable Housing Built or Under Construction

Forty-one (41) deed restricted affordable units were completed in 2007. These include:

- The 32-unit Frishman Hollow rental apartment project. Thirty-one (31) of the units are restricted to very low-income households with the remaining unit restricted to low-income households.
- Eight (8) condominium units in Stoneridge Condominiums. The condominiums are for-purchase units restricted to low-income households.

Affordable Housing Under Construction

There were no affordable housing units under construction on December 31, 2008.

Affordable Housing Approved

The Town currently has six approved residential projects which include 65 affordable housing units. These projects are:

- Gray's Crossing Cottages, 89 detached single family homes on small lots. Twenty-eight of the homes will be available for purchase by moderate-income households. An additional 31 homes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.

- Gray's Crossing Townhomes, 115 townhome units adjacent to the Gray's Crossing golf course and Village. Eight of the townhomes will be available for purchase by moderate-income households. An additional 66 townhomes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.
- An additional eight to twelve units of the Gray's Crossing Cottages and/or Townhomes will be available for purchase by moderate-income households. These affordable units were required for The Enclave at Old Greenwood and will be restricted for a minimum of 30 years.
- The Boulders Condominiums Phase 4, an additional 51 condominiums to be built as part of the project. Four of these condominiums will be affordable with two restricted in sales price to moderate-income households and two to low-income households.
- Northwest Townhomes, a 22-unit townhouse project. Three of the units will be restricted in price to moderate-income households.
- Spring Creek, a 66-unit single family home and duplex project currently under construction. Fourteen (14) duplex units restricted in sales price to moderate-income households remain to be built.

The Town also has three approved commercial / industrial projects providing 27 affordable housing units.

**Table 3
Affordable Housing Built, Under Construction, or Approved**

	Income Level						Total	
	Very-Low		Low		Moderate		Total	
	Rental	Sale	Rental	Sale	Rental	Sale	Rental	Sale
Built Since 2001	183	0	50	11	0	14	233	25
Under Construction	0	0	0	0	0	0	0	0
Approved	0	0	0	2	0	63	0	65
Total	183	0	50	13	0	77	233	90
	183		63		77		323	

Meeting our Affordable Housing Objectives

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. Our current planning period is from January 2001 to June 2009, and the Housing Element establishes an objective to construct, rehabilitate, or preserve 977 affordable housing units over this 8½-year period. Since 2001, 258 deed-restricted affordable housing units have been built and the Community Development Department does not anticipate any additional affordable housing units being completed by June 2009. The Town met only 26% of our affordable

housing objectives. However, the Town's increased efforts and resources devoted to affordable housing resulted in a 160% increase in deed-restricted affordable housing units over the last eight years.

**Table 4
Affordable Housing Objectives and Needs
Planning Period 2001-2009**

	Income Level			Total
	Very Low	Low	Mod	
Town of Truckee Quantified Objectives	327	275	375	977
<i>Built, Under Construction, Approved</i>	183	63	77	323
<i>Remaining Need</i>	144	212	298	654
<i>% of Remaining Need to Objectives</i>	44%	77%	79%	67%
Regional Housing Needs Allocation	324	309	408	1,041
<i>Remaining Need</i>	141	243	331	718
<i>% of Remaining Need to Allocation</i>	44%	79%	81%	69%

NON-RESIDENTIAL

The completion of commercial, industrial, and recreational development in 2008 slowed down substantially from previous years and was still focused in the Pioneer Trail industrial and commercial area and the Brockway Road corridor. Non-residential development floor space grew by 3.1% in 2008.

Non-Residential Floor Space Built

Around 103,000 square feet of non-residential floor space was built in 2008 with nearly half of this floor space being commercial office, retail, and service. Major projects completed in 2008 included the Sierra College Truckee Tahoe Campus, three buildings in The Rock commercial center, and industrial buildings in the Pioneer Trail industrial area.

Non-Residential Estimates

Based on 2025 General Plan estimates and non-residential development that has been completed over the past three years, the Community Development Department estimates there is approximately 3.3 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

**Table 5
Non-Residential Floor Space**

	Est. Jan 1, 2008	Built in 2008	Est. Jan 1, 2009
Commercial	1,535,929 sf	50,076 sf	1,586,005 sf
Lodging	485,272 sf	0 sf	485,272 sf
<i>Lodging Rooms</i>	561 rooms	0 rooms	561 rooms
<i>Fractional Ownership Units</i>	75 units	10	75 units
Industrial	749,710 sf	14,541 sf	764,261 sf
Institutional and Other	514,038 sf	38,049 sf	552,087 sf
Total	3,284,949 sf	102,666 sf	3,387,615 sf

Major Projects Under Construction

At the end of 2008 there was less than 50,000 s.f. of commercial and industrial floor space under construction. Two major institutional projects – the Community Recreation Center and the USFS Truckee Ranger District Center – were under construction in 2008.

