

# TOWN OF TRUCKEE NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE TRUCKEE 2040 GENERAL PLAN AND DOWNTOWN PLAN UPDATE

**Date:** March 4, 2022

**To:** Governor's Office of Planning and Research, Responsible Agencies, Trustee Agencies, and Interested Persons and Organizations

The Town of Truckee (Town) is preparing the 2040 General Plan and Downtown Plan Update (together "the project"), which will update the existing 2025 General Plan and Downtown Specific Plan to reflect existing conditions and current planning law. The Town, as the lead agency, has determined that implementation of the project may result in one or more significant effects on the environment and will prepare a Program Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and other interested persons and organizations as required by CEQA and consistent with Section 15082 of the State CEQA Guidelines. The purpose of the NOP is to provide information about the project and its potential environmental effects and solicit public comments regarding the scope and content of the information to be included in the EIR. Instructions on how to provide comments on the scope and content of the EIR, information on the project, and topics to be addressed in the EIR are provided below.

## PUBLIC SCOPING MEETING

The Town will host a virtual public scoping meeting to inform interested parties about the project and provide an opportunity to comment on the scope and content of the EIR. Any interested person may appear at the public hearing electronically, by either Zoom meeting or telephone.

Meeting Date: March 14, 2022

Meeting Time: 6:00 p.m.

Register in advance for webinar link and call-in information:

[https://us06web.zoom.us/webinar/register/WN\\_VG4fVBF6SuOYiQfTbtp6CA](https://us06web.zoom.us/webinar/register/WN_VG4fVBF6SuOYiQfTbtp6CA)

## PROVIDING COMMENTS ON THIS NOTICE OF PREPARATION

Written and/or email comments on the NOP but must be received by 5:00 p.m. on April 4, 2022. Please send all comments on the NOP to:

Town of Truckee, Planning Division  
Jenna Gatto, Planning Manager  
10183 Truckee Airport Road  
Truckee, CA 96161

Email: [JGatto@townoftruckee.com](mailto:JGatto@townoftruckee.com)

Please include the commenter's full name and address. If you are from an agency, please provide the name of the agency and a contact person. Comments provided by email should include the name and mailing address of the commenter in the body of the email.

Copies of this NOP may be reviewed at the following locations:

- ▶ Nevada County Public Library, Truckee (10031 Levon Avenue) during library hours
- ▶ Online at: [www.truckee2040.com](http://www.truckee2040.com) and <https://ceqanet.opr.ca.gov/>

## Focus of Input

The Town relies on responsible and trustee agencies to provide information relevant to the analysis of resources falling within their jurisdiction. The Town encourages input with a focus on the following topics:

- ▶ **Scope of Environmental Analysis.** Guidance on the scope of analysis for the EIR, including identification of specific environmental issues that may warrant closer study.
- ▶ **Mitigation Measures.** Ideas for feasible mitigation that would avoid, eliminate, or reduce anticipated significant impacts.
- ▶ **Alternatives.** Suggestions for alternative policies or land use designations that could potentially reduce or avoid anticipated significant impacts.
- ▶ **Interested Parties.** Identification of public agencies, public and private groups, and individuals that the Town should notice regarding the EIR.

## PROJECT LOCATION

The Town is approximately 12 miles north of Lake Tahoe, 30 miles west of Reno, and 100 miles east of Sacramento. The Town encompasses 34 square miles near the California-Nevada boundary in southeastern Nevada County. Major highways providing regional access to the Town include Interstate 80 (east/west), California State Route 89 (north/south), and State Route 267 (north/south). Within the Town limits, the Downtown area serves as the main commercial and tourist center. The project would guide land use decisions within the incorporated Town, including the Downtown, and adjacent sphere of influence.

## PROJECT DESCRIPTION

A General Plan is a state-required legal document (Government Code Section 65300) that guides decisions of local elected officials and decision makers regarding the allocation of resources and the future physical form and character of development. It is the official statement of a jurisdiction regarding the extent and types of development needed to achieve a community's vision for physical, economic, social, and environmental goals. State law requires that the General Plan include an integrated and internally consistent set of goals, policies, standards, programs, and diagrams.

