

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030190

Project Title: Town of Truckee 2040 General Plan Update and Downtown Truckee Plan Project

Lead Agency: Town of Truckee

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Project Location: Truckee

*City*

Nevada

*County*

Project Description (Proposed actions, location, and/or consequences).

Truckee 204 consists of the 2040 General Plan Update (GPU) and Downtown Truckee Plan, which would update a portion of 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. 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 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As explained in the EIR, the proposed GPU is self-mitigating. All feasible changes or additions to the plan have been implemented to reduce potential environmental impacts to the greatest degree possible.

Impact 4.1-3: In Nonurbanized Areas, Substantially Degrade the Existing Visual Character or Quality of Public Views of the Site and Its Surroundings

Impact 4.3-1: Generate Construction-Related Emissions of ROG, NOX, PM10, and PM2.5

Impact 4.3-2: Generate Operation-Related Emissions of ROG, NOX, PM10, and PM2.5

Impact 4.3-4: Expose Sensitive Receptors to a Substantial Incremental Increase in TAC Emissions

Impact 4.3-5: Result in Other Emissions (Such as Those Leading to Odors) Adversely Affecting a Substantial Number of People

Impact 4.4-4: Interfere Substantially with the Movement of Any Native Resident or Migratory Fish or Wildlife Species or with Established Native Resident or Migratory Wildlife Corridors, or Impede the Use of Native Wildlife Nursery Sites

Impact 4.5-1: Cause a Substantial Adverse Change in the Significance of a Historical Resource pursuant to Section 15064.5

Impact 4.8-1: Generate GHG Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment

Impact 4.8-2: Conflict with Any Applicable Plan, Policy or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of GHGs

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Truckee2040, as proposed, is the product of a planning process that included the preparation of a Land Use Alternatives Briefing Book (Town of Truckee 2021). The preferred land use plan remains an area of controversy. In response, two alternatives that are derivatives of the land use alternatives process are evaluated in Chapter 6, Alternatives, of this EIR.

Key concerns and issues that were expressed during the scoping process included:

preserving community character and viewsheds;

potential development of presently undeveloped property;

managing wildfire hazards;

affordable workforce housing;

infrastructure and utility expansions necessary to accommodate projected growth;

potential for effects of groundwater withdraw;

potential for roadway congestion and increased air traffic;

policies and actions that the Town could employ to reduce greenhouse gas emissions; and

effects of development on water quality.

Provide a list of the responsible or trustee agencies for the project.

Agencies that may be responsible agencies include: the California Department of Transportation, which has responsibility for approving future improvements to the state highway system; the Department of Conservation, which has responsibility for approving mining Reclamation Plans pursuant to the Surface Mining and Reclamation Act; and the Local Agency Formation Commission of Nevada County, which has responsibility for approving any annexations within the Town's sphere of influence that might occur within the planning horizon of Truckee2040.