**Table 6
Non-Residential Floor Space Under Construction or Approved**

Use	Floor Space
Commercial	232,580 sf
Lodging	224,229 sf
<i>Lodging Rooms</i>	160 rooms
<i>Fractional Ownership Units</i>	54 units
Industrial	17,924 sf
Institutional and Other	86,204 sf
Total	560,937 sf

Major Projects Approved

A number of non-residential projects have received their land use entitlement approvals but have not yet started construction. These include the Knight’s Crossing commercial center in Glenshire, the Gray’s Crossing Village, Pioneer East, and the Marriott hotel (Barsell). There are two approved service stations, one at the north end of the Highway 267 Bypass in the Gray’s Crossing Village and one at the sound end near the Hampton Inn and Suites. New projects approved in 2008 included the Hotel Avery and the Inn at Truckee Remodel.

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 square feet of floor space. The Town is currently at 66% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 79% of non-residential buildout.

**Table 7
Non-Residential Buildout**

	s.f.	Buildout %
Completed as of 1/1/2009	3,387,615	67.9%
Under Construction / Approved	560,937	11.2%
Total	3,948,552	79.1%
Buildout	4,990,700	100%

MAJOR PROJECTS BEING CONSIDERED IN 2009

The Town remains at a major crossroad to implement the community's vision and the General Plan through major development projects. It is anticipated that the Town may consider three plans for major mixed use projects in 2009. These are the the Railyard Master Plan, Joerger Ranch (Planned Community 3), and Coldstream (Planned Community 1). Along with the commercial and residential projects listed in Appendices 6 and 9, projects under consideration could over 1,500 residential units and 800,000 square feet of non-residential floor space to the Town. Upon completion of all projects under construction, approved, or under consideration, the Town could be at 70% of residential buildout and 95% of non-residential buildout.

Conservation of Natural Resources

When it comes to conservation of our natural resources, community efforts in the past have focused on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. In 2008 the following efforts were undertaken to conserve natural resources:

1. The Town Engineering Division and Planning Division continued their planning, design, and environmental review for restoration of Trout Creek in the Downtown area.
2. Truckee River Day was held once again under the guidance of the Truckee River Watershed Council. Community volunteers performed stream and habitat restoration work on the Truckee River and Trout Creek along with other waterways located outside the Town but within the Truckee River watershed.
3. The Town required all non-certified woodstoves and fireplace inserts to be removed by May 31, 2008. Over 330 non-certified stoves and inserts were removed in 2008.
4. The Town's Storm Water Management Program (SWMP) plan was submitted and approved by the Regional Water Quality Control Board, Lahontan Region (RWQCB). The Town departments are implementing actions and implementation measures of the Storm Water Management Program including a water quality monitoring plan and requirements of our National Pollution Discharge Elimination System (NPDES) permit.
5. The Sierra Nevada Conservancy awarded a grant to the Mountain Area Preservation Foundation (MAPF) of approximately \$100,000 for planning and design work on the Downtown Trout Creek pocket park. MAPF, the Town, and other community organizations will work together to improve the natural values of Trout Creek and construct a new park at the corner of Bridge Street and Jibboom Street.

General Plan Implementation

INTRODUCTION

With a recently adopted General Plan and Housing Element, the Town Council adopted a General Plan Implementation Program with an aggressive schedule for implementation of policies, programs, and actions. This section of the report discusses the Town's efforts in 2008 in implementing General Plan policies, programs, and actions and addressing affordable housing constraints.

IMPLEMENTATION OF GENERAL PLAN ACTIONS

The Town took action on a number of items in 2008 to further the goals and policies of the General Plan. Appendix 1 summarizes these actions. The highlights and challenges of the Town's efforts in implementing General Plan actions include:

Highlights

- The Town continues to work on comprehensive update to the Development Code to implement a number of General Plan policies and actions.
- The Town identified funding, allocated staff resources, coordinated work tasks with CalTrans, and reviewed alternatives for the Highway 89 Mousehole project.
- The citizens of Truckee overwhelmingly voted to approve Measure V for long-term funding of maintenance of Town streets.
- Extensive work was done on the Railyard Master Plan with possible adoption in 2009.
- The Town allocated substantial resources to the planning, design, and construction of trails and bicycle lanes including Phases 2 and 3 of the Truckee River Legacy Trail, the Brockway Road trail, Donner Lake Donner Pass Road Bike Lane, and a trail system in the Gray's Crossing / Pioneer Trail area.

Challenges

- The Town does not yet know the resources that will be necessary to implement the General Plan policies and actions within the intended timeframes.
- No work was initiated on a number of major projects (e.g., Downtown Specific Plan Update, Open Space Acquisition and Management Plan) that were scheduled to be initiated in 2007.

