



July 31, 2020

Denyelle Nishimori
Director, Community Development Department
Jenna Gatto
Planning Manager
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

RE: CATT response to survey for General Plan/Preliminary Land Use Alternatives Workbook

Dear Denyelle and Jenna:

Thank you for this opportunity to comment on preliminary land use alternatives/changes to the General Plan Land Use designations for selected sites as part of the General Plan Update. The Contractors Association of Truckee Tahoe (CATT) has taken the time to review the concepts because the Land Use designations are so critically important to the Town's future growth and development. The construction industry is involved in development projects before, during, and after project approvals. The greater community is also affected by these designations. Neighbors, property owners, HOAs, preservation advocates, and other stakeholders – all may want to know more about costs vs benefits, alternatives, and consequences of these designations. We cannot stress enough the need for transparent and inclusive dialogue with all community stakeholders. While this online exercise is a great start, we encourage the Town to hold more interactive workshops allowing real time participation by those affected and interested parties.

CATT preferences in the survey are shown in **bright green highlighting** and CATT answers to the questions are shown in **green text**. Please do not hesitate to contact me (530.550.9999 or pat@ca-tt.com) if you have any questions about our comments. Thank you for considering our perspective.

Sincerely,

CONTRACTORS ASSOCIATION OF TRUCKEE TAHOE

A handwritten signature in blue ink that reads 'Pat Davison'.

Pat Davison
Truckee North Tahoe Government Affairs Manager

cc: The Honorable Dave Polivy, Mayor

CATT GENERAL & SPECIFIC COMMENTS ON PRELIMINARY LAND USE ALTERNATIVES FOR FOCUS AREAS 1-5

July 31, 2020

CHANGE IN DESIGNATIONS

The public and decision makers will want to know what is staying the same and what is changing as it relates to land use and development. The Land Use workbook contains two maps showing land use designations: Existing 2025 GP designations are on page 5 and conceptual designations for the 2040 GP are shown on page 8. Similarly, the written text describing the land use designations and proposed changes is shown on pages 21 and 22.

Some of the changes are easy to see by comparing the existing GP map (page 5) to the conceptual 2040 GP map (page 8) i.e. Donner Memorial State Park changed from Public (existing GP) to Open Space Recreation (conceptual GP). Unfortunately, there is no master list of properties or map highlighting the changed designations.

Since the General Plan will likely include a chart showing number of acres by land use designation (see existing GP Table LU-2, page 2-11), please provide a chart showing number of acres by each land use designation for the existing 2025 GP and the conceptual 2040 GP. The chart will, at the very least, show the changes from an acreage perspective.

OPEN SPACE/PUBLIC DESIGNATIONS

Various public agencies at all levels of government own land within the town boundaries, including but not limited to: USDA-Forest Service, CA Department of Parks and Recreation, CA Department of Fish and Wildlife, Sierra College, Truckee Sanitary District, Tahoe Truckee Airport District, and the Town itself.

It appears that the conceptual 2040 GP is trying to categorize these lands into one of three categories: Public (P), Open Space Recreation (OSR), or Resource Conservation/Open Space (RC/OS). It seems confusing to use an ownership status (Public) as a land use designation when the allowable use is what matters for purposes of future growth and development.

A simple way to avoid this confusion would be to eliminate the Public designation and focus instead on the allowable land use. This is our preference. An excellent example of this is the change shown for Donner Memorial State Park. The 2025 GP shows DMSP as Public – the designation is based on ownership. The conceptual 2040 GP shows DMSP as Open Space Recreation – the designation is based on allowable land use. Showing DMSP as OSR is a much more informative way to present the complete land use picture, in our opinion.

If the Town wants to keep the Public designation and not differentiate by allowable land use, then Donner Memorial State Park should revert back to a Public designation (blue color) for consistency. If this is what the Town wants to do, we request that a short acronym be used to identify the owner of those public lands: FS (Forest Service), CA, TSD, etc.

A hybrid would be to show the allowable land use and owner on the map by color and acronym. If we used Tahoe National Forest lands as an example, their holdings would be colored green on the map for Resource Conservation/Open Space and the acronym FS would be shown.

