

3.10 Population and Housing

The Population and Housing section of this EIR describes the overall socioeconomic characteristics of the Town and discusses the potential population and housing impacts anticipated as a result of the proposed Canyon Springs Subdivision.

During the NOP review period no comments were received regarding population and housing.

3.10.1 SETTING

Population

In 1993 the Town was incorporated, and is one of three incorporated cities located in Nevada County (county) representing 42.8 percent of the incorporated area. The growth in county during the 1970 to 1990 period occurred primarily in the unincorporated areas of the county (see Table 3.10-1). The eastern portion of the county, now largely within the incorporated Town grew rapidly in comparison with the county as a whole. The proportion of population within the unincorporated areas increased from 72 percent in 1970 to 85 percent in 1990. Approximately 13 percent of the county's population total is due to the incorporation of the Town in 1993. The proportion of population within the unincorporated areas of the county was reduced to 72.6 percent of the 1994 total population.

**Table 3.10-1
Nevada County Historical Population Estimates 1970-1990**

Geographical Area	1970 (April 1st)	1975	1980	1985	1990
Nevada City	2,314	2,440	2,420	2,660	2,860
Grass Valley	5,149	5,550	6,600	7,750	8,850
Unincorporated	18,883	25,200	41,400	53,100	65,700
Total	26,346	33,200	50,400	63,500	77,500

Source: California Department of Finance, Report E-4, January 1 (except where noted)

The Town has grown from approximately 11,150 residents in 1994 to 15,000 in January 2004, an increase of 3,850 residents or nearly 35 percent over a 10-year period (see Table 3.10-2).

According to the California Department of Finance (DOF), the population of county was approximately 96,100 in January 2004, an increase of 4,067 residents over the 2000 Census figures (92,033 residents). The county seat, Nevada City, had an estimated population of 3,000, in 2004 which is down slightly from the previous year. The DOF reported that the Town had a population of 15,000 in January 2004, an increase of 1,136 residents over the 13,864 estimated by the 2000 Census.

**Table 3.10-2
Nevada County Population Estimates 1996-2006**

Geographical Area	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Town of Truckee	12,050	12,600	13,000	13,300	13,864	14,227	14,701	14,925	15,327	15,746	15,915
Nevada City	2,870	2,920	2,950	2,960	2,996	3,026	3,035	3,045	3,055	3,069	3,088
Grass Valley	9,425	9,500	9,600	10,000	10,922	11,860	11,971	12,075	12,306	13,079	13,031
Unincorporated	63,300	63,700	64,300	64,300	64,251	64,263	65,284	66,327	67,379	67,616	68,032
Total	87,600	88,700	89,800	90,600	92,033	93,376	94,991	96,372	98,067	99,510	100,066

Source: California State Department of Finance, Report E-4, January 1st

By the year 2010, according to the DOF projects in the county will be home to 106,910 residents, an increase of approximately 17 percent over the 2000 population. The DOF estimates that by 2050, the county will have 155,161 total residents, an increase of nearly 70 percent.

The Town of Truckee Housing Element (March 30, 2005) states that based upon historic growth rates, Truckee's population is projected to grow by 2 percent annually from 2004 to 2015. The Town is projected to grow to approximately 15,307 residents by 2005 and 16,900 residents by 2010. The Town projects that 1,800 residents will be added (a 12 percent increase) over the next six years.

SEASONAL POPULATION

The 2000 Census (Summary File 1) reported that the Town had 9,757 total housing units, 4,608 of those units were vacant. The vacancy rate was estimated at 47 percent. Of the 4,608 vacant units, 4,326 or 93 percent of the vacant units were primarily seasonal. Other vacant housing units included those units for rent, for sale, and other. Approximately 44 percent of the total housing units in the Town are for seasonal use. If it is assumed that there is a population per household of 2.7, this represents a seasonal population of 11,680 in addition to the estimated year-round population of 13,800.

