

**TOWN OF TRUCKEE**  
**California**

**PLANNING COMMISSION RESOLUTION No. 2023-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE  
RECOMMENDING ADOPTION OF THE 2040 GENERAL PLAN**

**WHEREAS**, the Town Council initiated an update to the 2025 General Plan in February 2018 that included an update to the Truckee Downtown Specific Plan and preparation of a Draft Environmental Impact Report (Draft EIR); and

**WHEREAS**, Community Development Department staff initiated a Housing Element update in January 2019, concurrent with an update of the 2025 General Plan, to ensure adoption of the Town's 6<sup>th</sup> Cycle Housing Element (the 2019-2027 Housing Element) prior to expiration of the 2014-2019 Housing Element; and

**WHEREAS**, the 2019-2027 Housing Element was adopted by the Town Council on August 13, 2019 by Council Resolution 2019-43 and is incorporated into the draft 2040 General Plan by reference; and

**WHEREAS**, the public hearing draft of the 2040 General Plan was released June 3, 2022 by the Community Development Department to the public and local and State agencies for review; and

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on March 4, 2022, the Town sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #2022030190) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the Town held a duly noticed Scoping Meeting on March 14, 2022, to solicit comments on the scope of the environmental review of the proposed Project and comments were received; and

**WHEREAS**, a Draft Environmental Impact Report ("Draft EIR") was prepared, and incorporated comments received in response to the NOP; and

**WHEREAS**, the Draft EIR concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to Aesthetics (Impact 4.1-3), Air Quality (Impacts 4.3-1, 4.3-2, 4.3-4 and 4.3-5), Biological Resources (Impact 4.4-4), Cultural Resources (Impact 4.5-1), Greenhouse Gas Emissions (Impacts 4.8-1 and 4.8-2), Hazards and Hazardous Materials (Impact 4.9-7), Noise (Impacts 4.13-1, 4.13-2, 4.13-3, 4.13-5), Transportation (Impact 4.17-2), Tribal Cultural Resources (Impact 4.18-1) and Wildfire (Impacts 4.20-2, 4.20-3 and 4.20-4); and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on August 10, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the Town provided Notice of Availability of the Draft EIR to the public at the same time that the Town sent Notice of Completion to the Office of Planning and Research, on August 9, 2022; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at the Town of Truckee, Planning Division (10183 Truckee Airport Road, Truckee, CA) and on the Town's website; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 9, 2022 to September 23, 2022; and

**WHEREAS**, during the public review and comment period, the Town consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

**WHEREAS**, the Town received fifty-eight (58) written comment letters on the Draft EIR and an acknowledgement from the State Clearinghouse that the Town had complied with CEQA environmental review requirements; and

**WHEREAS**, pursuant to Public Resources Code section 21092.5, the Town provided copies of its responses to commenting public agencies at least ten (10) days prior to the Town's consideration of the Final EIR on March 13, 2023; and

**WHEREAS**, the public hearing draft of the 2040 General Plan and Downtown Truckee Plan were released June 3, 2022 by the Community Development Department to the public and local and State agencies for review and public comment; and

**WHEREAS**, the Community Development Department prepared a Draft EIR, "Town of Truckee 2040 General Plan Update and Downtown Truckee Plan Project" (Draft EIR), SCH # 2022030190, that included consideration of SB2 sites; and

**WHEREAS**, on March 7, 2023 the final public review draft 2040 General Plan and Downtown Truckee Plan were released by the Community Development Department to the public and local and State agencies for public review; and

**WHEREAS**, on March 10, 2023, the Town released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the Town has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the Town in connection with the preparation of the EIR, which

is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the Town has made certain findings of fact, as set forth in **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town of Truckee, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the Town finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in **Section II** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, the Town finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in **Section III** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in **Section IV** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR are described in **Section V** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR are described in **Section VI** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, alternatives to the proposed Project that would reduce the significant environmental impacts are described in **Section VII** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, a statement of overriding considerations is set forth in **Section VIII** of **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, all the policies and actions items identified in the EIR that are necessary to reduce the potentially significant impacts of the proposed Project to a level of less than significant are set forth in the Policy and Action Monitoring Program in **Exhibit D** of Council Resolution No. 2023-03, incorporated by reference and on file with the Town; and

**WHEREAS**, prior to taking action, the Town has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, the EIR reflects the independent judgment of the Town and is deemed adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made in the public hearings conducted by the Town and no additional information submitted to the Town have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, on March 21 and 22, 2023, the Town conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and

**WHEREAS**, a public notice was published in the Sierra Sun on March 10 and March 17, 2023 and mailed to all persons requesting notice of the availability of the Final EIR, final public review draft of the 2040 General Plan, final public review draft of the Downtown Truckee Plan and associated Development Code and Zoning Map amendments, including rezoning for SB2 sites and

**WHEREAS**, a public notice was published in the Sierra Sun and mailed to all persons requesting notice of the date, time, and location of the Planning Commission public hearing to comment on the Planning Commission's recommendation to Town Council on the adoption of the 2040 General Plan, Development Code Amendments, Zoning Map Amendments, the Downtown Truckee Plan and the Final EIR; and

**WHEREAS**, the Planning Commission also wishes to forward a recommendation to the Town Council on the certification of the Final EIR; and

**WHEREAS**, the Planning Commission finds the Final EIR has been prepared and completed in compliance with the California Environmental Quality Act Statutes and Guidelines; and

**WHEREAS**, the Planning Commission finds the Final EIR reflects the independent judgment and analysis of the Town of Truckee; and

**WHEREAS**, the Planning Commission reviewed and considered the information contained in the Final EIR prior to forwarding its recommendation on the 2040 General Plan, associated Development Code text amendments and Zoning Map amendments and the Downtown Truckee Plan to the Town Council; and

**WHEREAS**, the Planning Commission finds the Final EIR provides specific economic, legal, social, technological, and other considerations with necessary supporting documentation as to why identified policies and actions items and alternatives are not feasible to reduce the significant and unavoidable impacts to a less than significant level; and

**WHEREAS**, the Planning Commission finds that the recommended revisions to the 2040 General Plan are minor, will not create new environmental impacts, and will not result in more intensive impacts on environmental topics analyzed in the Draft EIR.

**WHEREAS**, after hearing all relevant testimony from staff, the public and the Town's consultant team, the Planning Commission voted to recommend that the Town Council certify the EIR for the Project; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred;

**THEREFORE BE IT RESOLVED**, the Planning Commission hereby recommends the Town Council adopt the public review draft of the 2040 General Plan identified in Exhibit B with the revisions identified in Exhibit A attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Planning Commission finds adoption of the 2040 plan is necessary and in the public interest, health, safety, convenience and welfare of the Town.

The foregoing Resolution was introduced by Commission Member \_\_\_\_\_ and seconded by Commission Member \_\_\_\_\_ at a Regular Meeting of the Truckee Planning Commission held on the 22nd day of March 2023 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Dave Gove, Chair  
Town of Truckee Planning Commission

ATTEST:

\_\_\_\_\_  
Kayley Metroka, Secretary

Attachments:

Exhibit A – Planning Commission Recommended Revisions to 2040 General Plan  
Exhibit B – 2040 General Plan

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**EXHIBIT A**

**PLANNING COMMISSION RECOMMENDED REVISIONS TO  
2040 GENERAL PLAN**

The Planning Commission hereby recommends the following revisions to the March 2023 public review draft of the 2040 General Plan:

Additions are indicated by *italic underline* type.

Deletions are indicated by ~~strikethrough~~ type.

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**EXHIBIT B**

**2040 GENERAL PLAN**