The Town last adopted a General Plan in 2006, which planned for growth and change through the year 2025. The project would address changes in State law that affect general plans, advancements in contemporary planning principles, and updates to General Plan guidelines and would plan for growth anticipated to occur through 2040. The project would:

- ▶ set the community's vision for Truckee's future;
- ▶ encourage economic development and a sustainable year-round economy;
- ▶ streamline opportunities for affordable housing;
- ▶ identify climate change resiliency and adaptation policies; and
- ▶ address changes in State law, including General Plan requirements.

The project would update the existing 2025 General Plan and Downtown Specific Plan to reflect the City's past accomplishments, adopted plans and initiatives, and new priorities. As currently envisioned, the project would modify goals, policies, and implementation programs and update the General Plan land use diagram (see Figure 1). The project would propose new mixed-use and business innovation land use designations that reflect existing development trends and encourage further development in central locations. The project provides for increases to residential densities and non-residential development intensity in areas near the downtown, including the Gateway District and West River Street District, and in neighborhood centers.

The General Plan is divided into two documents: an Existing Conditions Report and a Policy Document. The Existing Conditions Report takes a "snapshot" of current conditions and trends in the Town. It provides a detailed description of a wide range of topics, such as demographic and economic conditions, land use, public services, and environmental resources. The report would provide decision-makers, the public, and local agencies with context for making policy decisions. The Policy Document will contain the policy framework that would guide future development decisions within the Town. It will also identify implementation programs to ensure the goals and policies of the General Plan are carried out. The Policy Document is anticipated to include a Mobility Element, a Climate Action Plan Element, an Economic Development Element, a Conservation and Open Space Element, a Noise and Safety Element, a Land Use Element, and a Community Character Element. The integrated Climate Action Plan will be prepared to comply with the requirements of State law (State CEQA Guidelines Section 15183.5 and Government Code Section 65302) and will include both a vulnerability analysis and plan to reduce greenhouse gas emissions and adapt to a changing climate.

The project will also include a focused update of the Downtown Specific Plan, which was adopted in 1997. The Downtown Specific Plan is a comprehensive land use development plan that sets forth policies, projects, implementation plans, and regulation intended to guide growth and development within downtown Truckee. With focused updates, the Downtown Plan will continue to implement the 2040 General Plan for the downtown area. The draft Downtown Plan land use diagram is Figure 2. No changes to development intensity and density are proposed.

## ENVIRONMENTAL IMPACT REPORT

The EIR will identify and describe, in a program-level analysis, the potential environmental effects associated with implementing the project. If certified by the Town, the Program EIR for Truckee 2040 could be used to streamline review of subsequent projects that are consistent with the General Plan pursuant to Section 15183 of the State CEQA Guidelines. Pursuant to section 15063(a), of the State CEQA Guidelines, an Initial Study has not been prepared for the proposed project because all environmental issue areas identified in the Environmental Checklist included as Appendix G of the State CEQA Guidelines will be addressed in the EIR. These include the following:

- ▶ Aesthetics, Scenic Resources, and Light Pollution
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Climate Change and Greenhouse Gas Emissions
- ▶ Cultural, Paleontological, and Tribal Cultural Resources
- ▶ Energy
- ▶ Forestry Resources
- ▶ Geologic Hazards
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Mineral Resources
- ▶ Noise
- ▶ Population and Housing
- ▶ Public Services and Recreation
- ▶ Transportation and Circulation
- ▶ Utilities and Service Systems
- ▶ Wildfire

