

RESOLUTION 2021-14

EXHIBIT “C”

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT

FOR THE

JOERGER RANCH SPECIFIC PLAN (PC-3)

Prepared by:

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This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified Town of Truckee Joerger Ranch Specific Plan Environmental Impact Report (EIR) (SCH #2012052073). The Town of Truckee is the lead agency for the environmental review of the Joerger Ranch Specific Plan (Plan).

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

At the February 9, 2021 Town Council hearing, the Council directed staff to work with the Planning Commission on potential amendments to the Plan to address questions related to implementation of the Plan's housing requirements. Although changes to the Plan are being proposed, the Town of Truckee is not proposing to amend any EIR mitigation measures or to make any amendments to the EIR itself as there are no identified environmental effects which result from the proposed changes to the Plan. Consistent with the Town's procedures for amendments to Specific Plans, the Planning Commission will forward its recommendation to the Council for the Council's consideration.

A summary of the proposed housing-related amendment topics is provided below:

1. Housing as a Targeted, Conditionally Allowed or Permitted Use
2. Standalone Housing Projects and Mixed-Use Developments
3. Inclusionary Housing
4. Workforce Housing Construction
5. Workforce Housing In-Lieu Fees
6. Multifamily Housing Development Standards and Design Guidelines

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

If, after certification of an EIR, there are changes or additions to a project which will require major revisions of the previous EIR, or substantial changes to the circumstances under which the EIR was prepared, as explained below, CEQA provides three possible mechanisms to address these changes: a subsequent EIR, a supplement to an EIR, or an addendum to an EIR.

Section 15162(a) of the CEQA Guidelines provides that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following conditions is met:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 of the CEQA Guidelines states that a lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described above in Section 15162(a), calling for preparation of a subsequent EIR, have occurred.

As documented in Section 3.0, the proposed revisions to the Plan would not result in a new significant impact (condition "3A"), or a substantial increase in the severity of a previously identified significant impact (condition "3B"). Furthermore, the Town has not refused to adopt a mitigation measure (conditions 3"C" and "3D"). None of the "new information" conditions are present here to trigger the need for a subsequent or supplemental EIR. While changes are proposed to certain aspects of the Plan, these changes will not require any revisions to the previous EIR and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects that would result from the proposed changes (Condition 1). Substantial changes have not occurred with respect to the circumstances under which the project has been undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (Condition 2).

Furthermore, as noted in Section 3.0, mitigation was incorporated in the EIR that would reduce all project impacts to a less than significant level. A detailed discussion of all project impacts and mitigation measures is included in the Joerger Ranch Specific Plan Draft and Final EIRs (DeNovo Planning Group, 2015). The mitigation incorporated in the original project adequately reduces all impacts associated with the proposed changes to a less than significant level, with the exception of Impact 3.1-1 which states that the "project operations have the potential to cause a violation of an air quality standard or contribute substantially to an existing or project air quality violation." Since this impact was found to be significant and unavoidable (even with mitigation), the Council was required to make a Findings of Fact and Statement of Overriding Consideration. The Final EIR (EIR) prepared for the original project is incorporated into this document by reference.

In accordance with CEQA Guidelines Section 15164(e) and because none of the conditions described in Section 15162(a) of the CEQA Guidelines calling for preparation of a subsequent EIR would occur, an addendum to the 2015 EIR is the appropriate mechanism to analyze the proposed Plan changes. As analyzed and discussed below, the proposed changes will not result in new significant environmental impacts, nor do the proposed Plan changes require any revisions to the Plan EIR.

1.3 ORGANIZATION AND SCOPE OF THE ADDENDUM

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the EIR addendum.

SECTION 2.0 – PROJECT DESCRIPTION (PROJECT CHANGES)

This section provides a detailed description of the proposed revisions.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section contains an analysis of environmental topic areas that are related to the revisions.

SECTION 4.0 – REPORT PREPARER

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate category in Section 3.0 (Environmental Analysis).

2.1 PURPOSE AND SCOPE OF THE ADDENDUM TO THE JOERGER RANCH SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

On March 24, 2015, the Town of Truckee Town Council certified the Joerger Ranch Specific Plan Environmental Impact Report (EIR) (SCH #2012052073). See Figure 1 below for the project’s regional location.

Figure 1: Joerger Ranch Specific Plan location



California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND). This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

Since approval, Joerger Ranch Specific Plan has not been modified, though an EIR addendum was prepared and accepted in 2018. That addendum addressed modifications to the EIR Mitigation Measures related to Section 3.7 Hydrology and Water Quality, 3.10 Public Services and Recreation, and 3.11 Transportation and Circulation. This addendum has been prepared to evaluate the proposed Plan changes and to address any potential new environmental effects.

The Joerger Ranch Specific Plan Draft and Final EIR is incorporated by reference into this addendum. Relevant passages from the Final EIR are cited throughout the addendum. The Joerger Ranch Specific Plan Draft and Final EIR is available for review on the Town website (www.townoftruckee.com) and at the following address:

Town of Truckee
Community Development Department
10183 Truckee Airport Road
Truckee, CA 96161

2.2 PROJECT MODIFICATIONS EVALUATED IN THE ADDENDUM

Following Town review of several development projects within the Plan Area, a number of questions have arisen related to implementation of the Plan's housing requirements. These questions included discrepancies in the Plan's requirements, modifications needed to address changes in State law following Plan adoption in 2015 and Town Council interest in modifying the Plan's inclusionary housing and workforce housing requirements.

The Town is proposing to make several housing-related amendments to the Plan, including the following:

1. **Housing as a Targeted, Conditionally Allowed or Permitted Use:** Amend the allowed use tables to identify housing as a permitted use in the zoning districts where it was previously identified as a conditionally allowed use; add mixed-use senior housing and cohousing to all Specific Plan zones where housing is currently a conditionally allowed use; and amend the Specific Plan text to remove references to the fact that the Specific Plan is not intended for housing.
2. **Standalone Housing Projects and Mixed-Use Developments:** Amend the allowed use tables to identify that housing projects outside the RMW-20 zone are allowed as part of a mixed-use development, and amend the development standards to require mixed-use projects to provide at least 50 percent of the floor area for commercial and/or manufacturing/industrial uses, consistent with Development Code Section 18.58.140 (Mixed-Use Development).
3. **Inclusionary Housing:** Amend the language in the Plan policies and conditions of approval to require future projects to comply with the Town's inclusionary housing ordinance.
4. **Workforce Housing Construction:** Amend the language in the Plan policies and conditions of approval related to construction of workforce housing on the RMW-20 parcel to match the development potential calculation identified in Table 7.4A; clarify that the square footage trigger to construct the workforce housing units is based on all development within the Plan area and that construction of the RMW-20 parcel is required once the 139,828 sq. ft. buildout number has been reached; require future projects outside the RMW-20 zone to comply with the Town's workforce housing ordinance; and identify that these requirements apply to projects approved prior to adoption of the Specific Plan amendments.
5. **Workforce Housing In-Lieu Fees:** Amend the Plan's workforce housing in-lieu fee requirements to allow onsite construction of deed-restricted workforce housing units to meet a project's unmet workforce housing demand identified in Table 7.4B, consistent with the requirements of Development Code Chapter 18.216 (Workforce Housing).
6. **Multifamily Housing Development Standards and Design Guidelines:** Amend the development standards to require compliance with Development Code Section 18.58.180 (Multi-Family Residential Projects) and the RMW-20 development standards for mixed-use projects in the commercial zoning districts and for standalone residential projects, and revise the design guidelines throughout the Plan to create objective design standards.

The actual text changes within the Plan are as follows. (Deletions are shown by strikethrough type and additions are shown by underline italicized type.):

1. Chapter 1, Section 2, amend text to read as follows:

Although airport operations and noise constraints from both the airport and the existing roadways limit the possibility of accommodating extensive residential uses in the plan area, there is opportunity for workforce and inclusionary housing in support of envisioned non-residential land uses.

2. Chapter 2, JR Goal 8, amend Policy 8.1 to read as follows:

Development within the Specific Plan Area with the exception of the construction of workforce housing units on the RMW-20 parcel shall ~~be exempt from~~ comply with the requirements of Development Code Chapter 18.214 (Inclusionary Housing).

3. Chapter 2, JR Goal 8, amend Policy 8.5 to read as follows:

Housing in-lieu fees, as identified in Table 7.4B, shall be paid prior to issuance of temporary occupancy for the first building within each zoning district for projects approved prior to adoption of the Specific Plan amendments by the Town

Council on June 8, 2021. Future projects shall comply with the requirements of Development Code Chapter 18.216 (Workforce Housing).

4. Chapter 2, JR Goal 8, amend Policy 8.6 to read as follows:

Foundations shall be installed for a minimum 72-unit workforce housing project within the RMW-20 zone prior to buildout of 40% of the Specific Plan area ~~(a maximum of 181,645~~ 139,828 sq. ft. of residential and non-residential floor area), and adequate performance guarantees shall be provided to ensure completion of the workforce housing construction in compliance with Development Code Chapter 18.84 (Performance Guarantees).

5. Chapter 2, JR Goal 8, amend Policy 8.7 to read as follows:

Prohibit the issuance of building permits once a total of ~~181,645~~ 139,828 sq. ft. of residential and non-residential floor area has been constructed if foundations have not been installed and adequate performance guarantees provided for the workforce housing project.

