

I INTRODUCTION

This Draft Environmental Impact Report (EIR) has been prepared to provide an assessment of the potential environmental consequences of adoption and implementation of the proposed 2025 Town of Truckee General Plan Update. This assessment is designed to inform Town of Truckee decision-makers, other responsible agencies, and the public-at-large of the nature of the General Plan Update and its effect on the environment. This Draft EIR has been prepared in accordance with and in fulfillment of California Environmental Quality Act (CEQA) requirements. The Town of Truckee is the Lead Agency for the project.

A. Proposed Action

The proposed project is a comprehensive update of the Town's General Plan, which is the principal policy document for guiding future conservation and development of the Town. The Plan has a long-term horizon, addressing an approximately 19-year time frame, yet it brings a deliberate, overall direction to the day-to-day decisions of the Town Council, its commissions and Town staff. The project is described in more detail in Chapter 3.

The General Plan Update includes newly proposed goals, policies and actions, which have been designed to implement the community's vision for the Town. The policies and actions would be used by the Town to guide day-to-day decision-making so there is continuing progress toward the attainment of goals of the Plan.

B. EIR Scope, Issues and Concerns

This document is a Program EIR that analyzes the proposed adoption of the General Plan Update. As a Program EIR, it is not project-specific, and does not evaluate the impacts of specific projects that may be proposed under the General Plan. Such projects will require separate environmental review to secure the necessary development permits. Therefore, while subsequent envi-

ronmental review may be tiered off this EIR, this EIR is not intended to address impacts of individual projects.¹

The scope of this Draft EIR was established by the Town of Truckee through the General Plan Update process. Issues addressed in this EIR are the following:

1. Aesthetics and Visual Quality
2. Air Quality
3. Biological Resources
4. Cultural Resources
5. Geology and Seismic Hazards
6. Hazardous Materials and Natural Hazards
7. Hydrology and Water Quality
8. Land Use
9. Noise
10. Population, Employment and Housing
11. Public Services
12. Traffic and Circulation
13. Utilities and Service Systems

C. Report Organization

This Draft EIR is organized into the following chapters:

- ◆ *Chapter 1: Introduction* provides an introduction and overview describing both the intended use of the document and the review and certification process of both the General Plan and the EIR.

¹ As stated in Section 15152 of the CEQA Guidelines, "tiering" refers to using the analysis contained in a broader EIR (such as one prepared for a general plan) with later EIRs and negative declarations tied to narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

- ◆ *Chapter 2: Report Summary* summarizes environmental consequences that would result from the proposed project, describes recommended mitigation measures, and indicates the level of significance of impacts before and after mitigation.
- ◆ *Chapter 3: Project Description* describes the proposed General Plan Update in detail, including a summary of the chapters of the General Plan Update and a listing of proposed land use designation changes.
- ◆ *Chapter 4: Environmental Evaluation* provides an analysis of the potential environmental impacts of the proposed project, and presents recommended mitigation measures, if required, to reduce their significance. Each topical section in this chapter also includes an assessment of cumulative impacts.
- ◆ *Chapter 5: Alternatives to the Proposed Project* considers four alternatives to the proposed project, including the CEQA-required "No Project Alternative."
- ◆ *Chapter 6: CEQA-Required Assessment Conclusions* discusses growth inducement, unavoidable significant effects, and expected significant irreversible changes.
- ◆ *Chapter 7: Report Preparers and References* identifies the data sources and preparers of the Draft EIR.

D. Environmental Review Process

This Draft EIR will be available for review by the public and interested parties, agencies and organizations for a review period of at least 45 days, as required by law. A public workshop on the Draft EIR will be held during the review period.

TOWN OF TRUCKEE
2025 GENERAL PLAN EIR
INTRODUCTION

Comments on the Draft EIR will be accepted in written form only, by mail, fax, or email. All comments should include the commentor's name, physical address, mailing address and phone number.

Written comments on the Draft EIR should be submitted to:

Mr. Duane Hall
Town Planner
Town of Truckee Community Development Department
10183 Truckee Airport Road
Truckee, CA 96161

Fax: (530) 582-7710
Email: info@truckee2025.org

Following the close of the public comment period, a Final Environmental Impact Report (FEIR) will be prepared to respond to all substantive comments received on this Draft EIR. The FEIR will be made available for public review prior to consideration of its certification by the Town of Truckee Town Council. Once the Town Council certifies the FEIR, the Council will also consider adoption of the Truckee General Plan Update itself, which may be approved as drafted or modified, or denied.