

MAP Truckee 2040 General Plan Proposals

*All additions shown in blue; all removals shown in red.

Climate Action Plan and Resolution

Adopt a resolution and include a paragraph in the General Plan stating that the Climate Action Plan (CAP) cannot be used for tiering for any projects that will be operational beyond 2030. This will ensure that projects submitted in the next 7 years that will operate beyond 2030 will continue to be required to prepare any necessary greenhouse gas emissions analysis and comply with statewide regulations.

- **Proposed edits to GPU. These edits should also be incorporated into Exhibit “A” to Resolution No. 2023-18:**
 - At p. 1-9: The complete CAP document is structured to serve as a programmatic tiering document for analysis purposes as part of CEQA under certain circumstances as set forth herein.
 - At p. 9-4: A tiering document front-loads the analysis needed for certain new development projects in the town to decrease the time and money required for project-level environmental analyses. As part of implementation of the Town’s CAP, a CAP Development Review Checklist is being prepared to support new development projects in complying with applicable GHG reduction measures in the CAP. The checklist, in conjunction with the CAP, provides a streamlined review process for some of the proposed new development projects that are subject to discretionary review that triggers environmental review under CEQA (e.g., an initial study/negative declaration or a full environmental impact report is required). Project applicants may seek to streamline the review process by using the CAP to analyze GHG emissions impacts so long as the proposed project would not be operational beyond 2030 throughout the life of the project, regardless of the initial operational date. Such projects can achieve streamlining pursuant to the provisions of Section 15183.5 by including all applicable GHG reduction measures in this CAP in the project’s design or as mitigation measures in the environmental document, thus demonstrating that the project is consistent with CAP goals and policies and may determine that the project’s incremental contribution to a cumulative effect is not cumulatively considerable. A project with operational dates extending beyond 2030 would not be capable of using the CAP for CEQA streamlining.
 - *[Note: The last sentence is a direct quote from the FEIR at p. 3-150].*
- **Proposed modifications to Resolution No. 2023-18, Exhibit “C”:**
 - The Council acknowledges the implementation of the 2040 General Plan will result in 19 significant and unavoidable impacts to the environment.

Further, the Council finds, in balancing the benefits of 2040 General Plan against these unavoidable environmental risks, that the benefits of the 2040 General Plan outweigh the significant and unavoidable effects and that these adverse environmental effects are acceptable. Some of the many benefits of the Town of Truckee 2040 General Plan are:

- The 2040 General Plan includes the Town's first Climate Action Plan Element which serves as a complete climate action plan document that allows the Town to:
 - Assess its current greenhouse gas (GHG) emissions
 - Establish targets and goals for emissions reductions
 - Identify and implement specific measures that reduce GHG emissions to achieve state and Town targets
 - Utilize programmatic tiering for proposed new projects that would not be operational beyond 2030 (throughout the life of the project) for analysis purposes under CEQA.

General Plan Policy Proposals:

1. COS-1.C Mapping of Open Space, ~~and~~ Natural Resources, and Wildlife Resources

- a. Continue to update the Town's GIS-based system to catalog, map, and evaluate open space resources in Truckee and its vicinity. The maps and associated database should incorporate all available data, including topography and natural features (including lakes, rivers, tributaries, wetlands, groundwater-dependent ecosystems, and riparian habitats), biological resources (including wildlife migration corridors, wildlife nurseries, and sensitive/critical habitat areas), current land use, protection status, ownership, and connections such as roads and trails. Update the database regularly to ensure it includes information that is as current as possible. [Source: 2025 General Plan, Conservation and Open Space Element, Action A1.3, modified]
 - i. Responsibility: Community Development Department, Public Works Department
 - ii. Time Frame: Short term (completion by 2025 and ongoing)

2. LU-1.D Transfer of Development Rights

- a. ~~Evaluate the feasibility of establishing~~ Create a transfer of development rights (TDR) program that helps achieve the 2040 General Plan land use goal to create efficient land use patterns and conserve land on the town's perimeter while encouraging growth in the urban core. Utilize the open space, natural resources, and wildlife resources maps developed through action COS-1.C to inform the program and identify potential sending sites. [Source: New action]

- i. Responsibility: Community Development Department
- ii. Time Frame: Short term (to be developed and presented to the Town Council by the close of 2025).

3. **CC-6.G Environmental Justice Program**

- a. Evaluate the need for an Environmental Justice Element/Program that would serve Truckee's disadvantaged and marginalized community members. This would include conducting an analysis of whether Truckee has disadvantaged communities not identified by California EPA, following the California Office of Planning and Research guidance on using community-specific data to identify disadvantaged communities. This analysis would be repeated every five years, and if disadvantaged communities are identified, the Town would prepare an Environmental Justice Element per SB 1000.
 - i. Responsibility: Diversity, Equity and Inclusion Program Manager
 - ii. Time Frame: Short term and ongoing

4. **LU-2.B Town of Truckee Workforce and Affordable Housing Density Bonus**

- a. Create a Town of Truckee-specific Workforce and Affordable Housing density bonus program ~~modeled after the State of California's Density Bonus Law~~ that offers additional housing density and financial incentives for the creation of workforce and affordable housing units in targeted infill areas that meet the affordability needs of Truckee's local workforce. Identify specific criteria to participate this program [Source: New action]
 - i. Responsibility: Community Development Department
 - ii. Time Frame: Short term

5. **LU-2.D Workforce Housing Development Code Amendment**

- a. Amend the Development Code to define workforce housing.
 - i. Responsibility: Community Development Department
 - ii. Time Frame: Short Term

*Example: **MHC/Coburn Crossing**—Workforce is tied to people working in a geographic area, TTUSD district, 30 hours per week.