6. Chapter 4, Section 2 (General Commercial Zoning Districts), add General Development Standards to read as follows:

CG-9: Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area. The commercial and manufacturing/industrial uses within a mixed-use project must primarily serve the greater community rather than merely providing amenities for the residential tenants (for example, a laundromat or child care center that primarily serves the building residents).

CG-10: Mixed-use projects and standalone residential projects are required to comply with Development Code Section 18.58.180 (Multi-Family Residential Projects) and with the RMW-20 Design Standards.

CG-11: In mixed-use projects and standalone residential projects, common open space shall be located to maximize solar exposure.

CG-12: In mixed-use projects and standalone residential projects, parking shall include a minimum of two electric vehicle charging stations. These stations may be combined with guest parking.

CG-13: The minimum number of bicycle parking spaces shall equal 25 percent of the parking demand for the project. At least 45 percent of the required bicycle parking spaces shall be provided as enclosed bicycle parking spaces, such as bicycle lockers. At minimum, the number of bicycle parking spaces provided within 50 feet of each mixed-use building or residential building shall be equivalent to the number of residential units included in each building.

7. Chapter 4, Section 2 (General Commercial Zoning Districts), amend General Design Guidelines to read as follows:

General Design Guidelines-Standards

CG-G1: A variety of building sizes, heights, and orientation ~~should~~ shall be provided. ~~Consideration should be given to adjacent on- and off-site development to ensure that there are p~~ Physical and visual connections shall be provided between adjacent buildings and projects in adjacent on- and off-site development.

Pedestrian Access and Circulation

CG-G2: Site designs ~~should~~ shall provide pedestrian access from the public street(s) to the main entrance of each building.

CG-G3: Separated sidewalks are ~~preferred~~ required within parking lots.

CG-G4: Each building ~~should~~ shall have a clearly defined pedestrian access route connecting adjacent buildings throughout the project.

Plazas and Paving

CG-G5: Buildings ~~should~~ shall be arranged to create "outdoor rooms" or plazas. The location and purpose of plazas ~~should~~ shall be carefully considered to ensure they are functional.

CG-G6: Exterior spaces ~~should~~ shall provide shade during the summer and protection from wind, rain and snow in the winter. North-facing plazas ~~are discouraged~~ shall be avoided.

CG-G7: Special attention ~~should be given to~~ hardscape, including shall address color, pattern, durability and function.

CG-G8: Permeable or interlocking pavers ~~are preferred~~ shall be utilized in heavily traveled pedestrian areas such as primary walkways and plazas.

Architectural Design

CG-G9: Buildings ~~should~~ shall be designed so that they may be adapted to a variety of uses and tenants throughout the life of the building.

CG-G10: Development ~~should~~ shall incorporate mature trees to the extent feasible.

CG-G11: Imaginative use of traditional or contemporary styles ~~that~~ shall be used to suggest a style from Truckee's past without directly copying a style ~~is encouraged~~.

CG-G12: Building heights ~~should~~ shall relate to plazas and gathering areas, allowing for maximum sun and ventilation, protection from the elements and enhanced views of surrounding natural features.

CG-G13: Building materials, forms and details ~~should~~ shall reflect Truckee's small town mountain character.

Forms and Massing

CG-G14: ~~Where feasible, b~~ Buildings within the CG Zoning District ~~should~~ shall be designed to incorporate a combination of 1- and 2-story design elements to reduce visual massing while accommodating allowed residential densities in mixed-use projects, anchored by vertical elements with interesting roof lines.

CG-G15: All building elevations ~~should~~ shall be articulated with details and elements from the primary façade. Blank, unarticulated building façades ~~should~~ shall be avoided.

Scale

Buildings greater than 5,000 s.f. ~~should~~ shall incorporate the following:

CG-G16: Vary the building heights along a street to achieve more visual interest and distinct building character, avoiding the monotony of continuous building height.

CG-G17: Combine horizontal and vertical elements to provide variation, interest and rhythm within and among buildings.

CG-G18: Articulate the different parts of a building façade through arrangement of façade elements and/or a change in materials.

CG-G19: Break up large buildings by changes in wall planes, eaves, windows or other architectural ornamentation as well as thoughtful combinations of complementary material changes.

Entries

CG-G20: Building frontages ~~should~~ shall have inviting entries that create a welcoming atmosphere. Entries ~~should~~ shall be prominently placed for easy access from the public right-of-way.

CG-G21: Design buildings on corner lots with two front entries facing each public right-of-way.

CG-G22: All building elevations facing and/or adjacent to Highway 267 ~~should~~ shall be well articulated and ~~should~~ shall include one or more of the following features to enhance the building's aesthetics.

- 25% of the wall surface area to window openings.
- Use of window and/or entries that reinforce the pattern of small storefront spaces.

Building Materials

CG-G23: All building materials ~~should~~ shall be durable and of high quality such as:

- a. STONE Stone such as weathered granite, basaltic rock, or natural stone should be used to tie buildings to their sites and may also be used to express structural mass in walls and chimneys. Stone walls ~~should~~ shall ~~strive to~~ appear load-bearing, as opposed to a thin veneer.
- b. BRICK Brick is functional and creates texture.
- c. CONCRETE WALLS Concrete walls ~~can be functionally durable and attractive. F~~ with formed, fluted details and staining ~~can~~ to provide an aesthetically rustic look for exterior walls; board-form concrete ~~is encouraged.~~
- d. WOOD BOARD AND BATTEN Vertical board and batten, as well as reversed wide battens over boards or rough sawn plywood with batten, ~~may be used~~ in various sizes and widths.
- e. WOOD SIDING Various sizes and profiles of wood siding ~~may be used~~ in horizontal or vertical patterns. Stain, semi-transparent stain and painted wood are ~~appropriate~~ permitted.
- f. METAL SIDING Metal siding ~~when applied appropriately can be a good~~ as an alternative to wood siding. When used, metal siding ~~should~~ shall be allowed to naturally weather and blend with the subtle earth tones of the site (i.e. corten steel and similar metals).
- g. ORNAMENTAL AND STRUCTURAL STEEL Steel materials ~~may be used~~ as accent elements to reinforce the structural expression and crafted nature of the building. Appropriate uses include exposed structural numbers, metal banding at column bases, steel cross-ties and steel connectors at timber connections.

Windows

CG-G24: Window patterns ~~should~~ shall reflect Truckee's utilitarian design character.

CG-G25: Aluminum storefront windows are ~~encouraged~~ permitted for retail spaces.

Roofs, Gutters & Downspouts

CG-G26: Roofs ~~should~~ shall be designed to adequately address snow shedding, and include details such as ventilation, insulation, gutters, etc. The roof design ~~should~~ shall avoid conflicts with drainage, safety issues and landscaping.

CG-G27: The use of snow cleats is ~~discouraged~~ not permitted. Roof design ~~should~~ shall consider snow conditions appropriately to avoid the need to add snow retention devices.

CG-G28: Mechanical equipment ~~should~~ shall be integrated within the roof design and not visible from the roadway.

CG-G29: Gutters, downspouts, splitters and flashing ~~should~~ shall be fabricated from metal and coating ~~should~~ shall be integrated in a manner that relates to or matches the primary or secondary roof color.

Colors

CG-G30: Building colors ~~should~~ shall be drawn from the natural, surrounding environment. The use of light tans, beige and similar corporate shopping center palette ~~shall be strongly discouraged~~ is prohibited.

CG-G31: Minimize the number of colors appearing on a single building exterior.

CG-G32: Accent colors for trim shall be limited in number and used sparingly. Accent colors on adjacent buildings ~~should~~ shall be chosen to complement one another.

Exterior Equipment

CG-G33: All exterior mechanical, electrical and other utility equipment (such as metering devices, transformers, gas meters and satellite dishes) shall be substantially screened from public view and adjacent buildings. Wall-mounted utilities shall be screened using landscaping and/or material similar to the exterior walls, with exposure only as required by utility companies for meter reading.

Photovoltaic Panels and Shingles

CG-G34: Photovoltaic panels, shingles and other solar devices ~~may be~~ are allowed on roofs if incorporated as part of the roof or roof form.

8. Chapter 4, Section 2 (General Commercial Zoning Districts), amend Table 4.1A as follows:

Residential Uses	CL	CR
<i>Cohousing, in a commercial/industrial project</i>	<i>P</i>	<i>P</i>
Live/Work Units	<i>P</i>	<i>P</i>
Multi-family dwellings, 11 and more units	NP	<i>NP</i>
Multi-family dwellings, in a commercial/industrial project	<i>P</i>	<i>P</i>
Work/Live Units	<i>P</i>	<i>P</i>
Senior Housing, <i>in a mixed-use development</i>	NP <i>P</i>	<i>P</i>

9. Chapter 4, Section 2.1 (Lifestyle Commercial), amend General Design Guidelines to read as follows

CL Design Guidelines ~~Standards~~

CL-G1: Preserve and enhance the open character and qualities of the Brockway Road corridor by including appropriate buffering and screening from the road corridor, and interspersing development areas or nodes with green space. (General Plan Policy P-14.1)

CL-G2: Ensure that the design quality and character of the PC-3 development is compatible with the gateway qualities of the south end of Brockway Road. (General Plan Policy P-14.3)

CL-G3: Land uses within the CL zoning district ~~are encouraged to~~ *shall* provide outdoor retail sales area, outdoor display, outdoor dining, or public gathering space (not applicable to CL-1 Parcel).