In contrast to the Town, the Glenshire/Devonshire area is mostly occupied by permanent residents and it is anticipated that the Canyon Springs subdivision will also be occupied by full time permanent residents.

AGE COMPOSITION

The 1990 Census breaks the population into age categories that give a picture of the age composition of the residents of Truckee (see Table 3.10-3). This composition can be compared to the county population as a whole, and to the population of the State of California.

When compared to the population distribution for the state, it is apparent that county's population is skewed towards higher age brackets with 17.5 percent of the population at 65 years or older compared to 10.7 percent for the state. The Town has 5.6 percent of the population at 65 or older, which is significantly less than both the state and the county. The Town has a larger middle age population with 36.8 percent of the population between 25-44 years old, compared to 24 percent in county and 31.6 percent in the state. Particularly high differences were found in

the population at 65 years and older, which is represented by only 5.3 percent of the Truckee population, as compared to 18.2 percent in the county and 10.5 percent in the state.

Population between 35-44 years old is the largest number of people with 21 percent of the total population. School age children under 19 years account for 28.5 percent of the population, as compared to the county and state proportions of 25.4 percent and 30.1 percent, respectively. The median age of the overall population in the Town is 35 years as compared to 43 years for the county and 33 years for the state.

**Table 3.10-3
2000 Population by Age**

Category	Truckee %	Nevada County %	California %
Under 5 years	6.3	4.7	7.3
5-14	16.2	13.8	15.6
15-19	6.0	6.9	7.2
20-24	5.2	3.9	7.0
25-44	36.8	24	31.6
45-54	16.6	17.9	12.8
55-59	4.5	6.3	4.3
60-64	2.9	5.1	3.4
65-74	3.6	9.1	5.6
75+	2.0	8.4	5.1
Total Population	100%	100%	100%

Source: 2000 Census

Housing

According to the 2000 Census, the majority (90.2 percent) of Truckee’s housing stock consists of single family detached units (see Table 3.10-4). An additional 2.7 percent are single-family attached units, such as townhouses. Duplexes represent one percent of the housing stock. Multi-family housing with more than 3 units per structure includes 5.3 percent of the housing stock. Mobile homes make up the remaining 0.7 percent of the housing stock. Since the 2000 Census, the Town has approved two affordable housing developments and has included affordable units within three other projects. River Village and Sierra Village were both completed in 2001, added 102 very low income housing units. A townhouse development (The Boulders) will include 30 moderate income units, and Gray’s Crossing will provide approximately 175 affordable units including the sale of cottages to moderate-income households and affordable to very low income households for the work force and seasonal workers.

During the period between 1990 and 2000, housing costs have also increased, and the second home market has expanded significantly. The increased demand and cost has resulted in a lack of affordable housing in Truckee. The 2002 Housing Needs Analysis reported that the median price for a home in 2000 was \$323,366. The median income for a household was \$59,000, much lower than that required for a household to afford the median priced home. Between 1990 and 2000, the median household income grew roughly four percent annually and the median home price rose approximately nine percent per year, almost twice as fast. From 1995 to 2003, the

median single-family home price rose from \$156,000 to \$408,000, increasing an average of 13 percent per year.

**Table 3.10-4
General Household Demographic Data for Truckee**

Occupancy and Tenure	2000 Data
Owner-Occupied	73.9%
Renter-Occupied	26.1%
Homeowner Vacancy Rate	1.0%
Rental Vacancy Rate	4.4%
Persons per Owner Occupied Unit	2.71%
Persons per Rental Occupied Unit	2.62%

Source: U.S. Census Bureau 2000

The Town receives housing pressures from households outside the area that purchase units for recreational and/or seasonal use. These households increase demand for housing, but do not participate in the local workforce. In addition, the Town receives seasonal housing pressures from the influx of resort workers during the winter season. These persons often have lower incomes and only require housing during the work season. Overall, Truckee’s housing market is impacted from both second house homeowners, and seasonal workers.