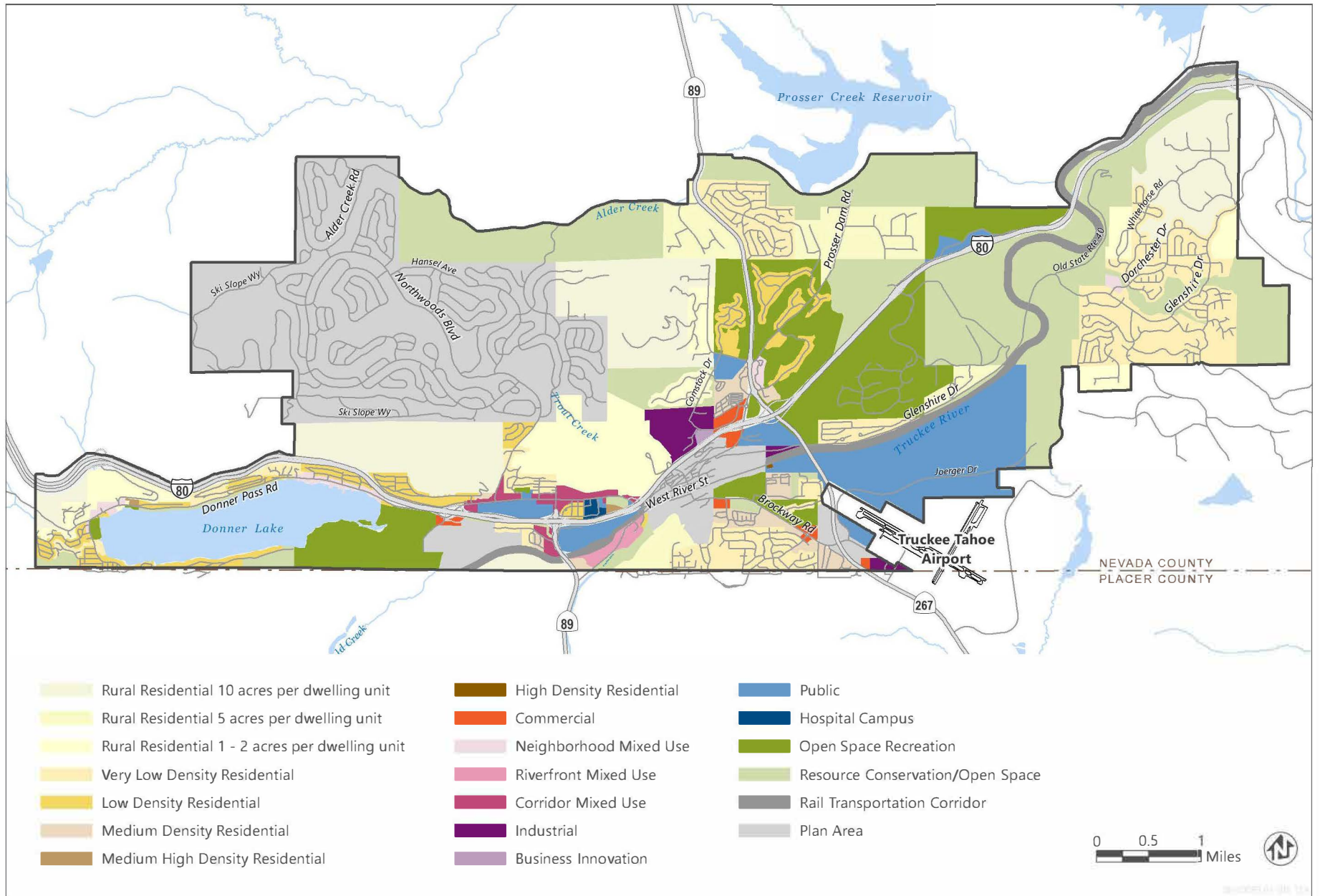
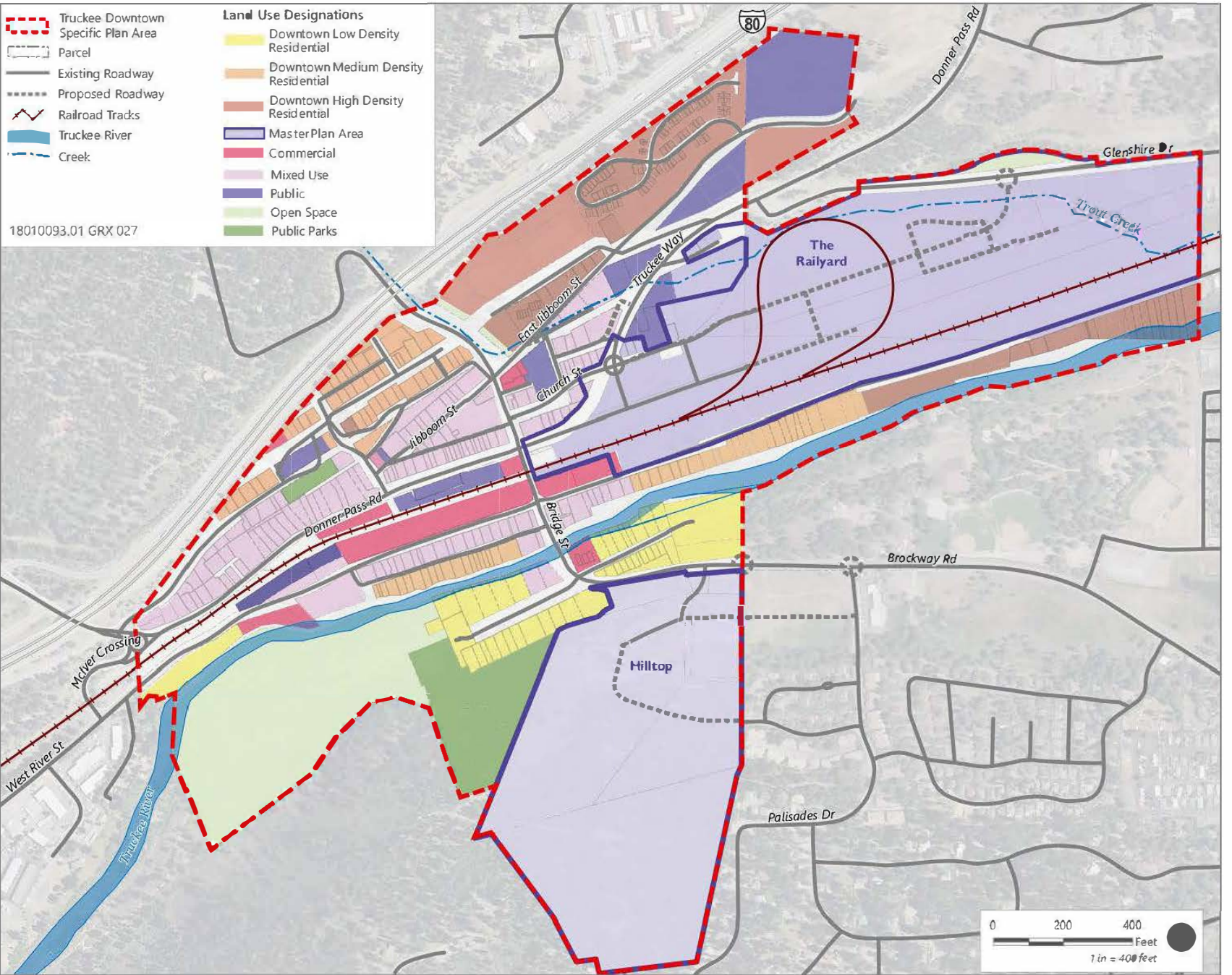


Figure 1 Town of Truckee 2040 General Plan Draft Land Use Diagram



**Figure 2** Downtown Plan Draft Land Use Diagram

The environmental analyses presented in the EIR will describe the existing conditions. Relevant federal, state, and local laws and regulations will be summarized. The methods of analysis and standards of significance used to determine project-related impacts will be described in each of the environmental analysis sections of the EIR, including any assumptions that are important to understand the conclusions of the analysis. The standards will be used to determine both whether an impact is significant and the effectiveness of recommended mitigation and any environmental impacts of the recommended mitigation.

In addition to the potential environmental effects listed above, the EIR will evaluate potential cumulative effects and potential growth-inducing impacts of the project. The EIR will also compare the impacts of the project to a range of reasonable alternatives, including a No-Project Alternative, and will identify an environmentally superior alternative.