CL-G4: New buildings ~~should~~ *shall* be located near Brockway Road similar to the buildings to the west of the site and provide sufficient area to accommodate outdoor display areas between the bike trail and the buildings.

10. Chapter 4, Section 2.2 (Regional Commercial), amend General Design Guidelines to read as follows:

CR Design Guidelines ~~Standards~~

CG-G1: Connectivity ~~should~~ *shall* be provided between all buildings. For pedestrian connections that cross parking areas, stained or stamped concrete, pavers, or similar treatment ~~should~~ *shall* be used to delineate the travel path.

CG-G2: Buildings proposed along the Soaring Way frontage ~~should~~ *shall* provide a primary entry facing Soaring Way and a primary entry facing the main parking area. Primary entries ~~typically~~ consist of prominent architectural and site features including but not limited to promenades, seating, decorative pedestrian paths and/or plazas, prominent landscaping and/or public art.

CG-G3: Buildings ~~should~~ *shall* be sized in relationship to each other to create a convenient block with visibility to portions of the each building from the adjacent roadways.

CG-G4: Parking areas ~~should~~ *shall* be screened and retain existing tree clusters, where possible.

CG-G5: Provide a Class I trail within the Open Space that fronts State Highway 267 between Soaring Way and the lodging use to the southeast.

CG-G6: Incorporate the existing trees along State Highway 267 into the parking area landscape design, ~~where feasible,~~ to form a buffer zone that allows for filtered views from the roadway to the Center.

CR-G7: Building orientation ~~should~~ shall be considered with respect to views from State Highway 267 and Soaring Way.

11. Chapter 4, Section 3 (Manufacturing/Industrial & Business Innovation Zoning Districts), add General Development Standards to read as follows:

M-6: *Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area. The commercial and manufacturing/industrial uses within a mixed-use project must primarily serve the greater community rather than merely providing amenities for the residential tenants (for example, a laundromat or child care center that primarily serves the building residents).*

M-7: *Mixed-use projects are required to comply with the RMW-20 Design Standards.*

M-8: *In mixed-use projects, common open space shall be located to maximize solar exposure.*

M-9: *In mixed-use projects, parking shall include a minimum of two electric vehicle charging stations. These stations may be combined with guest parking.*

M-10: *The minimum number of bicycle parking spaces shall equal 25 percent of the parking demand for the project. At least 45 percent of the required bicycle parking spaces shall be provided as enclosed bicycle parking spaces, such as bicycle lockers. At minimum, the number of bicycle parking spaces provided within 50 feet of each mixed-use building or residential building shall be equivalent to the number of residential units included in each building.*

12. Chapter 4, Section 3 (Manufacturing/Industrial & Business Innovation Zoning Districts), amend General Design Guidelines to read as follows:

M Design Guidelines-Standards

M-G1: Service areas at the rear of buildings ~~should~~ shall be consolidated, ~~where feasible,~~ in order to minimize pedestrian conflicts.

M-G2: Green Building practices are ~~encouraged~~ required. Construction of the buildings and related infrastructure ~~should~~ shall promote healthy, efficient building practices. See Section 3.8 for more specifics.

M-G3: Preserve, where feasible, existing mature trees.

M-G4: Buildings ~~should~~ shall be designed to accommodate changes in uses and tenants over time.

M-G5: Buildings ~~should~~ shall be located to provide maximum solar orientation.

Plazas and Paving

M-G6: Exterior spaces ~~should~~ shall provide shade during the summer and protection from wind, rain and snow in the winter.

Architectural Design

M-G7: Building materials, forms and details ~~should~~ shall create a relationship with the surrounding area and reflect Truckee's small town mountain character.

M-G8: The buildings ~~should~~ shall incorporate a combination of 1- and 2-story massing, anchored by vertical elements with a variety of roof forms.

M-G9: Special architectural attention ~~should~~ shall be placed on exterior building elevations that front on State Highway 267.

M-G10: Building materials and simple building forms that reflect Truckee's utilitarian design are ~~encouraged~~ permitted, including ~~M~~ materials that appear weathered over time, ~~are appropriate~~ such as rough saw wooden siding, scoured concrete, and corrugated metal.

Scale

Large, bulky buildings ~~should~~ shall be enhanced through one or more of the following methods:

M-G11: Vary the planes of exterior walls in depth and/or direction.

M-G12: Vary the height of the buildings so they appear to be divided into distinct massing elements.

M-G13: Articulate the different parts of a building's façade through the use of color, the arrangement of façade elements and/or a change in materials.

M-G14: Break up large, dominating buildings with landscape materials, awnings, eaves, windows or other architectural ornamentation along with combinations of complementary colors.

M-G15: Use architectural detailing at the ground level to lessen the impact of an otherwise bulky building.

Entries

M-G16: Buildings on corner lots ~~should~~ shall be designed with two front entries facing the public rights-of-way.

M-G17: Access to second-story space ~~should~~ shall be provided by a stair entry located through a separate entrance.

Building Materials

M-G19: All building materials ~~should~~ shall be durable and of high quality (see "CG" Zoning District for examples):

a. STONE Stone such as weathered granite, basaltic rock, or natural stone ~~should be used~~ to tie buildings to their sites and ~~may also be used to~~ express structural mass in walls and chimneys. Stone walls ~~should strive to~~ shall appear load-bearing, as opposed to a thin veneer.

b. BRICK Brick is functional and creates texture.

c. CONCRETE WALLS Concrete walls ~~can be functionally durable and attractive. F~~ with formed, fluted details and staining, ~~can provide an aesthetically rustic look for exterior walls; and~~ board-form concrete is encouraged.

d. WOOD BOARD AND BATTEN Vertical board and batten, as well as reversed wide battens over boards or rough sawn plywood with batten ~~may be used~~ in various sizes and widths.

e. WOOD SIDING Various sizes and profiles of wood siding ~~may be used~~ in horizontal or vertical patterns. Stain, semi-transparent stain and painted wood are ~~appropriate~~ permitted.

f. METAL SIDING Metal siding ~~when applied appropriately can be a good~~ as an alternative to wood siding. When used, metal siding ~~should~~ shall be allowed to naturally weather and blend with the subtle earth tones of the site (i.e., corten steel and similar metals).

g. ORNAMENTAL AND STRUCTURAL STEEL Steel materials ~~may be used~~ as accent elements to reinforce the structural expression and crafted nature of the building. Appropriate uses include exposed structural numbers, metal banding at column bases, steel cross-ties and steel connectors at timber connections.

Doors and Windows

M-G20: Bay doors ~~should~~ shall be designed to be compatible with the architectural character of the building.

M-G21: Glass ~~should~~ shall be clear and have low reflectance with a high performing coating, such as "Low E".

M-G22: Aluminum storefront windows ~~may be used but should~~ *shall* be painted, not galvanized. Colors ~~should~~ *shall* be compatible with the surrounding materials and warm in tone or black.

Roofs

M-G23: Roofs ~~should~~ *shall* be designed to ~~consider~~ *accommodate* snow shedding, and include details such as ventilation, insulation, gutters, etc. The roof design ~~should~~ *shall* also avoid conflicts with drainage and safety issues and landscaping.

M-G24: Roof overhangs shall be used to shade large glass areas and avoid reflective glare. Colored and reflective glass is ~~discouraged~~ *not permitted*.

Gutters and Downspouts

M-G25: Gutters and downspouts ~~should~~ *shall* be designed to effectively divert water away from entries.

M-G26: Gutters, downspouts, splitters and flashing ~~should~~ *shall* be fabricated from metal and coating ~~should~~ *shall* be integrated in a manner that relates to or matches the primary or secondary roof color.

Colors

M-G27: Color guidelines within the M Zoning District(s) are identical to those listed in the CG Zoning District.

Exterior Equipment

M-G28: All exterior mechanical, electrical and other utility equipment, such as metering devices, transformers, gas meters and satellite dishes, ~~should~~ *shall* be substantially screened from public view and adjacent homes. Wall-mounted utilities shall be screened using landscaping or material similar to the exterior walls, with exposure only as required by utility companies for meter reading.

Photovoltaic Panels and Shingles

M-G29: Photovoltaic panels and shingles ~~may be~~ placed on roofs if *shall be* incorporated as part of the roof or the roof form.

13. Chapter 4, Section 3 (Manufacturing/Industrial & Business Innovation Zoning Districts), amend Table 4.2A as follows:

Residential Uses	M1	BIZ
<i>Cohousing, in a commercial/industrial project</i>	<i>P</i>	<i>P</i>
Live/Work Units	<i>P</i>	<i>P</i>
Multi-family dwellings, in a commercial/industrial project	<i>P</i>	<i>P</i>
Work/Live Units	<i>P</i>	<i>P</i>
<i>Senior Housing, in a commercial/industrial project</i>	<i>P</i>	<i>P</i>

14. Chapter 4, Section 3.1 (Manufacturing/Industrial), amend Relocation Design Guidelines to read as follows:

Relocation Design Guidelines Standards

RELOCATION G1: Buildings ~~should~~ *shall* be designed to reflect the intended use (i.e.-an auto repair shop should include roll-up doors, areas for car storage and repair). The review authority may consider the use of prefabricated metal buildings

and more simplistic building designs providing all points of public access are well-defined and the building is constructed of durable materials.