IMPLEMENTATION OF HOUSING ELEMENT PROGRAMS

Appendix 3 summarizes the implementation status of each Housing Element program and the actions taken by the Town in 2008 to implement the 50 programs. The highlights and challenges of the Town's efforts in implementing housing programs include:

Highlights

- The Town continued to utilize a housing consultant in 2008 to assist the Town in applying for grants and other affordable housing financing and administering Town affordable housing programs.
- The Town substantially completed work on the workforce housing ordinance which the Town Council adopted in February 2008.
- The Town initiated its update of the Housing Element and authorized funds for a consultant to assist staff and the Council in the preparation of the element.
- The Housing Advisory Work Group continues to review and make recommendations on housing implementation measures. In 2008 the Work Group worked on the workforce housing ordinance, in-lieu fee program, and administrative guidelines and procedures.

Challenges

- The Town was not able to initiate work on a number of other programs that were scheduled for 2008.

Affordable Housing Governmental Constraints

Appendix 3 lists the governmental constraints to affordable housing as identified in the Housing Element and summarizes the Town's efforts to mitigate those constraints. The Town made efforts in 2008 to mitigate the governmental constraints on affordable housing projects proposed in Truckee.

Appendix 1 Status of General Plan Actions in 2008

Action	Status
Development Code Amendments	The 2009 Development Code Update has been initiated, several Planning Commission study sessions have been held, and further community talks and study sessions will be held. The first round of amendments are scheduled for adoption in Fall 2009 followed by the second round in Winter 2010.
Downtown Traffic Study	The traffic study was initiated in 2006 and is included in the CIP. It is scheduled for completion as part of the Railwayard Master Plan.
Financial Commitment Report	No work has been initiated on this action item.
Green Building Information Program	The Town Council has approved additional recycling efforts to reduce the disposal of solid waste and hazardous materials. Town staff has created a Keep It Green committee to better coordinate green efforts amongst Town staff, other special districts and agencies, and the community. Work on this action item continues.
Historic Preservation Program Implementation	In June 2008 the Town Council submitted an application to the OHP for establishment of a National Register District. An historic preservation grants program is included in the CIPs for the upcoming fiscal years.
Mousehole Strategy, Funding, and Implementation Program	The Town Council took several actions in 2008 to further improvements to the Mousehole including entering into a cooperative agreement with CalTrans, authorizing a project approval and environmental document and a feasibility and APS study. The project is included in the CIP for the upcoming fiscal years.
Particulate Matter AQMP Update and Implementation	The woodstove removal ordinance required the removal of all non-certified woodstoves and fireplace inserts by May 31, 2008. No work has been initiated on an update to the air quality management plan.
Program for Creating Local Affordable Housing Organization and Local Funding Source	The Workforce Housing Association of Truckee Tahoe has ceased operations. No other work has been initiated on creating a local affordable housing organization or a local funding source for affordable housing.
PIES Amendments	The Town Engineering Division initiated work on an update to the Public Improvement and Engineering Standards. However, the PIES Update has been placed on hold in order for staff resources to be devoted to the Storm Water Management Plan and capital improvement projects.
Railyard Master Plan	Town staff continues to work with the property owner to prepare a master plan and its accompanying environmental impact report. The draft Master Plan, Draft Environmental Impact Report, and draft Economic Impact Analysis Study were available for public review, and the Town held several workshops and meetings to discuss these documents and to receive public input.
Riverfront Revitalization Strategy Implementation	The Town continues to work on clean up of the County corporation yard and future planning for development of the site including a pedestrian bridge over the Truckee River.

Appendix 1 Status of General Plan Actions in 2008

Action	Status
Traffic Impact Fee Update with Regional Traffic Impact Fee Program	The traffic impact fee including administrative guidelines was updated in 2007. The traffic impact fee included a fee sharing program with Placer County.
Trails and Bikeways Master Plan Implementation	The Town in 2007 addressed surfacing of Class I trails including the Truckee River Legacy Trail and planning for extension of the Truckee River Legacy Trail in Phases 3 and 4. The Town with cooperation of the TDRPD also extended a Class I trail along Brockway Road in the Truckee Regional Park. Construction of the second part of the Donner Lake Donner Pass Road Bike Lane was initiated in 2008 and will be completed in early 2009. The Town in 2008 undertook planning, designing, and permit efforts for paving of Phase 2 of the Legacy Trail, construction of Phase 3 of the Legacy Trail, and completion of the Brockway Road trail.
Annexation Policies	No work has been initiated on this action item. It is included in the CIP for upcoming years as part of the sphere of influence.
Downtown Specific Plan Update	No work has been initiated on this action item. It is scheduled to be initiated in early 2010.
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	No work has been initiated on this action item. It is included in the CIP for upcoming years.
Temporary and Permanent Erosion Control Measures	The Town Council adopted temporary and permanent erosion control measures for single family home development in May 2007. Other measures will be considered as part of the implementation of the SWMP.
Trails and Bikeways Master Plan Update	No work has been initiated on this action item.
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 as part of the open space plan.
Airport Noise Monitoring Efforts, Data, and Noise Abatement Efforts	No work has been initiated on this action item.
Housing and Development Annual Inventory	No work has been initiated on this action item. It will be done as part of the Housing Element Update.