We ask you to consider the designations carefully from an information perspective. How can the public be best informed about proposed changes to land use? An Ownership designation, although helpful, does not inform the public or decision makers about allowable uses. This has a bearing not only on the map depictions but also on the chart in the General Plan showing land use designations by acreage. The Public acreage shown in the past was not an obvious indicator of land use because much of it was actually some form of open space but not counted as open space.

DEFINITION OF NEIGHBORHOOD MIXED USE

The proposed definition for Neighborhood Mixed Use is shown on page 21 of the workbook: “Allows for vertical and horizontal mixed use providing a balance of commercial and residential uses within a neighborhood setting.” Does “balance” mean 50%? The word “balance” is not defined and could be interpreted differently by different people. We request that either the word “balance” is defined or removed from this definition. Is Residential required? We do not think residential should be required in Neighborhood Mixed Use. The affordable housing requirement may not apply if the non-residential uses meet the small project exemption. Flexibility is the purpose of mixed use so no specific land use should be required. This designation should allow a range of uses.

DEFINITION OF MIXED USE

The new proposed Mixed Use designation should be accompanied by incentives and not forced on owners or punitive if they choose not to do mixed use. Housing should not be a required component of Mixed Use. Housing is already required for non-residential over a certain size/# of FTEEs so we think the new proposed designation should emphasize flexibility and incentives, not add more restrictions.

PROPERTY OWNER INVOLVEMENT

CATT comments sent to the Town on May 29 emphasized the need to involve property owners to avoid conflict, confusion, additional cost, and potential delay in processing pending or conceptual development projects. It is distressing to hear in the video accompanying this most recent survey, the Town’s development ideas are “not the only option and in some cases, they may not reflect the property owner’s vision or intent. That’s OK – this is an exercise.” (time stamp 10:30-10:37)

Taking the time to get property owner input and hopefully, support, before publicly releasing options would be time well spent, in our opinion. It also is a way to show that the words in the General Plan Vision Statement or the Truckee Way actually guide what the Town does and how we interact with each other.

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Specific comments on the five Focus Areas

Focus Area 1 – Donner Lake

Q 1. Site 1: Donner Lake Village/Marina: Which do you prefer?

- Existing Commercial Designation
- Proposed Neighborhood Mixed Use Designation
- Other (please specify)

Q 2. Please explain your choice and provide any additional comments.

CATT – Neighborhood Mixed Use makes sense on DPR and South Shore Drive where there is existing commercial. Any development/redevelopment should not have to put in affordable housing. Certainly, the Town could encourage residential development and offer incentives for this area and other Mixed Use areas.

Q 3. Site 2: Donner Lake Entrance: Which do you prefer?

- Existing Residential Designation
- Proposed Neighborhood Mixed Use Designation
- Other (please specify)

Q 4. Please explain your choice and provide any additional comments.

CATT – The neighborhood should be asked their opinion of any change. The Neighborhood Mixed Use makes sense on both sides of DPR where there is already retail and lodging with residential. However, the proposed designation should be limited to DPR and one street north of DPR to maintain the neighborhood character. Any loss of residential to a non-residential use must include replacement residential. We support Tahoe Donner Association having a concession stand for their members.

Q 5. Do you have any other comments about this Focus Area? Are there other sites within the Focus Area that should be considered? If so, which sites and land use options should be considered? (optional)

CATT – no comment

Focus Area 2 – Gateway Area/Donner Pass Road

Q 6. Site 1: Donner Pass Road (DPR) Corridor: Which do you prefer?

- Existing Commercial Designation
- Proposed Mixed Use Designation
- Other (please specify)

Q 7. Please explain your choice and provide any additional comments.

CATT – no comment

Q 8. Site 2: Truckee Crossroads (SaveMart/CVS Shopping Center): Which do you prefer?

- Existing Commercial Designation
- Commercial with High Density Residential (Option A)
- Park and Ride with Retail (Option B)
- Other (please specify)

Q 9. Please explain your choice and provide any additional comments.

CATT – what is the impact of the Open Space designation being added to Sub Area #2? How will that affect the existing uses (Shell gas stations, McDonald’s, etc.). We think the Shell gas station should be

removed from Sub Area #2. A parking garage off Highway 89 could be paid for by other potential users – it would be a benefit to ski resorts and others, could help with the redevelopment of that retail center. We question whether high density residential fits here.

Q 10. Site 3: Hospital Area: Which do you prefer?