RELOCATION G2: The use and business functionality ~~should~~ shall be the primary consideration for building and parking locations.

15. Chapter 4, Section 3.2 (Business Innovation Zone), amend BIZ Design Guidelines to read as follows:

BIZ Design Guidelines Standards

BIZ-G1: Create a “campus style” Business Center atmosphere that promotes innovation and flexibility through the use of simple building forms.

BIZ-G2: Separate “campus” buildings ~~should~~ shall be connected with walkways and plazas for the purpose of creating an environment conducive for exchange of business ideas and shared amenities.

BIZ-G3: Existing trees in the northern area of the BIZ zoning designation ~~should~~ shall be preserved where feasible to buffer the BIZ use from the existing residential neighborhood to the north.

16. Chapter 4, Section 5 (Workforce Multi-Family Residential Zoning District), amend text to read as follows:

Multifamily units constructed within the Specific Plan Area outside of the RMW-20 zone shall be subject to Development Code requirements, ~~except including that all residential projects within the Specific Plan Area are excluded from providing~~ are required to provide Inclusionary Housing and therefore do not need to comply in compliance with Development Code Chapter 18.214.

17. Chapter 4, Section 5 (Workforce Multi-Family Residential Zoning District), amend text to read as follows:

RMW-20 Design Guidelines Standards

RMW-G1: Buildings ~~should~~ shall be oriented to create courtyards and common open space area to facilitate community interaction.

RMW-G2: Housing and outdoor activity ~~should~~ shall be sited with consideration given to golf “safety zones” along the Ponderosa Golf course.

Architectural Design

RMW-G3: Although there is no particular “style” proposed for multi-family residences in the Joerger Ranch Specific Plan, the intent is to create a high-quality residential project for workforce housing. As such, projects within the RMW zoning district ~~should~~ shall include the following architectural design elements:

- Richness of surface and texture through the use of high-quality materials & architecture
- Wall articulation (e.g., insets, popouts, cantilevers, etc.)
- Roof overhangs with regulated window rhythm
- Defined entries

RMW-G4: Trail and walkway systems ~~should~~ shall connect the multi-family housing units to the overall trail system and commercial/retail areas within PC-3.

RMW-G5: Units ~~should~~ shall be constructed to maximize privacy between units.

RMW-G6: Use overhangs, secondary forms (e.g., porches, balconies, trellises, patios and low walls), purposeful window variation and similar features to provide additional visual interest.

RMW-G7: Architectural design ~~should consider~~ shall incorporate energy efficiency, such as natural heating and/or cooling, sun and wind exposure and solar energy opportunities.

RMW-G8: Building entrances ~~should~~ shall be distinctive and easily identifiable.

FORMS AND MASSING

RMW-G9: Building masses ~~should~~ shall be broken up through varied roof planes, height, etc. Buildings ~~should~~ shall include a mixture of 2 and 3 stories where density can be achieved.

RMW-G10: The overall form and massing for the multi-family housing is based on combining one or more central forms of simple geometry with added secondary elements. The goal is to create visual interest without being overly complex.

RMW-G11: Long, unbroken building façades and simple box forms ~~should be avoided~~ are not permitted. Building façades ~~should~~ shall be broken up to give the appearance of a collection of smaller buildings through the use of balconies, setbacks and projections to help articulate individual units (or collection of units) and through the pattern and rhythm of windows and doors.

SCALE

RMW-G12: Reduce building scale through window patterns, structural bays, roof overhangs, porches, awnings, moldings, fixtures, details and landscaping.

RMW-G13: ~~Project should~~ Minimize building scale by incorporating separations, changes in wall plane and height, and the inclusion of elements including balconies, porches, arcades, dormers and cross gables, secondary hipped or gabled roofs, and variety in roof pitch and design to mitigate the “barracks-like” quality of flat walls and roofs of excessive length. ~~Secondary hipped or gabled roofs and variety in roof pitch and design are preferable.~~

ENTRY IDENTITY

RMW-G14: The use of shared common entries ~~is encouraged to~~ shall minimize the potential repetitive effect of side-by-side entry doors for individual units.

GARAGES AND PARKING

RMW-G15: Placement of multiple side-by-side garage doors fronting directly onto the adjacent streets is ~~strongly discouraged~~ not permitted.

RMW-G16: Garages ~~should~~ shall be offset to allow for diversity. Porches, entryways and other secondary components ~~can~~ shall be used to lessen the visual impact of the garage doors from the street.

RMW-G17: Recessed garages ~~should~~ shall be used to deemphasize the massing of garages.

RMW-G18: Special paving at parking court entries and landscape nodes between parking stalls ~~should be considered~~ shall be utilized to soften the streetscape.

BUILDING MATERIALS

RMW-G19: The following materials ~~may be considered~~ are permitted for buildings:

a. STONE Stone such as weathered granite, basaltic rock, or natural stone may be used to express structural mass in walls and chimneys. Stone walls ~~should~~ shall appear loadbearing, as opposed to a thin veneer.

b. WOOD BOARD AND BATTEN Vertical board and batten, as well as reversed wide battens over boards or rough sawn plywood with batten may be used, in various sizes and widths.

c. CONCRETE Board-form concrete is encouraged.

d. STUCCO Dark colored plaster or smooth finished stucco are appropriate.

e. METAL & COMPOSITE SIDING Metal siding and durable composite siding ~~when applied appropriately can be a good~~ as an alternative to wood siding. When used, metal siding ~~should~~ shall be allowed to naturally weather. ~~Durable composite siding is also appropriate.~~

f. WOOD SIDING Various sizes and profiles of wood siding in horizontal or vertical patterns. Stain, semi-transparent stain and painted wood are ~~appropriate~~ permitted.

WINDOWS AND DOORS

RMW-G20: Exterior doors at the front entries ~~should~~ *shall* be designed to create an individual identity for each unit, while being compatible and harmonious with the architectural character.

ROOFS

RMW-G21: ~~Overall, roofs should~~ *Roofs shall* convey and establish scale and interest through a ~~successful composition~~ *use* of varied pitches and forms.

RMW-G22: Roof overhangs ~~should~~ *shall* be used, ~~where appropriate,~~ to shade large glass areas and avoid reflective glare.

RMW-G23: Roof forms ~~should~~ *shall* be designed for snow shedding. The roof plan ~~should~~ *shall* be designed in unison with the site and landscape plans to avoid conflicts with drainage and safety.

RMW-G24: The technical design of roofs, such as detailing for ventilation, insulation, gutters and similar uses, ~~should~~ *shall be designed to* blend into the background.

RMW-G25: Attached housing units ~~should~~ *shall* provide varying roof ridgelines and avoid repetitive architecture ~~to the extent feasible.~~

RMW-G26: The design of roof types for multifamily structures ~~should be formulated to allow for~~ *shall utilize* the following roof types and techniques:

- a. Gable, shed, hip and flat roofs
- b. Combining roof types
- c. Creating articulation in ridgeline plane
- d. Varying plate heights and ridge heights
- e. Changing roof levels and ground planes to break up the mass and bulk of buildings

GUTTERS AND DOWNSPOUTS

RMW-G27: The overall design and strategic placement of roof forms are the primary means of effectively managing snow melt/snowshed.

RMW-G28: Gutters, downspouts and flashing ~~should~~ *shall* be fabricated from steel and colored to blend with the overall color scheme of the individual units.

RMW-G29: Flashing, gutters and downspouts ~~should~~ *shall* be minimized in their appearance.

COLORS AND TRIM

RMW-G30: Siding and timbers ~~should~~ *shall* be treated or stained in semi-transparent finishes to enhance the natural colors and qualities of the wood.

RMW-G31: Use earth tones ~~to be~~ compatible with the natural setting. Exterior colors ~~should appear natural to~~ *shall* blend into the surrounding landscape.

RMW-G32: Details and trim ~~should~~ *shall* be used to establish individual identity and interest in each unit. Wood and vinyl are the ~~preferred~~ *permitted* materials for trim and window frames.

RMW-G33: Colors for pre-finished window frames, mullions and divided lights ~~should~~ *shall* be complementary colors found naturally on-site, ~~such as~~ *including* pine and sage green, reddish-browns, tans and similar ~~type~~ colors.

CHIMNEYS, FLUES AND ROOF VENTS

RMW-G34: Chimneys may be incorporated into the design of the multi-family housing units.

RMW-G35: Large flues and vents ~~should~~ *shall* be consolidated ~~when feasible~~ and enclosed within a chimney-type enclosure. Small, exposed flues, such as plumbing vents, ~~should~~ *shall* be painted to match the adjacent roof.

RMW-G36: All roof projections including, but not limited to, flues and vents, ~~should~~ *shall* be compatible in height and material with the structure from which they project. All projections and safety features shall comply with the California Uniform Building Code (UBC) and Town of Truckee requirements.

TRASH ENCLOSURES

RMW-G37: All trash, including recycling, shall be stored in an enclosure integrated into the site and have accessibility for sanitation pickup.

EXTERIOR EQUIPMENT

RMW-G38: All exterior mechanical, electrical and other utility equipment, such as metering devices, transformers, gas meters and satellite dishes, shall be substantially screened from public view and adjacent structures. Wall-mounted utilities ~~should~~ *shall* be enclosed.

