



TRUCKEE 2040

TO: INTERESTED AGENCY OR PARTY

FROM: TOWN OF TRUCKEE

DATE: AUGUST 9, 2022

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 2040 GENERAL PLAN UPDATE AND DOWNTOWN TRUCKEE PLAN PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT – SCH# 2022030190

The Town of Truckee has completed a draft environmental impact report (EIR) that evaluates the environmental impacts associated with implementation of the 2040 General Plan (GPU) and Downtown Truckee Plan (together “Truckee2040” or the “project”), which would update the existing general plan and Downtown Specific Plan. Truckee2040 establishes the Town of Truckee’s (Town’s) vision for development and resource management through the year 2040 and would serve as the fundamental land use and resource policy document for the Town. The draft EIR has been prepared under the direction of the Town in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000-21177) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Sections 15000-15387). The Town is the lead agency for consideration of the EIR and potential project approval. Generally, Truckee2040 would provide for increases to residential densities and non-residential development intensity in areas near the downtown, including the Gateway District and West River District, and in neighborhood centers. Truckee2040 would also propose new mixed-use and business innovation land use designations that reflect existing development trends and encourage further development in central locations. The draft EIR identifies significant and unavoidable impacts in the following resource areas: aesthetics, air quality; biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, Tribal Cultural Resources, and wildfire.

The Town of Truckee is located in the Lake Tahoe region of north-eastern California, encompassing 34 square miles near the California-Nevada boundary in southeastern Nevada County. The town lies just east of the Sierra Nevada’s crest at Donner Pass, within the valley of the Truckee River and surrounding upland areas. There are many sites where historical releases of hazardous materials or wastes have occurred throughout the town; these are listed in environmental databases pursuant to Government Code Section 65962.5. These sites range from small releases that have had localized effects on private property and have already been remediated to large-scale releases from long-term historical industrial practices that have had wider ranging effects on groundwater.

Public Review of The Draft EIR

This draft EIR is being circulated for public review and comment for a period of 45 days, from August 9, 2022 to September 23, 2022. During the public comment period, written comments from the public as well as organizations and agencies on the draft EIR’s accuracy and completeness may be submitted to the Town. Written and/or email comments must be received by 5:00 p.m. on September 23, 2022. Written comments should be addressed to:

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

Email: JGatto@townoftruckee.com

Agencies that will need to use the EIR when considering permits or other approvals for the project should provide the name, phone number, and email address of a contact person. Comments provided by email should include the name and mailing address of the commenter in the body of the email.

The draft EIR is available for review during normal business hours at the Town of Truckee, Planning Division (10183 Truckee Airport Road, Truckee). The draft EIR is also available online at www.truckee2040.com. A public meeting will be held on the draft EIR during the regular Town Council meeting on August 23, 2022, at 5:00 p.m. at Truckee Town Hall located at 10183 Truckee Airport Road, Truckee, California.