Appendix 2 Status of Housing Element Programs in 2008

Program	Program Summary	Status
H 1.1.1	Conduct Annual Site Inventory	An inventory of available sites was conducted as part of the 2005 Housing Element. The Housing Element concluded there were adequate sites to meet projected housing needs, but identified two non-residential sites as appropriate affordable housing locations. The Town Council, concurrently with adoption of the 2005 Housing Element, amended the General Plan Land Use Map to designate these sites as High Density Residential. A site inventory was not conducted in 2006, 2007, or 2008.
H 1.2.1	Avoid Overconcentration	Except for projects with inclusionary housing requirements, the Town did not consider any affordable housing projects in 2008. The Planning Commission and Town Council did not have to make this finding for projects in 2008.
H 1.2.2	Adopt Minimum Density Standards in Single-Family and High Density Residential Zones	Work tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 1.2.3	Develop Program to Encourage and Implement Density Bonus Program	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 1.3.1	Develop and Implement Program to Promote the Second Unit Program	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 1.3.2	Adopt Inclusionary Housing Ordinance	The Town Council adopted an inclusionary housing ordinance in May 2007.
H 1.3.3	Adopt a Maximum Average Unit Size Ordinance	Works tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 1.3.4	Adopt Housing Linkage Program	After review and recommendations from the Housing Advisory Work Group and Planning Commission in 2008, the Town Council adopted a workforce housing ordinance in February 2009.
H 1.4.1	Permit Emergency Shelter & Transition Housing Sites	Work tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 1.4.2	Allow Manufactured Housing	Work tasks necessary to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 1.4.3	Ensure Variety of Unit Types, Sizes, Tenure and Affordability	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 1.4.4	Develop Program to Facilitate Seasonal Worker Housing	Work tasks to implement this program were not initiated in 2008 as scheduled.

Appendix 2 Status of Housing Element Programs in 2008

Program	Program Summary	Status
H 1.4.5	Develop Program to Encourage Mixed Use Development	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 2.1.1	Update and Maintain Inventory of Substandard Units	As part of the 2005 Housing Element, a general inventory of substandard housing units was conducted to identify those areas with higher proportions of substandard units. An inventory to identify substandard units was not conducted in 2006, 2007, or 2008.
H 2.1.2	Maintain Inventory of Housing Units At-Risk of Conversion to Market Rate	An inventory to identify housing units at-risk was not conducted in 2006, 2007, or 2008.
H 2.1.3	Seek Rehabilitation Assistance Funds	The Town acquired funding sources for rehabilitation assistance through a State grant in 2007. These funds are available to low- and very low-income households.
H 2.1.4	Develop and Implement Program to Encourage Adaptive Reuse in Downtown Specific Plan Area	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 2.1.5	Require Replacement of Affordable Mobile Home Units	There were no affordable units lost through mobile home park conversion in 2008.
H 2.1.6	Develop Mobile Home Park Preservation Program	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 2.2.1	Enforce Building Code	The Chief Building Official continually enforces the Town Building Code for residential construction, repair, and additions except in mobile home parks. The installation, repair, and additions of mobile homes in mobile home parks is regulated by the California Department of Housing and Community Development.
H 2.2.2	Remove Substandard Units	Except for buildings damaged or destroyed by catastrophic events, the Chief Building Official did not identify any unsafe, substandard dwelling units which needed to be removed in 2008.
H 3.1.1	Ministerial Approval of Residential	The Development Code continues to allow processing of minor residential use permits (10 or less units), site plans, parcel maps, and variances through the Community Development Director or the Zoning Administrator.
H 3.1.2	Update Local Building Codes	The Town Council adopted in 2007 the necessary State code updates including Title 24 updates and the Wildland Urban Interface code. The State legislature adopted new density bonus regulations which became effective in 2005. The Town has applied and continues to apply the provisions of Section 65915 CGC as required by State law. These amendments will be incorporated into 2009 Development Code Update scheduled for adoption in Fall 2009.

**Appendix 2
Status of Housing Element Programs in 2008**

Program	Program Summary	Status
H 3.1.3	Streamline and Improve Development Review Process	The Community Development Director in 2005 did not identify any major constraints or roadblocks to the processing of residential development applications. As part of the 2009 Development Code Update scheduled for adoption in Fall 2009, the Community Development Director will review all facets to the development review process for residential projects to identify opportunities to streamline, improve, and reduce delays in processing of residential projects, especially affordable housing projects.
H 3.1.4	Develop and Implement Priority Processing of Affordable Projects	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 3.1.5	Develop and Implement Program for Reduction of Development Fees	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 3.1.6	Allowed Reduced Parking Standards for Senior Housing	Work tasks to implement this program are being done as part of the 2009 Development Code Update. The Town did not receive any applications for senior housing in 2008.
H 3.1.7	Allow Shared parking for mixed-use	This program is already implemented by the 2000 Development Code. As part of the 2009 Development Code Update, the Community Development Director will review the standards for shared parking and identify possible amendments of the Development Code that meet the intent and purpose of the program.
H 3.1.8	Review of Zoning Ordinance for Reasonable Accommodation for disabled and elderly	Work tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 3.1.9	Review Parking standards in high density residential zones	Work tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 3.1.10	Eliminate minimum lot size requirements within residential zones	Work tasks to implement this program are being done as part of the 2009 Development Code Update. The Community Development Director and the Planning Commission have applied this policy to residential projects submitted in 2008 and supported all planned developments proposing lot sizes less than 10,000 s.f.
H 3.1.11	Review Article 34 Requirements and Implement as Necessary	There were no Town programs or development projects in 2008 that necessitated implementation of this program.
H 4.1.1	Continue Solar Ordinance	The Town continues to apply the solar access ordinance through the Development Code.