Rental rates have also increased. The majority of the existing rental units are income-restricted; however, supply is very limited. The existing supply of affordable units is inadequate, relative to current demand.

Data from the U.S. Bureau of Census indicates that the housing stock in the Town increased from 3,577 to 6,932 units between 1980 and 1990, an increase of 3,355 units. This change represents a 93.8 percent increase. Since 1990, the number of housing units in Truckee has increased from 6,932 to 9,757.

As indicated, 47 percent of the units in the Town are vacant. Of the 4,608 vacant units, it is estimated that 4,326 units are second homes or vacation rentals, and are not a part of the available housing stock. The composition of types of housing remains mostly single-family detached units. There has been active development of resort housing, which is largely second homes or vacation rentals, and has an indirect effect on the housing inventory in terms of available units for meeting the housing needs of lower income households. These homes are counted as single-family dwellings, since they are individually owned.

Regulatory Setting

FEDERAL

There are no specific federal regulations applicable to population, housing and employment.

STATE

There are no specific State regulations applicable to population, housing and employment.

LOCAL

Town of Truckee General Plan (1996)

The Town General Plan includes goals and policies that relate to Population and Housing in the Land Use and Housing Elements and these are identified below.

Land Use Element Goals and Policies

Goal 1: Provide an adequate amount of land designated for residential, commercial, and industrial uses to meet demand within the life of the Plan.

Goal 2: Create efficient land use patterns which reduce environmental impacts and minimize the potential for residential and commercial sprawl.

Policy 2.3: To provide for projected population growth in an efficient manner, accommodate development at the highest densities in infill areas, consistent with goals for environmental protection and land use compatibility.

Housing Element Goals and Policies (2005)

Goal 1: Ensure an adequate supply of housing to meet the housing needs of all segments of the community.

Policy 1.1: Provide adequate residential sites for the production of new residential units to meet the needs of existing and future residents.

Program 1.2.2: Require residential projects to achieve a minimum density of at least 50 percent of the maximum allowed density. Minimum inclusionary housing standards, which exceed the 15 percent ordinarily required (see Program H-1.3.2), shall be required for any project built below 90 percent of the maximum allowed density, according to a “sliding scale” standard. Exceptions to this policy may be made only in the circumstance that the site is constrained by other government requirements that prevent the builder from constructing above the minimum required density.

The Town has adopted an Ordinance (Chapter 18.32 – Affordable Housing) to implement this program. The Ordinance provides incentives that include the ability to construct up to 50 percent more residential units than normally allowed by the applicable zoning district and General Plan designation.

Policy 1.3: Encourage the private sector to build affordable housing

Program 1.3.2: Require new residential development to allocate at least 15 percent of the units to be affordable to very low, low and moderate-income households.

Goal 4: Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services

Policy 4.2: Encourage clustered residential development that reduces infrastructure and other development costs, preserves and enhance important environmental resources, and maintains important areas as open space.

3.10.2 THRESHOLDS OF SIGNIFICANCE

This section identifies the standard used to identify and measure potential impacts, and the limitations that exist with regard to the imposition of mitigation measures in connection with the project. Based on Appendix G of the State CEQA Guidelines, the project would normally be considered to have a significant adverse impact on population and housing if it would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere;
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

In addition to the above criteria specified in the CEQA Guidelines, the Town considers the following criteria to be important in evaluating impacts on population and housing:

- Development which is inconsistent with anticipated growth under the Town General Plan policies and ordinances should be considered potentially significant.
- Development that contributes to the existing lack of affordable housing may also be considered potentially significant.

If project-related impacts would be significant, other indirect population impacts could occur such as changes in community interaction patterns, social organizations, social structures, or social institutions and conflicts with community attitudes, values, or perceptions. The analysis will assess the potential occurrence and significance of population impacts from construction and operation of the proposed subdivision.

