

From: Seana Doherty <SDoherty@townoftruckee.com>

Sent: Monday, June 15, 2020 3:07 PM

To: Rick Stephens <stephens@zks.com>

Subject: Update on RPL Project

Rick,

Based on conversations with staff, my understanding is that Rick is waiting to find out the result of Housing Site Analysis and Environmental Review that is kicking off this month. In short, 8 sites were selected to be analyzed for density changes and possible zone changes to facilitate more housing. RPL Properties is one of the sites being reviewed and considered for zone and density changes to allow for more housing options. See below for the description of the work.

The Town of Truckee received a Senate Bill (SB2) planning grant from the State to explore rezoning and/or plan amendments to accelerate the development of housing in Truckee in 2019. Eight sites were identified with the option of adding additional sites throughout the process. An RFP was issued in April of 2020 and within the next couple of weeks a consulting firm will be awarded a contract to conduct a housing site analysis, public outreach, and associated CEQA review on these parcels. The selected consultant will conduct a constraints and opportunities analysis for each of the Town housing sites and rank the sites on the ability to provide increase housing units while balancing environmental and political constraints. After site evaluation, the Town will prepare a recommendation to the

Town Council identifying which properties hold the greatest potential for increase housing opportunities and can be feasibility rezoned.

Additionally, the consultant will identify and prepare all required CEQA documentation once the Town Council selects the properties to rezone as part of this initial scope of work. In short, the current SB2 funded housing analysis and environment review process currently taking place in Truckee will provide the assessment needed to understand the opportunities for housing within the next 4-6 months.

So, not the answer you were looking for but the process is aimed at expediting the zoning Rick needs to create more housing on his property.

-Seana

Seana Doherty
Housing Program Manager
Town of Truckee
Cell: 530-386-2940