Appendix 2 Status of Housing Element Programs in 2008

Program	Program Summary	Status
H 4.1.2	Promote Sustainable Building Practices	Work tasks to implement this program were initiated in 2008 as part of the 2009 Development Code Update. The Town has informed applicants of opportunities for density bonuses and floor area increases for projects that include sustainable or green building practices. In 2008 there were no applicants who requested these bonuses or increases.
H 4.1.3	Develop and Implement Program to Promote Energy Efficient Building	Work tasks to further implement this program were not initiated in 2008 as scheduled.
H 4.2.1	Review and Amend Development Code Standards and Guidelines for Clustered Development	Work tasks to implement this program are being done as part of the 2009 Development Code Update. Adoption of these standards is anticipated in Fall 2009.
H 4.2.2	Coordinate with public facilities and service providers	The Town continues to coordinate with providers of public facilities and services by involving the public provider early in the development review process and by requiring projects to meet the standards and requirements of the public provider.
H 5.1.1	Support Non-Profit Housing Efforts	The Workforce Housing Association of Truckee Tahoe has ceased operations. No other work has been initiated on creating a local affordable housing organization or a local funding source for affordable housing.
H 5.1.2	Development and Implement Program for Seasonal Employee Housing	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 5.1.3	Cooperate with Nevada County Housing Authority	The Town continues to cooperate with the Nevada County Housing Authority to conserve market-rate rental housing and provide rental assistance.
H 5.1.4	Pursue Affordable Housing Resources	See discussion in Appendix 3, Section 5.
H 5.1.5	Leverage Redevelopment Agency funds	In Town continued to earmark Redevelopment Agency funds in conjunction with funds received from The Boulders moderate income housing program for downpayment assistance to buyers of affordable units in the Spring Creek and Stoneridge residential developments.
H 5.1.6	Pursue For Sale Housing Sources	See discussion in Appendix 3, Section 5.
H 5.1.7	Determine Feasibility of and Develop Program for Creating Local Affordable Housing Funding Source	The Workforce Housing Association of Truckee Tahoe has ceased operations. No other work has been initiated on determining the feasibility and creating a local affordable housing organization or a local funding source for affordable housing.
H 5.1.8	Determine Feasibility of and Develop Program for Creating Local Affordable Housing Organization	The Workforce Housing Association of Truckee Tahoe has ceased operations. No other work has been initiated on determining the feasibility and creating a local affordable housing organization or a local funding source for affordable housing.

**Appendix 2
Status of Housing Element Programs in 2008**

Program	Program Summary	Status
H 5.1.9	Determine Feasibility of Land-Banking for Affordable Housing	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 5.1.10	Require a Long-term affordability commitment	As part of the affordable housing controls adopted with the inclusionary housing ordinance, affordability commitments for restricted housing are required to be in perpetuity.
H 6.1.1	Ensure No Housing Discrimination in Development Code	The Community Development Director reviewed the Development Code for discriminatory provisions and found the Development Code does not contain any provisions that would discriminate against projects for the stated reasons.
H 6.1.2	Prepare Agreement to Operate Fair housing information program	Work tasks to implement this program were not initiated in 2008 as scheduled.
H 6.1.3	Information Program on Fair Housing Laws	Work tasks to implement this program were not initiated in 2008 as scheduled.

Appendix 3

Governmental Constraints to Affordable Housing

1. The 10,000 square foot minimum lot requirement likely discourages medium density development rather than encouraging condominium construction and cluster development within these zones.

Housing Program H3.1.10 addresses this constraint. The Town's efforts to mitigate this constraint have been delayed because of competing Town priorities. It is anticipated this constraint will be addressed as part of the first round of the Development Code update scheduled for adoption in Fall 2009. However, the Community Development Director and the Planning Commission have supported and approved all planned developments considered in 2008 that proposed lot sizes less than 10,000 square feet.

2. Design standards such as roofing materials, architectural enhancements, and landscaping increase the costs of housing. Additional subsidy may be required to assure a consistent level of quality of development in the Town.

Although the Housing Element does not specifically address this constraint, the Town addresses the constraint through the review of development projects which include affordable housing.

3. The Town may consider alleviating parking requirements on second units or allowing tandem parking to reduce parking costs and land necessary to meet parking requirements.

The first phase of the Development Code Update, scheduled for adoption in Fall 2009, will address this constraint. Town staff will review parking standards for secondary residential units and recommend to the Planning Commission and Town Council whether and how those standards should be amended.