- Existing Public Hospital/Office Designation
- Proposed Hospital Campus Designation with expanded area
- Other (please specify)

Q 11. Please explain your choice and provide any additional comments.

CATT – We support Lake Avenue as the boundary between the Hospital uses and the existing residential neighborhood.

Q 12. Site 4: Sierra College: Which do you prefer?

- Public Designation (no housing allowed)
- Public Designation with employee/student housing allowed
- Other (please specify)

Q 13. Please explain your choice and provide any additional comments.

CATT – Absolutely yes to new student and employee housing. Should put new buildings on S and E to insure they are not visible from I-80 or Highway 89.

Q 14. Do you have any other comments about this Focus Area? Are there other sites within the Focus Area that should be considered? If so, which sites and land use options should be considered? (optional)

CATT – no comment

Focus Area 3 – State Route 89 North Corridor

Q 15. Site 1: Pioneer Commerce: Which do you prefer?

- Existing Industrial Designation
- Proposed Business Innovation District
- Other (please specify)

Q 16. Please explain your choice and provide any additional comments.

CATT – Truckee needs an area for industrial uses. If West River (Focus Area #4) continues to support industrial uses and retains its “Industrial” land use designation, then this proposed change at Pioneer Commerce Center from Industrial to Business Innovation is acceptable. Future change in land use designation at Pioneer Commerce Center from Industrial to something not Industrial deserves heightened scrutiny to make sure there is adequate Industrial-designated land in the Town i.e. no net loss of industrial.

Q 17. Site 2: Alder Creek Middle School: Which do you prefer?

- Public Designation (no housing allowed)
- Public Designation with employee housing allowed
- Other (please specify)

Q 18. Please explain your choice and provide any additional comments.

CATT – Strong support for workforce housing here, need to define geographic range of local employment. Need to find a balance between the need for housing and preserving the scenic corridor. The Sub Area #2 description on page 15 of the Workbook says residential is allowed in conjunction with educational or medical facilities. The Land Use definition on page 21 for the proposed Public designation does not include residential in conjunction with a medical facility. Maybe the workbook description on page 15 should have only said “in conjunction with an educational facility” since residential in conjunction with a medical facility is already covered by Hospital Campus (see page 21 Definitions)?

Q 19. Site 3: Gray’s Crossing Lot F: Which do you prefer?

- Single Family Homes (Option A)
- Single Family Homes with Accessory Dwelling Units (e.g. granny flats, second units) (Option B)
- Other (please specify)

Q 20. Please explain your choice and provide any additional comments.

CATT – We do not know if 50 single family homes, attached or detached, is the right density for this lot. We do not think ADUs, attached or detached, should be required. The owner should have options – allow Low to Medium residential density at 3-6 dwelling units per acre with ADUs or allow higher density with ADUs. We have a housing crisis. It makes no sense to arbitrarily limit ADUs and the Town should be doing everything in its power to incentivize ADUs.

Q 21. Site 4: Gray’s Crossing Lot D: Which do you prefer?

- Multifamily Apartments (Option A)
- Mixed Multifamily Housing (Option B)
- Other (please specify)

Q 22. Please explain your choice and provide any additional comments.

CATT – We support either Multifamily Apartments or Mixed Multifamily Housing, depending on what the property owner wants to do. The proximity to Downtown, I-80, ACMS, the Rec Center and trail system makes this a great location for housing.

Q 23. Site 5: Gales Site: Which do you prefer?

- Existing Medium Density Residential Designation
- Medium High Density Residential Designation (Option A)
- High Density Residential Designation (Option B)
- Other (please specify)

Q 24. Please explain your choice and provide any additional comments.

CATT – This is a great site for Medium High residential density (12-18 dwelling units per acre). Allow the trailer park to expand if desired by the owner. Allow modular/prefab park models that are locals only.

Q 25. Do you have any other comments about this Focus Area? Are there other sites within the Focus Area that should be considered? If so, which sites and land use options should be considered? (optional)

CATT – no comment

Focus Area 4 – West River

Q 26. Site 1: Industrial Area: Which do you prefer?

- Keep the current industrial uses as is
- Provide incentives to encourage redevelopment into an industrial park
- Other (please specify)

Q 27. Please explain your choice and provide any additional comments.