FENCES & WALLS

RMW-G39: In order to maintain the visual quality of an open and natural landscape, fences and walls within the multi-family housing areas ~~should~~ *shall* be minimized, except to enclose private spaces for individual units. Fences and/or walls designed to enclose private spaces ~~should~~ *shall* not exceed 6 feet in height.

RMW-G40: Fences and/or walls ~~should~~ *shall* not be used to define or enclose property boundaries.

18. Chapter 7, Section 5 (Workforce/Inclusionary Housing), amend text to read as follows:

To ensure General Plan consistency, approximately 4.0 acres of the Joerger Ranch Specific Plan area is zoned RMW-20 which allows multi-family residential at a minimum density of 18 units/acre and maximum density of 20 units/acre. This equates to a minimum of 72 dwelling units and a maximum of 80 dwelling units. The RMW-20 zone combined with payment of in-lieu fees (see Table 7.4B) is intended to capture the workforce housing needs of all future buildout of the Specific Plan. Development Code Chapters 18.214 (Inclusionary Housing) and 18.216 (Workforce Housing) shall not apply to projects in the RMW-20 zone or projects approved prior to the adoption of Specific Plan amendments by the Town Council on June 8, 2021. The construction of housing outside of the RMW-20 zone is permitted (airport restrictions excluded) but is not required.

Joerger Ranch ~~was primarily created for nonresidential uses and~~ has several site constraints that limit compatible locations for new residences (i.e. airport restrictions, highway location, drainage areas, etc.). As an incentive for one developer to construct a single housing project on the RMW-20 zoned parcel, future development on the RMW-20 site will not be required to provide inclusionary housing and deed restrictions will not be required. Additional information about the RMW-20 parcel is discussed in Chapter 4 (Residential Multi-family RMW-20 Zoning District).

The Joerger Ranch workforce housing requirement/calculations are shown in Tables 7.4A and 7.4B. Based on a Floor Area Ratio (FAR) of 0.25 and using the employee generation assumptions in Development Code Chapter 18.216 (Workforce Housing), jobs would be created for approximately 578 full-time equivalent employees, if maximum buildout was achieved. This equates to a demand of approximately 82.7 workforce housing units. The minimum requirement within the RMW-20 zoning district is 72 workforce housing units and can accommodate up to 80 workforce housing units, excluding any density bonuses permissible by Development Code Chapter 18.212 (Density Bonuses, Concessions and Incentives). The demand of 82.7 units and minimum requirement to construct 72 units in the RMW-20 zoning district results in an "unmet demand" of 10.6 units under a full build-out scenario.

To ensure General Plan consistency, the Town Council required both the construction of workforce housing units in the RMW-20 zone and payment of in-lieu fees. The in-lieu fee calculation is based on the unmet demand of 10.6 units and is required to be paid prior to the issuance of the first certificate of occupancy in each zoning district. The workforce housing

construction and in-lieu fee requirements in Tables 7.4A and 7.4B apply to projects approved prior to the adoption of Specific Plan amendments by the Town Council on June 8, 2021. Future projects shall comply with the requirements of Development Code Chapters 18.214 (Inclusionary Housing) and 18.216 (Workforce Housing). Construction of workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Payment of in-lieu fees or approval of an alternate equivalent proposal to address the workforce housing demand of future projects shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.

19. Chapter 7, Section 5, amend Table 7.4A to add a footnote to read as follows:

2. The workforce housing requirements identified in Table 7.4A apply to projects that were approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects approved within the Specific Plan area shall be subject to the requirements of Development Code Chapter 18.216 (Workforce Housing). Construction of the workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Payment of in-lieu fees or approval of an alternate equivalent proposal to address the project's workforce housing demand shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.

20. Chapter 7, Section 5, amend Table 7.4B to add a footnote to read as follows:

3. Payment of the workforce housing in-lieu fee is required prior to issuance of temporary occupancy for the first building within each zoning district, unless the required number of deed-restricted workforce housing units are constructed onsite to address the project's unmet workforce housing demand as identified in Table 7.4B. Construction of the workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Approval of an alternate equivalent proposal shall not fulfill the workforce housing in-lieu fee requirements.

4. The workforce housing in-lieu fee requirements identified in Table 7.4B apply to projects that were approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects approved within the Specific Plan area shall be subject to the requirements of Development Code Chapter 18.216 (Workforce Housing). Construction of workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Payment of in-lieu fees or approval of an alternate equivalent proposal to address the project's workforce housing demand shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.

Project Modifications Analysis

As mentioned previously, the Plan was adopted by the Town in March 2015. The Plan area consists of approximately 67 acres at the southern entrance to Truckee along Highway 267. The Plan area has a long history of development planning and buildout conceptualization over the course of nearly 20 years. Key concepts in the Plan include economic diversification, regional business clustering and open space protection. Buildout of the Plan Area was envisioned to bridge the gap between the small specialty restaurant and retail uses in Downtown Truckee and the large big-box anchored supercenter that would provide new sources of property tax and sales tax, but would fundamentally conflict with Truckee’s small mountain town character. The Specific Plan established areas zoned for a number of different uses, including Regional Commercial (CR), Lifestyle Commercial (CL), Business Innovation (BIZ), Manufacturing (M1), Open Space (OS-P), and Workforce Housing (RMW-20), as shown in Figure 2.

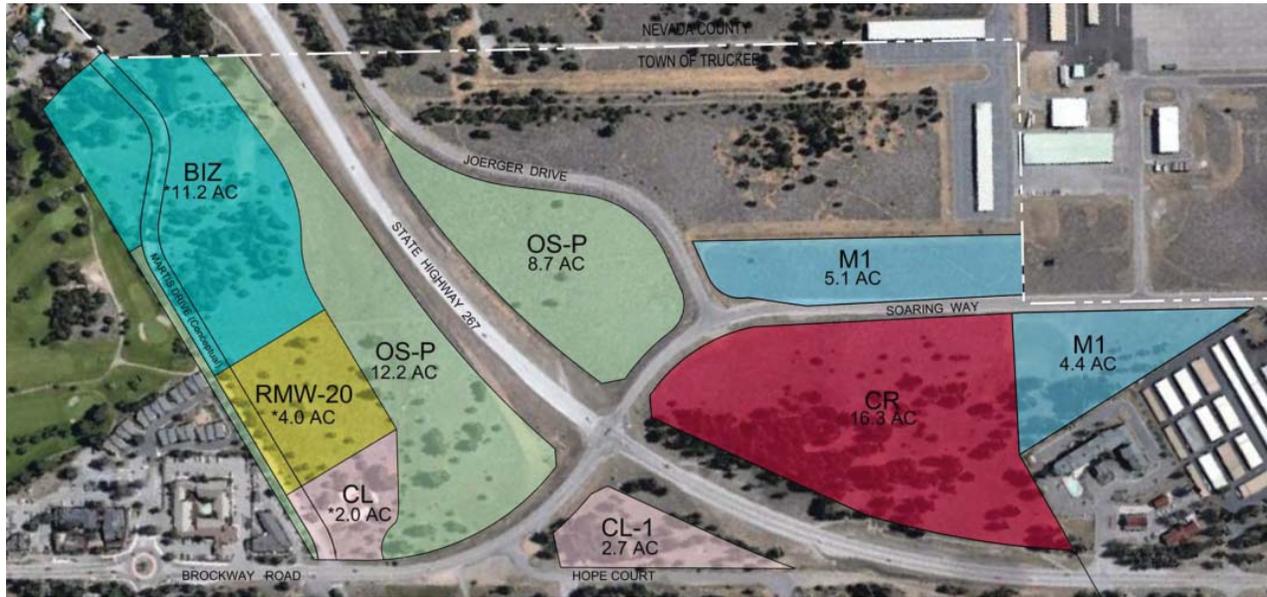


Figure 2: Joerger Ranch Specific Plan Area

The Plan was structured to provide workforce housing on the RMW-20 parcel based on the anticipated phased buildout within the Plan area, along with payment of workforce housing in-lieu fees to address the gap between the number of units to be constructed and the workforce housing generated by buildout of the development. While multifamily housing was included as a conditionally allowed use throughout the Plan area at an allowed density of 12 dwelling units per acre, housing was not a targeted use in the other zoning districts. The primary focus of the Plan was on the creation a regional commercial center that would reduce retail leakage to Reno and provide commercial spaces for larger floor plate business that often struggle to find appropriate locations in Truckee. Manufacturing and business innovations zones were created within the Plan to attract new businesses and provide opportunities for the relocation of Truckee River corridor businesses. Each proposed Plan change is described in greater detail below.

1. Housing as a Targeted, Conditionally Allowed or Permitted Land Use

The Specific Plan allows housing in a number of zoning districts as a conditionally allowed use, but only identifies housing as a targeted use for workforce housing units:

Residential Uses	CL	CR	M1	BIZ	RM	OS
Live/Work Units	MUP	MUP	MUP	MUP		
Multi-family dwellings, 11 and more units		UP				
Multi-family dwellings, in a commercial/industrial project	MUP	UP	MUP	MUP		

Work/Live Units	MUP	MUP	MUP	MUP		
Senior Housing		UP				
Cohousing					P	
Workforce multifamily, for rent or sale					T	
Residential Accessory Use or Structure					P	
<i>T = Targeted Use, P = Permitted Use, UP/MUP = Conditional Use, Blank = Not Allowed</i>						

As shown in the above table, multifamily residential units are identified as a targeted use in the RM zone, and two other types of uses (cohousing and residential accessory uses/structures) are permitted uses in the RM zone. For permitted uses and targeted uses with less than 10 units, a Zoning Clearance is required; for targeted uses in projects with more than 10 units, a Development Permit is required. To incentivize construction of workforce housing on the RMW-20 parcel, specific development standards and workforce housing requirements were developed in the Plan to provide more flexibility than would be allowed under the Town’s Development Code standards, with the idea that this flexibility would make development of the housing parcel more attractive to developers.