3.10.3 IMPACTS AND MITIGATION MEASURES

Impact #3.10-1: Development of the proposed project would increase the population in the vicinity (growth-inducing impact) beyond that which is anticipated in the General Plan.

Discussion/Conclusion: The proposed project would include the development of 213 single-family lots that would result in an additional population of approximately 575 people in the Town. According to the Town of Truckee General Plan Housing Element (2005), the median household size is 2.7. The proposed project meets the Town's current property zoning allowing for 214 residential units (RS-1). It is likely that some second units will be built in the project area as allowed by the Town. These second units will provide additional needed housing for the Town. Second units are generally smaller and may provide a source of affordable housing. The Town's Housing Element encourages the construction of second units for eligible owners.

Under the Town's Development Code, the proposed project would be required to dedicate 144 acres of open space. The applicant is proposing cluster development and dedication of 182.34 acres of open space, which represents 64.3 percent of the proposed project site. The proposed project exceeds the first criteria by proposing to dedicate public open space, public access, and/or public recreation beyond that necessary for the proposed project. The proposed project is not located in an infill area as shown on Sheet 28 of the Town Zoning Map and will not provide enhanced public facilities (such as transit) beyond those required for the proposed project; therefore, the site is not eligible for a density increase. Based upon the above analysis, it would appear that the proposed project is within the density anticipated in the General Plan and exceeds the Town requirements for open space.

The site plan proposes to designate 15 percent (32 lots) of the projects 213 lots as "Restricted Affordable," and 18 percent of the available 181 marketable lots. The Development Code (Section 18.32.020) outlines the eligibility requirements for density bonuses and other incentives. The proposed project does not meet the Town's eligibility requirements for density bonuses related to affordable housing.

Under the existing zoning and General Plan provisions, the proposed project would meet the Town's zoning requirements as discussed above. An additional 38.34 acres above the required dedicated 144 acres of open space would be included in the proposed project. Therefore, the proposed project would meet criteria specified under the Development Code and General Plan provisions. The impacts to population growth would be *less than significant*.

Mitigation Measures

No mitigation measures are required.

Impact #3.10-2: Impact of the proposed project on compliance with the Housing Element of Town of Truckee General Plan and meeting the housing needs in the Town.

Discussion/Conclusion: The Town's Housing Element was adopted in March 2005. The Canyon Springs project is consistent with the housing policy 1.3.2 in the adopted Housing Element providing affordable housing within the proposed project. The proposed project proposes to set aside 18 percent of the 181 market rate units for sale to very-low and low income households. The proposed project will provide additional housing opportunities although the site is not included in the list of sites available to accommodate affordable housing. The Housing

Element states that there is adequate availability of developable acreage in the upper density ranges to allow for development of housing that may be affordable to very low and low-income households to meet regional housing needs. The Canyon Springs project site is in a low-density area that has not been identified as necessary for the Town to meet its needs with regard to the provision of affordable housing. It should be noted that the applicant proposes to offer 32 lots for sale to moderate-income (120 percent of median income) families. These lots are all located in Phase I and Phase II of the proposed project. Selling a number of lots to moderate-income families does not increase the amount of affordable housing in the Town. These lots will be developed into 18 single-family homes with lots that are 10,000 square feet in size. The 14 remaining lots will be constructed as duplex units with lot sizes up to 10,000 square feet. The “Restricted Affordable” housing units will be located on a cul-de-sac at Tioga Court with duplex housing at the corners. This is not considered a significant impact, since the proposed project will not result in the Town being out of compliance with the Housing Element and this site is not needed to meet the affordable housing needs of the Town. As noted above, the proposed project will provide additional housing opportunities and will help meet the housing needs in the Town. There is *no impact*.

Mitigation Measures

No mitigation measures are required.

Cumulative Impacts

Discussion/Conclusion: The proposed project is in accordance with the Truckee General Plan and Zoning Code and will not contribute to cumulative impacts in regards to housing.