CATT – Redevelopment concepts should not diminish the existing industrial there, incentives need to make economic sense for the property owner, should have property owner agreement to make this transformation happen, OK with adding some residential into the mix (which is allowed by the definition of Industrial on page 21 of the workbook).

Q 28. Site 2: West River Site: Which do you prefer?

- Mixed Use Designation (Option A)
- Business Innovation Designation (Option B)
- Other (please specify)

Q 29. Please explain your choice and provide any additional comments.

CATT – We support option A with the co-housing. We question why there is a large portion of Site 2 (either Sub Area #2a or Sub Area #2b) designated as Open Space Recreation. There is a large area of Resource Conservation/Open Space adjacent to Site 2, so we request Town review of expanding the Mixed Use designation for the West River site.

Q 30. Do you have any other comments about this Focus Area? Are there other sites within the Focus Area that should be considered? If so, which sites and land use options should be considered? (optional)

CATT – no comment

Focus Area 5 – Glenshire & Eastern Town Limits

Q 31. Site 1: Glenshire Center: Which do you prefer?

- Existing Commercial Designation
- Proposed Neighborhood Mixed Use Designation
- Other (please specify)

Q 32. Please explain your choice and provide any additional comments.

CATT – We also see a need for a transit/transportation hub in this area and request the Town review the potential for this use at Site 1.

Q 33. Site 2: East of Glenshire: Which do you prefer?

- Approximately 200 acres of Rural Residential (one to two-acre lots), allowing a maximum of about 200 units, with 80 acres of Open Space
- Approximately 100 acres of Rural Residential (one-half to two-acre lots), allowing a maximum of about 200 units, and 180 acres of Open Space (Option A)
- Approximately 50 acres of Low Density Residential (3-6 du/acre), allowing a maximum of about 300 units, and 230 acres of Open Space (Option B)
- OTHER – Three designations: Low density residential (3 to 6 units per acre); Medium density residential (6 to 12 units per acre); Rural Residential (one to two-acre lots), maximum 300 units.

Q 34. Please explain your choice and provide any additional comments.

CATT – Low density residential is compatible with the existing neighborhood where most homes are on ¼ acre lots (4 units to the acre). Medium density residential fulfills that urgent need for more housing while still being efficient with land use. Rural Residential density allows for larger lots (i.e. horse properties). Providing the three designations allows the owners to tailor the project to the site with greater flexibility. These densities help to provide a range of housing types and can increase the diversity of our housing stock. Truckee residents with jobs in Reno will find this location preferable to Sierra Meadows or Tahoe Donner. Not only will they save driving time (and have more time with their families) but VMT and GHG emissions will be less too.

Any alternative should account for, and be sensitive to, multiple property owners. The Town should recognize that multiple owners means the requirement for open space is fairly apportioned as well as the density. It appears that the options in this survey increased the acreage for Resource Conservation/Open Space from what the existing GP has designated. Please keep the existing GP designation for RC/OS. We do not support that change (increase in RC/OS) because the designation in the existing GP was done to protect slope, wetlands, and other constraints while still leaving lands out of open space for economic use. It is a delicate balancing act and increasing open space can greatly affect economic viability.

Q 35. Do you have any other comments about this Focus Area? Are there other sites within the Focus Area that should be considered? If so, which sites and land use options should be considered? (optional)

CATT – The overview says “Although the only housing type within this area is detached single-family on quarter-acre lots and larger, there are a variety of home sizes and ages, which translates into a wide range of incomes.” Income diversity is great but we can do better and this location can represent that goal. We should be allowing additional housing of more diverse types and sizes. Increasing density (smaller homes, attached types like duplexes or triplexes, maybe even a small apartment building) helps accomplish that goal. Equally noteworthy is the overview comment that “Glenshire is a highly desirable area...” There are very good reasons why additional housing should be considered in this area adjacent to Glenshire. More homes here mean more families can enjoy the wonderful location and close knit neighborhood feel of Glenshire, plus see the stars at night and hear the train traveling down the train tracks!!

Q 36. Other Ideas:

Are there other areas in Truckee that should be addressed in the land use alternatives process? If so, which areas should be considered and what land use options should be proposed (Optional)

CATT – If the Town still thinks a second river crossing is needed near downtown to reduce traffic congestion on the Bypass (i.e. Joerger Road to Glenshire Drive), please include some indicator on the Land Use Designation map and text in the Mobility Element