*Example: **TRPA**—Achievable Housing definition includes retired persons who have lived in a deed-restricted unit in the Tahoe Basin for more than seven years OR At least one occupant of the household is full-time worker for an employer within the Tahoe region or Tahoe-Truckee Unified School District.

6. **West River Industrial:**

- a. **P. 2-8:** The Riverfront Mixed Use land use designation is intended to revitalize the river by providing improved ~~industrial areas and~~ river-

oriented retail and restaurant uses. This designation provides for a transition from industrial uses to a river-oriented mixed-use district along West River Street and allows a wide range of uses including ~~industrial uses~~, retail, and service commercial. Multi-family residential is allowed as part of a mixed-use development. Existing industrial uses are allowed to continue under this designation; however, ~~no new or expanded industrial uses or developments are allowed in this zoning district and existing industrial developments shall become legal, non-conforming uses. any new or expansion of industrial development would be required to limit outdoor storage and implement visual screening measures.~~ This designation allows horizontal mixed use and vertical mixed use.

- b. Remove industrial from the allowable uses in the Riverfront Mixed Land Use Designation
- c. Industrial should be relocated from the entire River District (West River and East River)

7. M-1.B: VMT Mitigation

- a. Establish appropriate mitigation measures for projects that cannot adequately reduce VMT to acceptable standards by 2024, ~~which would include feasible mitigation measures necessary to achieve and maintain acceptable VMT standards. Include a condition of project approval or language in the Policy and Action Monitoring Program to review mitigation measures every five years and to require feasible mitigation measures at that time to achieve and maintain acceptable VMT standards.~~ VMT mitigation measures might include, but are not limited to...

8. CAP-4.2 Charging Station System

- a. Enhance the electric vehicle charging station network throughout town for both public and private fleets ~~as much as is feasible. Establish incentives for electric vehicles such as priority parking in public and private parking lots. Consider waiving permit fees for the installation of charging stations that are open to the public.~~ [Source: New policy]

9. CAP-7.B Renewable Natural Gas Supply

- a. Work with Southwest Gas, other municipalities and other relevant stakeholders, ~~starting immediately~~, to develop a timeline with specific targets to increase the supply of renewable natural gas to Truckee residents. Explore the costs and benefits of various pathways to providing renewable natural gas to Truckee residents and pursue the most cost-effective path that still achieves GHG reductions. Strive to achieve a 25 percent greenhouse gas reduction in natural gas ~~use in existing buildings~~

by 2030, and set further reduction targets for 2035 and 2040. In new construction, strive to reduce natural gas installations to the greatest degree possible and explore reliable alternatives to natural gas. [Source: New action]

10. CAP-7.F Town Facility Retrofits

- a. Retrofit existing Town facilities and support other local agencies' efforts to pursue upgrades of existing facilities as part of future Capital Improvement Projects, considering use of all-electric energy, efficient natural gas units, and renewable energy generation. Explore phasing out natural gas use in Town facilities to the greatest degree possible. [Source: New action]

Additional Specific Requests

1. **P.1-5: Vision for the Future:** *In 2040, Truckee is a welcoming, inclusive, and thriving mountain town with a diverse community, strong four-season economy, and healthy environment. Truckee features a variety of housing types that support homeowners, residents and visitors. Our historic downtown is the heart and soul of our town. As the hub, it connects a revitalized and accessible Truckee River with our neighborhoods and regional amenities through a comprehensive network of multi-use trails and transportation solutions.*
2. **Mitigation Measures** - Clear identification as to which policies/action items are identified in the EIR as mitigation measures and which are intended to be implemented in good faith.
3. **Clarify Timeframes for Ongoing Policies and Actions** - For any new policy or action where the timeframe is currently listed as "Ongoing", suggest this be amended to include a start date and note that the effort will continue. Instead of "Ongoing", the time frame could be "Commence in the short term and then ongoing". Actions M-2e, M-2F, CAP-11.A (and others) should be updated.
4. **Public Sector Responsibilities** - CAE/CAP does not appear to include commitments from the Town to take action in reducing climate impacts, which is typically a large sector of energy use and emissions. Policies and actions that address participation from the private sector should be mandated for the public sector. For instance, Policy M-3.9 (Low/No-Emissions Transit Fleets), states "Work with local and regional special districts, agencies, community partners and businesses with large vehicle fleets to encourage conversion to low-and zero-emissions vehicles such as electric or hybrid buses or renewable-diesel fueled. In collaboration with electric utilities, explore using electric fleet batteries for back-up and supplemental energy." The policy should also note that the Town is required to convert to zero-emissions vehicles as well.

5. **Truckee 2040 Accountability Task Force** - MAP is asking the Town to create some sort of GP task force to make quarterly reports to the Town Council on their progress with GP items. Though not currently identified in the work plan, it would be helpful to dedicate funding for a consultant to manage this process. This would help to provide assurance to the community that the GP actions will be implemented per the identified schedule.
6. **Timelines are Confusing** - Short Term, Midterm and Long Term—In a recent Town Council hearing, Town staff stated that short term, midterm and long term are the timeframes by which an action or policy must be considered by the Town Council, not the timeframe by which the action or policy must be complete. This is confusing given the language in the General Plan. The following modifications are proposed:
 - a. **P. 1-9:** Each action has an identified responsibility and time frame. The appropriate Town department or partnering agency is listed as the responsibility and the timeframe is listed as short term, midterm, long term, ongoing, or annually. Short term includes actions that will be **completed implemented** by 2025, midterm includes actions that will be **completed implemented** by 2030, and long term includes actions that will be **completed implemented** after 2030.