4. The Town may wish to consider a reduction in multi-family parking requirements.

Housing Program H3.1.9 addresses this constraint. The program is scheduled to be implemented in 2009.

5. 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 acts as a constraint to the provision of affordable housing.

The Town addressed this constraint by hiring and utilizing a housing consultant to assist the Town in its affordable housing programs. The Town continues to provide rehabilitation and downpayment funds through grant programs and sponsors bond financing for the Gray's Crossing affordable housing development and the Placer County Sawmill Heights affordable/employee housing project. The Town obtained a grant to

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finance construction of the off-site infrastructure for the Frishman Hollow affordable housing project. For a jurisdiction of Truckee's size, we believe these programs are substantial, and any limitations on the availability of outside programs did not act as constraint to the provision of affordable housing in Truckee in 2008.

Appendix 4

Residential Projects Completed or Under Construction

The following list summarizes major residential projects completed in 2008 or still under construction as of December 31, 2008.

1. Boulders Condominiums *Under Construction*

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center
 Residential Unit Type: Multi-Family Condominium
 Number of Units: 211 units
 Affordable Units: 14 units
 10 units completed for moderate income households
 2 units proposed for low-income households
 2 units proposed for moderate-income households
 23 units paid in-lieu fees (approx. \$36,000 each)

The project was originally approved for 180 units. In 2006 the project developers acquired 3.3 acres from the First Baptist Church and the Commission approved a fourth phase of the project. Of the additional 31 condominium units, two units will be restricted in sales price to be affordable to moderate-income households and two will be restricted to low-income households. By the end of 2008, 156 units had been completed and 55. Construction of the remaining phase of the project will not begin until 2010 at the earliest.

2. Deer Trail Townhomes *Under Construction*

Location: Prosser area, Gray's Crossing Village
 Residential Unit Type: Multi-Family Rental
 Number of Units: 17 units
 Affordable Units: None

Part of the Gray's Crossing Townhomes. Site work for the units began in 2007, and five units were completed in 2008.

3. Frishman Hollow *Completed*

Location: Prosser area, at the southwest corner of Highway 89 North and Alder Drive
 Residential Unit Type: Multi-Family Rental
 Number of Units: 32 units
 Affordable Units: 32 units
 31 units for very low-income households (45% AMI)
 1 unit for low-income household (80% AMI)

The project was completed in 2008.

4. Pinyon Creek Townhomes *Under Construction*

Location: Martis Valley area, at the end of Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 40 units (20 buildings)
Affordable Units: None

Six (6) additional units were completed in 2008 for a total of 32 completed units. The remaining eight (8) units are under construction and should be completed in 2009. In 2007 Placer County approved a second phase located in Placer County.

5. Spring Creek Subdivision *Under Construction*

Location: Prosser area, south of Alder Creek Middle School
Residential Unit Type: Single Family / Duplex
Number of Units: 66 units (36 single family homes, 30 duplex units)
Affordable Units: 30 duplex units for moderate-income households (120% AMI)

This project is being built to partially meet the affordable housing requirement for the Pioneer Commerce Center. Unlike other single family lot subdivisions, the developer is also constructing the single family homes and duplexes. Construction has come to a standstill, and only one home was completed in 2008.

6. Stoneridge Condominiums *Under Construction*

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery
Residential Unit Type: Multi-Family Townhouse and Condominium
Number of Units: 73 units (57 townhouses, 16 condominiums)
Affordable Units: 11 condominiums for low-income households (80% AMI)

Eight (8) affordable condominium units were completed in 2008. Project construction will continue in 2009 to complete the nine (9) under construction). Construction of the remaining units will probably not commence until 2010 at the earliest.

7. The Greens *Under Construction*

Location: Martis Valley area, north of the intersection of Brockway Road and Martis Valley Drive behind the Best Western motel
Residential Unit Type: Detached Single Family Homes
Number of Units: 19 units
Affordable Units: None

The project is a planned development/common interest subdivision consisting of 19 single family homes. The roadway and utility infrastructure was completed in 2006. Two single family homes were completed in 2007, and the remain 17 homes were substantially completed in 2008 but have not yet received certificates of occupancy.

8. The Timbers at Palisades

Completed

Location: Martis Valley area, on the east side of Palisades Drive ¼ mile south of Brockway Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 34 units
Affordable Units: None

The project was completed in 2008.

9. Winter Creek Subdivision

Under Construction

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park
Residential Unit Type: Single Family / Multi-Family Condominium
Number of Units: 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 along with 20 condominium units. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. As of December 2008, over 60 single family homes have been completed.

Appendix 5

Residential Projects Approved

The following list summarizes major residential projects which had a valid land use and development permit approval as of December 31, 2008, but were not completed or under construction in 2008.

1. Gray's Crossing Townhomes

Location: Prosser area, on the east side of Highway 89 north south of Prosser Dam Road
Residential Unit Type: Multi-Family Townhouses
Number of Units: 98 units
Affordable Units: 8 units for moderate income households (100% and 120% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. It is not known when construction of these units will commence.

