



MEETING DATE: April 2, 2009

TO: Honorable Mayor & Council Members

FROM: Denyelle Nishimori, Associate Planner

SUBJECT: Truckee Railyard Draft Master Plan Public Process

Reviewed by: [Signature]
John McLaughlin, Community Development Director

Approved by: [Signature]
Tony Lashbrook, Town Manager

RECOMMENDATION: That Council approve the Draft Railyard Master Plan public review process including Environmental Impact Report (EIR) certification.

DISCUSSION:

Background:

The Railyard Master Plan public review process to date has included a variety of Council, Planning Commission, and Historic Preservation Advisory Commission (HPAC) meetings as well as community workshops geared towards the public. Between May 4, 2006 and March 25, 2009, a total of 28 different meetings and workshops were scheduled to encourage community members to learn, participate, and comment on the Railyard project. A summary of the meeting dates is included as Attachment #1. On November 20, 2008 Council approved a Master Plan EIR Public Review process to take the Railyard project through the end of the Draft EIR comment period. The comment period ended on January 5, 2009. The Town received a total of 18 written comments from special districts, local and State agencies, as well as organizations and citizens. RRM Design Group is currently working on responses to comments and is expected to have these available by the middle of April. The purpose of this staff report is to have Council review and approve the final public review process for the Railyard project including Master plan adoption and EIR certification.

Railyard Master Plan Public Review Process

With the EIR review process underway, and with a greater understanding of community interest and concern, staff has prepared the following Master Plan public review process for Council consideration and approval (see **Table 1** below). This timeline assumes a best case scenario for plan adoption and is subject to modification should the Council decide that additional review time is warranted. The timeline is designed to provide opportunities for review of the wide variety of issues, and also result in the Master plan being adopted by the end of June. This has been a high

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participation public review process, and with the draft plan in place and the high priority placed on this project by the Council, Staff believes that this process will focus the community's attention towards the final adoption of the plan. There are also benefits associated with the timely adoption of the plan by the end of June in regards to an application being submitted for Infill Infrastructure Grant Funds.

Table 1. Timeline

Planning Commission Facilitated Economic Analysis Workshop	April 23, 2009 (Thur)
Planning Commission Facilitated Railyard Community Workshop (Mass & Scale, Transportation)	April 30, 2009(Thur)
Dual-Dias Town Council/Planning Commission Railyard Master Plan Workshop (dependent on scheduling)	May 13, 2009 (Wed) or May 21, 2009 (Thur)
Planning Commission Public Hearing – Master Plan Adoption & EIR Certification Recommendation	May 27, 2009 (Wed)
Town Council Public Hearing – Master Plan Adoption and EIR Certification	June 18, 2009 (Thur)

With the above-mentioned timelines, three workshops and two public hearings are proposed. A summary of these workshops and hearings is provided below:

1. Economic Analysis Workshop (April 23, 2009)

- Planning Commission facilitated workshop
- Summary of previously raised comments.
- Strategic Economics presentation on changes made to the report in response to public/Council/Commission comment.
- Summary of recommended changes to the Master Plan based on the report recommendations.

2. Railyard Community Workshop (April 30, 2009)

- Planning Commission facilitated workshop
- The primary purpose of this workshop is to summarize previously raised comments on mass, scale and traffic, and to provide appropriate changes to the Master Plan based on these comments.

3. Railyard Master Plan Workshop (May 13 or May 21, 2009)

- Dual-dais
- Summary of all previous workshops and input with recommendations for appropriate Master Plan changes. Focused Council/Commission discussion on recommendations for the final master plan version.

4. Planning Commission Master Plan and EIR Public Hearing (May 27, 2009)

- Planning Commission public hearing on the Master Plan and EIR. Recommendations made by the Commission would be forwarded to the Council for the June 18, 2009 meeting.

5. Town Council Master Plan and EIR Adoption Public Hearing (June 18, 2009)

- Council public hearing on the Master Plan and EIR.

Staff believes that the proposed timeline will allow additional opportunity for community input on the master plan items discussed in previous workshops, while also resulting in a timely adoption related to the Infill Infrastructure Grant Program. The proposed timeline will also allow community members multiple opportunities to provide comments to decision makers on both the Draft Master Plan and EIR.

FISCAL IMPACT: Staff hours spent processing the Master Plan and EIR will be paid through the General Fund in support of an A+ priority of the Town Council.

ATTACHMENTS

Attachment 1 – Truckee Railyard Master Plan Public Review Process Summary

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ATTACHMENT #1
Truckee Railyard Master Plan Public Review Process Summary

Task	Date
Council Presentation on Master Plan Status	May 4, 2006
Council Approves EIR Contract with LSA Associates	October 19, 2006
Draft Railyrd Master Plan Released	November 26, 2006
Council Approves Master Plan Contract with LSA Associates; Staff Presentation on Draft Master Plan and Phase I	April 5, 2007
HPAC Presentation on Master Plan	April 11, 2007
Council Approves Master Plan Contract with RRM Design Group	August 30, 2007
Council Approves EIR Contract with RRM Design Group	October 18, 2007
Council Approves Master Plan Public Process	December 20, 2007
Commission Master Plan Presentation	January 9, 2008
Community Workshop--Introduction to the Draft Master Plan	January 16, 2008
Dual-Dais Workshop--Master Plan and Phase I	January 28, 2008
Commission EIR Scoping	January 30, 2008
Council EIR Scoping	February 7, 2008
HPAC Presentation on Master Plan	February 13, 2008
Mass and Scale Workshop	March 13, 2008
Economic Analysis Workshop	April 8, 2008
Council Approves Modified Master Plan and EIR Contracts with RRM Design Group	July 17, 2008
Council Approves Modified EIR Contract with RRM Design Group	September 18, 2008
Railyard Draft EIR Released	November 5, 2008
Council Approves EIR Public Review Process	November 20, 2008
Traffic Workshop	December 2, 2008
HPAC Draft EIR Comments	December 10, 2009
Commission Draft EIR Comments	December 10, 2008
Council Draft EIR Comments	December 18, 2008
HPAC Draft EIR Comments	January 14, 2009
Economic Analysis Workshop	January 20, 2009
HPAC Review of Draft Master Plan	Februaary 11, 2009
HPAC Review of Draft Master Plan	February 25, 2009
HPAC Review of Draft Master Plan	March 11, 2009
HPAC Review of Draft Master Plan	March 25, 2009

*Gray areas indicate workshops