Within the other zoning districts, a variety of housing types are identified as conditionally allowed uses. For example, in the CR zone, a project with multifamily dwellings, 11 or more units, requires approval of a Use Permit, which is a discretionary approval that requires Planning Commission approval. This type of project is not a permitted use in the CL, M1 or BIZ zone, although mixed-use projects (i.e., multifamily dwellings in a commercial/industrial project) are conditionally allowed in all four of the commercial and manufacturing/industrial zones with approval of a Minor Use Permit, which is a discretionary permit.

The Town Attorney has determined that under current State law, it would be very difficult for a jurisdiction to deny a housing project in a zoning district where housing is a permitted or conditionally allowed use. A jurisdiction currently has limited discretion in reviewing housing projects, so requiring a permit pathway that relies on the exercise of discretion is problematic. Additionally, under the Housing Accountability Act, when housing is allowed by a General Plan but not allowed by zoning district regulations, the General Plan governs. The 2025 General Plan identifies high-density residential uses within the Specific Plan area at a density of 12 dwelling units per acre; therefore, these uses are deemed to be consistent with the Specific Plan and allowed by State law, regardless of whether they are identified as desirable uses in the Specific Plan.

Based on the limitations on local jurisdiction authority related to housing projects, the Plan is proposed to be amended to allow housing as a permitted use in the Specific Plan zones where it was previously determined to be appropriate as a conditionally allowed use and includes the following revisions:

Residential Uses	CL	CR	M1	BIZ	RM	OS
Live/Work Units	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Multi-family dwellings, 11 and more units		<i>P</i>				
Multi-family dwellings, in a commercial/industrial project	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Work/Live Units	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Senior Housing		<i>P</i>				
Cohousing					P	
Workforce multifamily, for rent or sale					T	
Residential Accessory Use or Structure					P	

T = Targeted Use, P = Permitted Use, UP/MUP = Conditional Use, Blank = Not Allowed

2. Standalone Housing Projects and Mixed-Use Developments

As noted in the allowed use summary table above, only two zoning districts allow standalone housing projects: CR (multifamily housing, 11 or more units and senior housing) and RM (workforce housing and cohousing). The fact that the majority of zoning districts in the Specific Plan only allow residential uses that are part of a mixed-use project (live-work units, work-live units, and multi-family dwellings in a commercial/industrial project) suggests that the intent was to avoid standalone housing projects in the majority of the Plan area and to ensure that the Plan's vision regarding the creation of a regional hub for commercial and industrial uses was preserved. To address this, an amendment is proposed that states that standalone housing projects would be limited to the RMW-20 parcel, which was created specifically to accommodate the workforce housing requirements for the entire Specific Plan area. An additional amendment would add language stating that housing projects outside the RMW-20 zone are limited to mixed-use projects with a specified amount of commercial and/or manufacturing/industrial space, as discussed below.

Development Code Section 18.58.140 (Mixed-Use Projects) requires that commercial or industrial uses must be the primary components of a mixed-use project. At least half of the floor area in a mixed-use project must be allocated to these uses, as described in Subsection 18.58.140.D.4.b:

b. Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area.

To ensure consistency with the Town's requirements for mixed-use projects, language would be added to the Plan that allows residential uses within a mixed-use project at a density of 12 dwelling units per acre and requires at least 50 percent of the floor area within a mixed-use project to be allocated to commercial and/or manufacturing/industrial uses. In addition, language is proposed to identify that the commercial and manufacturing/industrial uses within a mixed-use project must primarily serve the greater community rather than merely providing amenities for the residential tenants (for example, a laundromat or child care center that primarily serve the building residents). This language has been added to ensure consistency with the underlying purpose, intended uses and prior approvals of the Plan.

New development standard:

Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-use project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area. The commercial and manufacturing/industrial uses within a mixed-use project must primarily serve the greater community rather than merely providing amenities for the residential tenants (for example, a laundromat or child care center that primarily serves the building residents)

Additionally, the allowed residential uses in the Specific Plan would be modified to identify that only mixed-use projects with a commercial/industrial component are allowed outside the RMW-20 parcel. This would mean removing the allowance for "multi-family dwellings, 11 and more units" from the allowed uses in the CR zoning district, and clarifying that senior housing and cohousing are allowed as part of a mixed-use project:

Residential Uses	CL	CR	M1	BIZ	RM	OS
Live/Work Units	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Multi-family dwellings, 11 and more units						
Multi-family dwellings, in commercial/industrial project	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Work/Live Units	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Senior Housing <i>in a mixed-use development</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Cohousing					P	
<i>Cohousing, in a mixed-use development</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>		
Workforce multifamily, for rent or sale					T	
Residential Accessory Use or Structure					P	
<i>T = Targeted Use, P = Permitted Use, UP/MUP = Conditional Use, Blank = Not Allowed</i>						

3. Inclusionary Housing

Due to the fact that a significant amount of housing was not envisioned to be constructed outside the RMW-20 parcel, inclusionary housing was not required for the construction of market-rate multifamily housing units within the Plan area. This means that any housing constructed within Joerger Ranch is not subject to the Town’s inclusionary housing ordinance, which requires 15 percent of all new housing units to be deed restricted for affordability. A developer may choose to propose affordability restrictions in order to qualify for a density bonus, consistent with State law and Development Code Chapter 18.212 (Density Bonuses); however, no inclusionary housing is required.

The purpose of the Town’s inclusionary housing ordinance is to mitigate the impacts caused by residential development projects on the additional demand for more affordable housing and rising land prices. The requirements are intended to implement the Housing Element of the General Plan to provide a permanent supply of affordable housing to meet the needs of very-low, low-, and moderate-income residents, particularly those who live or work in Truckee, while maintaining the Town’s character and improving the social and economic quality of life for Truckee residents.

An amendment is proposed to remove the exemption for housing within the Specific Plan area from the Town’s inclusionary housing requirements and require market-rate housing constructed outside the RMW-20 parcel to comply with the Town’s inclusionary housing ordinance. This would include modifying the language of Policy P8.1 and Chapter 5, which could be revised as follows:

• **Policy P8.1**

Development within the Specific Plan Area *with the exception of the construction of workforce housing units on the RMW-20 parcel* shall ~~be exempt from~~ *comply with the requirements of* Development Code Chapter 18.214 (Inclusionary Housing).

~~Chapter 5: Development Code Chapters 18.214 (Inclusionary Housing) and 18.216 (Workforce Housing) shall not apply.~~

4. Workforce Housing Construction

The 2025 General Plan Housing Element requires that all new non-residential projects provide affordable housing to meet Truckee's housing needs. As part of Plan adoption, a 4-acre portion of Parcel 3 along Martis Drive near Brockway Road was zoned and planned to accommodate a majority of the Specific Plan's workforce housing demand and was intended to serve as the primary workforce housing location for the Specific Plan.

The table below depicts the required workforce housing calculations by zoning district. Development within this zone is limited to high density residential units between 18 and 20 dwelling units, which equates to a minimum of 72 dwelling units and a maximum of 80 dwelling units:



Figure 3: Joerger Ranch Parcel 3

TABLE 7.4A. Workforce Housing Calculations by Zoning District					
Zoning District	Land Area within B1/B2 Airport Zone (Acres)	Land Area Outside Airport Zone (Acres)	Development Potential (0.25 FAR)	Full-Time Equivalent Employees	# of Workforce Housing Units
Regional Commercial (CR)	0	16.3	177,507	355	50.7
Lifestyle Commercial (CL)	0	4.7	51,183	102	14.7
Manufacturing/Industrial (M1)	1.0	8.5	92,565	93	13.3
Business Innovation Zone (BIZ)	8.6	2.6	28,314	28	4.0
Multi-family Residential (RMW-20)	0	4.0	0	0	0
Open Space (OS)	6.8	14.1	0	0	0
Total	16.4	50.2	349,569 SF	578	82.7

Note: The number of required workforce housing units is based on the maximum development potential with a floor area ratio of 25%. Land area that is zoned Open Space plus land area that falls within the B1/B2 Airport Zone are not included in the "development potential" calculations.

Individual projects are not required to construct workforce housing on-site. However, under Specific Plan Policy P8.7, building permits for any square footage that brings the development total within the Specific Plan to more 181,645 sq. ft. are prohibited from being issued unless foundations have been installed for the workforce housing units in the RMW-20 zone. As noted during recent project review, questions have been raised about the square footage calculation that resulted in the 181,645 sq. ft. number identified in the Plan policies and conditions of approval. As noted in Table 7.4A, the development potential within the Plan area is 349,569 sq. ft.; 40 percent of that number would be 139,828 sq. ft.

After further research and discussions with Town staff, the 181,645 sq. ft. calculation was based on a previous development potential calculation, as reflected in a 2014 traffic consultant trip generation analysis for the Plan. Forty

percent of the proposed development potential (454,113 sq. ft.) would equal 181,645 sq. ft. However, the table that was included in the adopted Plan calculated the development potential based on a FAR of 0.25 instead of 0.30 in the Manufacturing/Industrial zone, and excluded land area within certain airport land use compatibility zones due to the fact that those compatibility zones restricted the development potential in those areas.