2. Gray's Crossing Cottages

Location: Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
Residential Unit Type: Detached Single Family Homes
Number of Units: 89 units
Affordable Units: 28 units for moderate income households (100% and 120% AMI)

The project is one of the required affordable housing components of the Gray's Crossing Specific Plan. The Planning Commission must still review and approve the project design. Truckee Land LLC anticipates submitting the land use and development permit application in 2009, and construction on the project would not begin until 2010 at the earliest.

3. Northwest Townhomes

Location: Donner Lake area, on the north side of Donner Pass Road ¼ mile west of Donner Lake Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 22 units
Affordable Units: 3 units for moderate income households (120% AMI)

The Planning Commission approved the project in 2005 and recently approved a two-year time extension. Construction of the project will not commence until 2010 at the earliest.

4. Old Greenwood – The Enclave

Location: Prosser area, in the northern portion of Old Greenwood east of Fairway Drive approx. ¼ mile south of Overland Trail.
Residential Unit Type: Multi-Family Townhouse
Number of Units: 26 units
Affordable Units: 8 to 12 units for moderate income households (120% AMI)
(These units will be provided as part of the Gray's Crossing Townhomes and Cottages projects)

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement.

5. 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 Pavillion.
Residential Unit Type: Multi-Family Townhouse
Number of Units: 8 units
Affordable Units: None

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement. The eight townhouse units replace 12 fractional ownership units previously approved at this location.

Appendix 6

Residential Projects Under Consideration

The following list summarizes major residential projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2009.

1. **Aspen Meadows**

Location: Martis Valley area, on the south side of Brockway Road between Martis Valley Road and Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 78 units proposed
Affordable Units: Not known

The applicants submitted a revised application in the spring of 2007. The application is currently on hold.

2. **Gregory Creek Subdivision**

Location: Donner Lake area, on the north side of Donner Pass Road approximately ¼ mile west of Donner Lake Road
Residential Unit Type: Single Family Lots and Multi-Family Condominiums
Number of Units: 31 single family lots and duplex units proposed
Affordable Units: 5 units

The Town is preparing an environmental impact report, and the Community Development Department anticipates that the Planning Commission will consider the application in late 2007.

3. **Joerger Ranch Specific Plan (Planned Community 3)**

Location: Martis Valley area, at the southeast corner of Highway 267 and Soaring Way
Residential Unit Type: Not known
Number of Units: Not known
Affordable Units: Not known

The Joerger Ranch Specific Plan will include a residential component including affordable housing. The Community Development Department anticipates that a revised specific plan application will be submitted in 2009.

4. Coldstream Specific Plan (Planned Community 1)

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Townhouse, Multi-Family Rental)
Number of Units: 319 to 364 units proposed
112 Single Family Lot
97 Single Family/Multi-Family Planned Development
110 to 155 Multi-Family Townhouse / Rental
Affordable Units: Not known

A specific plan application was submitted in 2007, and the Town is currently processing the application and preparing an environmental impact report. The Community Development Department anticipates that the project may be considered in early 2010.

5. Railyard Master Plan

Location: Downtown area, east of Commercial Row
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Condominiums, Mixed Use, Work Live, Live Work)
Number of Units: Up to 537 units proposed
Affordable Units: Not known

A master plan application was submitted in 2007, and the Town completed a draft environmental impact report in late 2008. The Community Development Department anticipates that the Planning Commission and Town Council will consider the project in 2009.

6. Royal Ridge

Location: Gateway area, at the northeast corner of Donner Pass Road and Northwoods Boulevard
Residential Unit Type: Multi-Family Townhouses
Number of Units: 48 units proposed
Affordable Units: 12 units proposed (For Purchase, Low-Income)

The Planning Commission approved the project in February 2008.

Appendix 7

Non-Residential Projects Completed or Under Construction

The following list summarizes major commercial, industrial, and institutional projects completed in 2007 or still under construction as of December 31, 2007.

1. Gray's Crossing Golf Course *Completed*

Location: Prosser area, on the east side of Highway 89 North adjacent to Prosser Dam Road
 Project Type: Commercial Recreation
 Floor Space (Non-Res): 11,071 s.f.
 Residential: None

The project consists of the golf course, supporting facilities, golf pro shop, restaurant, and fitness center. The golf course and pro shop become operational in 2007, and the other facilities were completed in 2008.

2. Old Greenwood Fractional Ownerships *Under Construction*

Location: Old Greenwood
 Project Type: Commercial Lodging
 Floor Space (Non-Res): 147 fractional ownership units
 Residential: None

Eighty-three (83) of the fractional ownership units have been completed. Fifty-four (54) units remain to be built.

3. Pioneer Commerce Center, Phase 2 *Under Construction*

Location: Prosser area, on the north side of Pioneer Trail approx. ¼ mile east of Comstock Drive
 Project Type: Industrial
 Floor Space (Non-Res): 99,641 s.f.
 Residential: 12 units

Buildings K-2 (boat storage) and J (boat repair and other industrial uses) were completed in 2007 and comprise 20,048 sf of industrial floor space and six residential units. Building I (23,304 sf) is under construction.

