

# GM UPDATE: DOWNHILL SKI LODGE UPDATE

December 16, 2022



# UPDATE OBJECTIVE

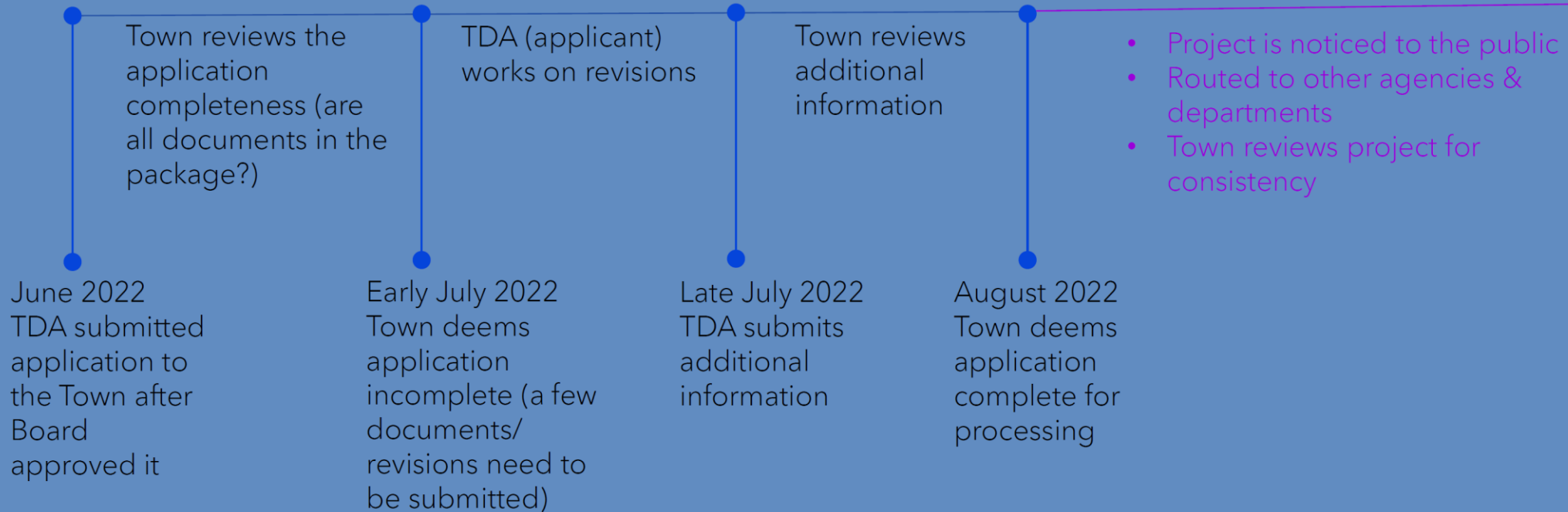
Staff to provide the Board an update on the Downhill Ski Lodge Replacement Project planning/permitting process



# PLANNING/PERMITTING

Town Application Process Information Session – Held on September 7, 2022

## APPLICATION PROCESS





# PLANNING/PERMITTING

Town Application Process Information Session – Held on September 7, 2022 (cont.)

## APPLICATION PROCESS

Timeline depends on type of environmental review. If MND or EIR are needed, will depend on consultant timelines.

**Consistency review:** Does the project comply with the Town's standards?

**Environmental review:** What is the appropriate environmental review per the California Environmental Quality Act? Are there issues to disclose or mitigate?

- Categorical Exemption
- Mitigated/Negative Declaration
- Environmental Impact Report

**Public Hearing:** Only once all major issues related to consistency are resolved and environmental review is completed. **Date TBD.**

# PLANNING/PERMITTING

Town Application Process Information Session – Held on September 7, 2022 (cont.)

## TOWN'S ROLE

The Town does not advocate for a project.  
The Town does not review financial implications of a project.

### Staff's Role

- Review the project for consistency with Town standards
- Work with TDA to revise the project, if necessary
- Identify any environmental impacts and any potential mitigation measures
- Provide a recommendation with any necessary conditions to the Planning Commission to ensure consistency

### Planning Commission's Role

- Consider information provided by TDA
- Review the project for consistency with Town standards
- Consider staff's recommendation and any recommended conditions of approval
- Consider any information provided by the environmental review
- Consider public comment
- Take action on the project: Amend, approve, deny, request more environmental review. Findings are required.



# PLANNING/PERMITTING

Town Application Process Information Session – Held on September 7, 2022 (cont.)

## TOWN'S ROLE

### Planning Commission Findings

- ✓ Zoning and other regulatory documents
  - ✓ Setbacks
  - ✓ Height
  - ✓ Landscaping
  - ✓ Workforce Housing
  - ✓ Trash
  - ✓ Snow Storage
  - ✓ Parking
- ✓ Design guidelines
- ✓ California Environmental Quality Act
- ✓ Adequate for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services
- ✓ Site is suitable for the density/intensity of the development
- ✓ Nevada County Environmental Health Department & Truckee Fire Protection District.

# PLANNING/PERMITTING

## Current Update:

- Town issued request for clarifying items after Town/agency project review September 9, 2022
- TDA resubmitted clarifying items including additional environmental reports – November 2022
- Town of Truckee Procured Dudek (Environmental Consultant) for CEQA documentation – November, 21 2022
- CEQA Kickoff meeting with Dudek and TDA – December 1, 2022
- Expected draft Initial Study – Mid-January
- After completion of initial study will have a better idea on remaining CEQA schedule, public review period, planning commission public hearing

“overall, with the information provided currently, the proposed project appears to substantially conform to the requirements of the development code”



# THANK YOU