Based on the fact that the table that was included in the adopted Plan was prepared later than the calculation reflected in the 2014 trip generation analysis, Town staff has determined that the workforce housing trigger should have been based on 40 percent of the development potential identified in Table 7.4A; therefore, the development limit should have been 139,828 sq. ft.

To address the square footage discrepancies within the Plan, the language in the policies and conditions of approval will be modified to match the numbers identified in Table 7.4A, as described below. Additional language related to the requirement for a performance guarantee has been added to ensure the RMW-20 housing project actually gets completed following installation of foundations.

• **Policy P8.6**

Foundations shall be installed for a minimum 72-unit workforce housing project within the RMW-20 zone prior to buildout of 40% of the Specific Plan area (~~a maximum of 181,645~~ 139,828 sq. ft. *of residential and non-residential floor area*), *and adequate performance guarantees shall be provided to ensure completion of the workforce housing construction in compliance with Development Code Chapter 18.84 (Performance Guarantees)*.

• **Policy P8.7**

Prohibit the issuance of building permits once a total of ~~181,645~~ 139,828 sq. ft. *of residential and non-residential floor area* has been constructed if foundations have not been installed *and adequate performance guarantees provided* for the workforce housing project.

Requiring commercial and manufacturing/industrial projects within the Plan area to comply with the Town's workforce housing ordinance would ensure that workforce housing is constructed as part of each development project, regardless of whether the RMW-20 parcel is developed. This would mean that individual projects would be responsible for constructing onsite workforce housing units in compliance with Development Code Chapter 18.216 (Workforce Housing). The proposed amendment would state that payment of in-lieu fees or approval of an alternate equivalent proposal are not allowed to meet the workforce housing requirements in order to ensure that the actual construction of onsite workforce housing units is achieved.

These requirements would not apply retroactively to projects that have already been approved, including Soaring Ranch Phases 1 and 2. (The Truckee Tahoe Lumber Company project was exempt from the Plan's workforce housing requirements under the relocation incentives for projects in the M1 zone, which were intended to encourage the relocation of existing industrial/manufacturing businesses located along the Truckee Riverfront and at key infill sites in the Downtown core). This following footnote would be added to Tables 7.4A and 7.4B to identify that the requirements for construction of the workforce housing units and payment of in-lieu fees in those tables apply to projects that were approved prior to adoption of the Specific Plan amendments, and that future projects are subject to the Town's workforce housing and inclusionary housing ordinances.

Footnote #2: The workforce housing requirements identified in Table 7.4A apply to projects that were approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects approved within the Specific Plan area shall be subject to the requirements of Development Code Chapter 18.216 (Workforce Housing). Construction of the workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project; ~~Payment of in-lieu fees or approval of an alternate equivalent proposal to address the project's workforce housing demand shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.~~

Modifications to the Plan's current workforce housing requirements include text amendments to Chapter 7 (Implementation and Phasing), Subsection 5 (Workforce/Inclusionary Housing), including adding footnotes to Tables 7.4A and 7.4B requiring future projects to comply with the Town's workforce housing ordinance, and modifying the RMW-20 zone incentives based on the Commission's recommendations:

Chapter 7, Section 5 (Workforce/Inclusionary Housing)

To ensure General Plan consistency, approximately 4.0 acres of the Joerger Ranch Specific Plan area is zoned RMW-20 which allows multi-family residential at a minimum density of 18 units/acre and maximum density of 20 units/acre. This equates to a minimum of 72 dwelling units and a maximum of 80 dwelling units. The RMW-20 zone combined with payment of in-lieu fees (see Table 7.4B) is intended to capture the workforce housing needs of all future buildout of the Specific Plan. Development Code Chapters 18.214 (Inclusionary Housing) and 18.216 (Workforce Housing) shall not apply to projects in the RMW-20 zone or projects approved prior to the adoption of Specific Plan amendments by the Town Council on June 8, 2021. The construction of housing outside of the RMW-20 zone is permitted (airport restrictions excluded) but is not required.

Joerger Ranch ~~was primarily created for nonresidential uses and~~ has several site constraints that limit compatible locations for new residences (i.e. airport restrictions, highway location, drainage areas, etc.). As an incentive for one developer to construct a single housing project on the RMW-20 zoned parcel, future development on the RMW-20 site will not be required to provide inclusionary housing and deed restrictions will not be required. Additional information about the RMW-20 parcel is discussed in Chapter 4 (Residential Multi-family RMW-20 Zoning District).

The Joerger Ranch workforce housing requirement/calculations are shown in Tables 7.4A and 7.4B. Based on a Floor Area Ratio (FAR) of 0.25 and using the employee generation assumptions in Development Code Chapter 18.216 (Workforce Housing), jobs would be created for approximately 578 full-time equivalent employees, if maximum buildout was achieved. This equates to a demand of approximately 82.7 workforce housing units. The minimum requirement within the RMW-20 zoning district is 72 workforce housing units and can accommodate up to 80 workforce housing units, excluding any density bonuses permissible by Development Code Chapter 18.212 (Density Bonuses, Concessions and Incentives). The demand of 82.7 units and minimum requirement to construct 72 units in the RMW-20 zoning district results in an "unmet demand" of 10.6 units under a full build-out scenario.

To ensure General Plan consistency, the Town Council required both the construction of workforce housing units in the RMW-20 zone and payment of in-lieu fees. The in-lieu fee calculation is based on the unmet demand of 10.6 units and is required to be paid prior to the issuance of the first certificate of occupancy in each zoning district. The workforce housing construction and in-lieu fee requirements in Tables 7.4A and 7.4B apply to projects approved prior to the adoption of Specific Plan amendments by the Town Council on June 8, 2021. Future projects shall comply with the requirements of Development Code Chapters 18.214 (Inclusionary Housing) and 18.216 (Workforce Housing). Construction of workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Payment of in-lieu fees or approval of an alternate equivalent proposal to address the workforce housing demand of future projects shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.

5. Workforce Housing In-Lieu Fees

Construction of the workforce housing units in the RMW-20 zoning district, combined with payment of the in-lieu fees specified in Table 7.4B, was intended to capture the workforce housing needs of all future buildout of the Specific Plan. The below table lists the workforce housing in-lieu fee amounts required by the Town Council with final adoption of the Specific Plan:

Zoning District	# of Required Workforce Housing Units	% of Total Workforce Housing Requirement	# of Unmet Workforce Housing Units	In-Lieu Fee (Based on \$77,480 per unit)
Regional Commercial (CR)	50.7	50.7 / 82.6 = 61.4%	0.614 X 10.6 = 6.5 Units	\$503,620
Lifestyle Commercial (CL)	6.2	6.2 / 82.6 = 7.5%	0.075 X 10.6 = 0.8 Units	\$61,984 (1)
Lifestyle Commercial (CL-1)	8.4	8.4 / 82.6 = 10.2%	0.102 X 10.6 = 1.1	\$85,228
Manufacturing/Industrial (M1) Northern Side of Soaring	6.4	6.4 / 82.6 = 7.7%	0.077 X 10.6 = 0.8	\$61,984 (2)
Manufacturing/Industrial (M1) Southern Side of Soaring	6.9	6.9 / 82.6 = 8.4%	0.069 X 10.6 = 0.9	\$69,732 (2)
Business Innovation Zone (BIZ)	4.0	4.0 / 82.6 = 4.8%	0.048 X 10.6 = 0.5 Units	\$38,740
Multi-family Residential (RMW-20)	0	N/A	0	0
Open Space (OS)	0	N/A	0	0
Total	82.6 Units	100%	10.6 Units	\$821,288

As part of the Specific Plan Amendment process, a request has been made to amend the Specific Plan to allow construction of workforce housing units outside the RMW-20 parcel instead paying the in-lieu fees required in Table 7.4B. Staff does not support the request to change the in-lieu fee requirement in the Specific Plan due to the developer's assertion that the density bonus units already approved would have to be counted toward the workforce housing requirements, which would result in no additional units being constructed to address the Specific Plan's unmet workforce housing need.

Proposed amendment language to Specific Plan Policy P8.5 includes:

• Policy P8.5

Housing in-lieu fees, as identified in Table 7.4B, shall be paid prior to issuance of temporary occupancy for the first building within each zoning district for projects approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects shall comply with the requirements of Development Code Chapter 18.216 (Workforce Housing).

Further, the addition of a new footnote to Table 7.4B clarifying the option for construction of workforce housing units instead of paying the in-lieu fee, as well as a footnote identifying that the in-lieu fee payment is applicable to projects approved prior to adoption of the Specific Plan amendments:

3. Payment of the workforce housing in-lieu fee is required prior to issuance of temporary occupancy for the first building within each zoning district for projects approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects shall comply with the requirements of Development Code Chapter 18.216 (Workforce Housing). Construction of the workforce housing units is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Approval of an alternate equivalent proposal shall not fulfill the workforce housing in-lieu fee requirements.