4. Sierra College Truckee Tahoe Campus *Completed*

Location: Gateway area, at the southwest corner of Interstate 80 and Highway 89 South
Project Type: Public Agency
Floor Space (Non-Res): 28,500 s.f.
Residential: None

The first phase of the college was completed in 2008.

5. Soaring Way Professional Office *Under Construction*

Location: Martis Valley area, at the south corner of Soaring Way and Business Park Drive
Project Type: Commercial Office
Floor Space (Non-Res): 18,026 s.f.
Residential: None

The project was substantially completed in late 2008, but a certificate of occupancy has not yet been issued to the building.

6. Taco Bell *Completed*

Location: Donner Lake area, on the south side of Deerfield Drive approx. ¼ mile east of Coldstream Road
Project Type: Commercial Restaurant
Floor Space (Non-Res): 2,400 s.f.
Residential: None

The project was completed in February 2008.

7. The Rock *Under Construction*

Location: Martis Valley area, at the north corner of the Brockway Road and Martis Valley Road roundabout
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 49,702 s.f.
Residential: 12 units

Buildings A, C, and E comprising 32,710 sf of commercial floor space were completed in 2008.

8. TDRPD Community Recreation Center

Under Construction

Location: Prosser area, at the southwest corner of Highway 89 North and Donner Pass Road
Project Type: Institutional
Floor Space (Non-Res): 54,204 s.f.
Residential: None

Construction of the first two buildings began in spring 2008 and will be completed in 2009.

9. USFS Truckee Ranger District Center

Under Construction

Location: Downtown area, at the southeast corner of Interstate 80 and Donner Pass Road (East)
Project Type: Institutional
Floor Space (Non-Res): 32,000
Residential: None

Site work for the project and construction began in 2007. Construction of the project will continue in 2009.

Appendix 8

Non-Residential Projects Approved

The following list summarizes major commercial, industrial, and institutional projects which had a valid land use and development permit approval as of December 31, 2008, but were not completed or under construction in 2008.

1. Barsell Interstate 80 Development Agreement

Location: Downtown area, on the southwest corner of Interstate 80 (Exit 188A) and Donner Pass Road
Project Type: Commercial Retail and Lodging
Floor Space (Non-Res): 122,200 s.f. (120 lodging rooms)
Residential: 22

2. Blue Sky High Street Offices

Location: Downtown area, on the south side of High Street approx. ¼ mile east of Donner Pass Road
Project Type: Commercial Office
Floor Space (Non-Res): 7,252 s.f.
Residential: None

3. Donner Offices

Location: Downtown area, on the north side of Donner Pass Rd approx. 400 feet west of Spring St
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 3,615 sf
Residential: 2 units

4. Gateway Vista

Location: Gateway area, on the south side of Donner Pass Road between Frates Lane and Vista Avenue
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

5. Gray's Crossing Village

Location:
Project Type: Commercial Retail and Office with Service Station
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

6. Hotel Avery

Location: Downtown area, at the northwest corner of Bridge St and South River St
Project Type: Lodging and Restaurant
Floor Space (Non-Res): 47,299 s.f. (40 rooms)
Residential: None

7. Inn at Truckee Remodel

Location: Gateway area, on the north side of Deerfield Dr approx. 600 feet west of Highway 89
Project Type: Lodging
Floor Space (Non-Res):
Residential: 4 units

8. Industrial Developments

Location: Prosser area, on Comstock Drive, Industrial Way and Trails End
Project Types: Industrial
Floor Space (Non-Res): 17,924 s.f. (3 buildings)
Residential: 4 units

9. Knight's Crossing

Location: Glenshire area, on the west side of Dorchester Drive between Glenshire Drive and Manchester Drive
Project Type: Commercial Retail Office Restaurant
Floor Space (Non-Res): 23,301 s.f.
Residential: 10 units

10. Pioneer East

Location: Prosser area, on the north side of Pioneer Trail immediately west of Donner Pass Road
Project Type: Commercial Office
Floor Space (Non-Res): 77,329 s.f.
Residential: 8 units

Appendix 9

Non-Residential Projects Under Consideration



The following list summarizes major projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2009.

1. Joerger Ranch Specific Plan (Planned Community 3)

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way
Project Type: Planned Community
Floor Space (Non-Res): Not Known
Residential: Not Known

2. Coldstream Specific Plan (Planned Community 1)

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Project Type: Planned Community
Floor Space (Non-Res): 50,000 s.f. commercial
Residential: 364 units

3. Railyard Master Plan

Location: Downtown area, on the east side of Donner Pass Road at Church Street
Project Type: Mixed Use
Floor Space (Non-Res): 364,000 s.f.
321,000 s.f. commercial
15,000 s.f. industrial
28,000 s.f. institutional
Residential: 537 units