4. The workforce housing in-lieu fee requirements identified in Table 7.4B apply to projects that were approved prior to adoption of the Specific Plan amendments by the Town Council on June 8, 2021. Future projects approved within the Specific Plan area shall be subject to the requirements of Development Code Chapter 18.216 (Workforce Housing). Construction of workforce housing units ~~on site~~ is required on the project site or at an off-site location within the Truckee town limits at a location with comparable transportation access. Construction of the off-site units must be completed prior to issuance of temporary or final certificate of occupancy for the commercial and/or manufacturing/industrial project. Payment of in-lieu fees or approval of an alternate equivalent proposal to address the project's workforce housing demand shall not be allowed. If Truckee Tahoe Airport Land Use Compatibility Zone restrictions limit the ability of a developer to construct all of the required workforce housing units on-site, the developer may request approval to construct the units off-site.

6. Multifamily Housing Development Standards and Design Guidelines

The Specific Plan provides development standards and design guidelines for residential projects on the RMW-20 parcel, but does not provide similar standards and guidelines for projects throughout the rest of the Plan area. Objective development standards would provide guidance for the development of future housing projects elsewhere within the Plan Area. Without these, it is difficult for staff and the Planning Commission to find non-Truckee-specific architecture inconsistent with the Plan. In addition, with recent housing law changes, only objective design standards—not design guidelines—can be required for housing projects with density bonus requests and/or affordable housing units. To address these issues, the following amendments are proposed:

- **Open space requirements:** All multi-family residential developments with five or more dwelling units shall incorporate common and private useable open space for passive and active recreational purposes within the project's design in the following manner:
 - Common open space consisting of active recreational and natural preservation areas shall be provided equivalent of a minimum of 250 sq. ft. of common open space for each dwelling unit;

- Private exterior space shall be provided as a private and immediately accessible area to the dwelling unit it is designed to serve, either as a private balcony with an area of at least 60 sq. ft.; a private deck with an area of at least 90 sq. ft.; or a private patio with an area at least 90 sq. ft.
- **Common recreational amenities:** All multi-family residential developments with 10 or more units shall provide a minimum of one indoor/outdoor recreational amenity for every 25 units within the common open space areas; may include a barbecue/picnic area, recreation building, swimming pool and/or tot lot with play equipment.
- **Common laundry facilities:** All multi-family residential developments with 5 or more dwelling units shall provide common laundry facilities, except where laundry facilities are provided within each unit, with one washer and one dryer for every 15 units for up to 100 units, and one washer and one dryer for every 30 units for the number of units over 100. The facilities shall be provided with keyed access evenly disbursed throughout the multifamily development and easily accessible to all tenants; and designed to address security concerns in the location and layout of the common laundry facility areas.

Additionally, the RMW-20 Development Standards provide standards which could appropriately be incorporated into a mixed-use design, including the following:

RMW-4: Common open space shall be located to maximize solar exposure.

RMW-5: Parking shall include a minimum of two electric vehicle charging stations. May be combined with guest parking.

In addition to the above additions, the above-noted development standards and design guidelines for the commercial and manufacturing/industrial zoning districts are also proposed. These have been proposed to create objective standards that will be enforceable for future projects within the Plan area that include a residential component.

The purpose of the Addendum's environmental analysis is to describe the changes in the environmental effects of implementing the proposed Plan amendments. Below is a discussion on any changes in the environmental effects of each proposed amendment:

1. **Housing as a Targeted, Conditionally Allowed or Permitted Use:** Amend the allowed use tables to identify housing as a permitted use in the zoning districts where it was previously identified as a conditionally allowed use; add mixed-use senior housing and cohousing to all Specific Plan zones where housing is currently a conditionally allowed use; and amend the Specific Plan text to remove references to the fact that the Specific Plan is not intended for housing.

As discussed earlier in this addendum, this amendment would change housing as a conditionally allowed use to a permitted one in an effort to better comply with changes to State housing laws following adoption of the Plan. This change removes discretion granted to decision makers in approving or denying housing projects. No density increases or other changes would result from this amendment. As residential uses and the associated environmental effects were already analyzed throughout the Plan EIR, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

2. **Standalone Housing Projects and Mixed-Use Developments:** Amend the allowed use tables to identify that housing projects outside the RMW-20 zone are allowed as part of a mixed-use development, and amend the development standards to require mixed-use projects to provide at least 50 percent of the floor area for commercial and/or manufacturing/industrial uses, consistent with Development Code Section 18.58.140 (Mixed-Use Development).

This amendment would require a mixed-use component to residential projects outside the RMW-20 zone district and require a specific ratio of non-residential to residential uses in cases where residential uses are proposed. Under the amendment, the allowed housing densities within each zone district are not being modified, nor are the allowable land use intensities for non-residential development. The Plan EIR analyzed the environmental effects of both residential and non-residential development within each zone district and identified required mitigation measures as a result of disclosure of these environmental effects. Because no new densities or intensities are proposed, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

3. **Inclusionary Housing** Amend the language in the Plan policies and conditions of approval to require future projects to comply with the Town's inclusionary housing ordinance.

As discussed in this addendum, the Plan area is currently exempt from the Town's inclusionary housing ordinance. The inclusionary housing ordinance requires 15 percent of all new housing units to be deed restricted for affordability. Imposition of the standard requirement constitutes a change of regulations within the Plan; however, it does not result in changed or increased environmental effects. It does not affect the allowed density within any of the Plan zone districts nor the allowable housing types. Rather, it results in a change in the percentage of affordable housing units developed within a residential project. This amendment would also not impact a developer's ability to seek a Density Bonus because that is provided by State law irrespective of whether the Town's inclusionary housing ordinance applies. Because no new densities, housing units or uses are proposed, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

4. **Workforce Housing Construction:** Amend the language in the Plan policies and conditions of approval related to construction of workforce housing on the RMW-20 parcel to match the development potential calculation identified in Table 7.4A; clarify that the square footage trigger to construct the workforce housing units is based on all development within the Specific Plan area and that construction of the RMW-20 parcel is required once the 139,828 sq. ft. buildout number has been reached; require future projects outside the RMW-20 zone to comply with the Town's workforce

housing ordinance; and identify that these requirements apply to projects approved prior to adoption of the Specific Plan amendments.

This amendment fixes a discrepancy in the Plan related to timing of construction of the RMW-20 housing project, and clarifies what types of developments contribute to the square footage trigger to construct the workforce housing units. As discussed in this addendum, a review of the Plan administrative record showed that an older traffic generation analysis report and differing FAR measures were improperly relied on in generating the square footage trigger and that the correct number should be 139,828 square feet. While this amendment will result in a different construction timeline for the RMW-20 workforce housing project, it will not result in changed environmental effects as the effects of the RMW-20 housing project were previously analyzed in the Plan EIR. The phasing of required infrastructure is not proposed to be changed; therefore, all mitigation measures associated with infrastructure phasing will still be required.

Because this amendment results in construction timeline changes only, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

5. **Workforce Housing In-Lieu Fees:** Amend the Plan's workforce housing in-lieu fee requirements to allow onsite construction of deed-restricted workforce housing units to meet a project's unmet workforce housing demand identified in Table 7.4B, consistent with the requirements of Development Code Chapter 18.216 (Workforce Housing).

This amendment provides greater flexibility than what currently exists in the Plan with respect to the provision of workforce housing. In particular, this would allow construction of on-site units rather than payment of the required in-lieu fee. If all developers chose to build on-site units rather than pay the assigned, pre-established in-lieu fee, this would result in the construction of an additional 10.6 units with the Plan area. This would constitute a de minimus increase in residential construction and is further offset by construction that would likely result from collection of the in-lieu fees. Past Town practice has seen the use of in-lieu fees go toward construction of affordable and workforce housing projects and related infrastructure. Under this scenario, less in-lieu fees would be paid to the Town thereby reducing the Town's ability to contribute funds to housing construction. Further, it is anticipated that most developers would chose to pay the assigned, pre-established in-lieu fee as the fee is substantially less than what it would cost to build an actual unit.

Because this amendment would result in the ability of developers to construct a maximum of 11 units of on-site housing, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

6. **Multifamily Housing Development Standards and Design Guidelines:** Amend the development standards to require compliance with Development Code Section 18.58.180 (Multi-Family Residential Projects) and the RMW-20 development standards for mixed-use projects in the commercial zoning districts and for standalone residential projects, and revise the design guidelines throughout the Plan to create objective design standards.

The amendment is made in response to recent changes in State law that require residential projects to be measured against objective design standards. The amendment results in the transition of design guidelines into development or design standards. The amendment also requires compliance with existing Town multi-family development standards for non-residential projects when a mixed-use project is proposed. This amendment does not impact the underlying allowable uses, densities or intensities in the Plan and therefore, no changes to the EIR or its mitigation measures would result from this amendment. No substantial changes have occurred with respect to the circumstances under which the Plan has been undertaken which will require revisions to the Plan EIR. No new information of substantial importance, which was not known and could not have been known at the time the Plan EIR was certified has occurred. The amendment will not result in significant effects not discussed in the Plan EIR, nor will significant effects previously examined be substantially more severe than shown in the Plan EIR.

CONCLUSION

As discussed above, the proposed revisions would not result in new or more severe impacts and do not represent modified mitigation measures beyond those already identified in the 2015 EIR. The EIR and this addendum provide adequate environmental review for the Joerger Ranch Specific Plan, and no subsequent or supplemental EIR is warranted.

LEAD AGENCY/EIR ADDENDUM PREPARERS

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Town of Truckee. Joerger Ranch Specific Plan Draft Environmental Impact Report. September 2013.

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