

Sphere of Influence Plan Update

Truckee Sanitary District, Nevada County, California

Prepared for:

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Resolution 13-03

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COMMISSION RESOLUTION

**Resolution 13-03 of the
Local Agency Formation Commission
of
Nevada County, California**

RESOLUTION OF THE NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2012062087), ADOPTING
ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, MAKING
DETERMINATIONS PURSUANT TO § 56425 OF THE GOVERNMENT CODE AND APPROVING
AN UPDATE TO THE SPHERE OF INFLUENCE PLAN FOR THE TRUCKEE SANITARY DISTRICT

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Nevada County Local Agency Formation Commission (“LAFCo”) to adopt a Sphere of Influence for each agency in its jurisdiction and to review each sphere for possible update every five years. A Sphere of Influence is defined by Government Code Section 56076 as “a plan for the probable physical boundary and service area of a local agency determined by the commission;” and

WHEREAS, proceedings for adoption, update and amendment of a Sphere of Influence Plan are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act, Section 56000 *et seq.* of the Government Code; and

WHEREAS, Government Code Section 56425 establishes the purpose of a Sphere of Influence Plan as assisting a LAFCo to carry out its responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities; and

WHEREAS, such a plan will be utilized by members of the public, public agencies, service providers and affected property owners to ascertain the timing of development and expected scope and provision of public services; and

WHEREAS, the Sphere of Influence Plan is a flexible document that may be amended to accommodate changes in development patterns and local circumstances and, further, will be reviewed in five years; and

WHEREAS, California Government Code Section 56430 requires the Commission to conduct service reviews of the provision of municipal services prior to or in conjunction with action to update or adopt a sphere of influence; and

WHEREAS, the Commission prepared a Municipal Service Review (MSR) that evaluates the services provided by the Truckee Sanitary District, including wastewater collection and conveyance, as well as wastewater treatment services as provided by the Tahoe-Truckee Sanitation Agency in 2003, and has updated the MSR information and determinations relative to the Truckee Sanitary District in conjunction with the preparation of written determinations relating to services provided by the Truckee Sanitary District as presented in the report to the Commission titled “Sphere of Influence Plan Update, Truckee Sanitary District, Nevada County, California” dated July 21, 2011 and revised and republished March 21, 2013; and

WHEREAS, the Executive Officer has reviewed the Sphere of Influence Report, the relevant updates to the Municipal Service Review and other pertinent documents and information, and

has prepared a report including recommendations and conditions for update of the district's sphere of influence within the time required by law; and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, the Commission has determined that the sphere of influence update is a project as defined under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and is not categorically or statutorily exempt; and,

WHEREAS, THE Commission has determined an Environmental Impact Report shall be prepared for the Project in order to satisfy the requirements of CEQA, in accordance with State CEQA Guidelines § 15060(d); and,

WHEREAS, the project consists of an update of the Truckee Sanitary District's (TSD) SOI that considers two potential SOI boundary options supporting Nevada County LAFCo's mandated five-year review of the TSD Sphere of Influence and service plan. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option; and

WHEREAS, pursuant to section 21067 of the Public Resources Code and section 15367 of the State CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.), LAFCo is the lead agency for the project; and

WHEREAS, in compliance with the Public Resources Code, LAFCo prepared a Draft Environmental Impact Report (the "Draft EIR") to analyze the potential environmental effects of the project; and

WHEREAS, LAFCo solicited comments, including details about the scope and content of the environmental information, as well as potential feasible mitigation measures, from responsible agencies, trustee agencies, and the public, in a Notice of Preparation ("NOP") of the EIR for the project, which was filed on June 29, 2012, and circulated for a period of 30 days pursuant to State CEQA Guidelines Sections 15082, subdivision (a), and 15375; and

WHEREAS, the Draft EIR was completed and released for public review on February 6, 2013, and LAFCo initiated a 45-day public comment period by filing a Notice of Completion and Availability with the State Office of Planning and Research and the Nevada County Clerk; and

WHEREAS, pursuant to Public Resources Code Section 21092, LAFCo also provided a Notice of Availability to all organizations and individuals who had previously requested such notice, and published the Notice of Availability on February 6, 2013, in the Sierra Sun, a newspaper of general circulation in the project area; and

WHEREAS, during the comment period (February 6, 2013–March 25, 2013), LAFCo consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and other interested parties pursuant to State CEQA Guidelines Section 15086; and

WHEREAS, LAFCo held a public meeting on March 21, 2013, to solicit comments on the adequacy of the Draft EIR; and

WHEREAS, in April 2013, LAFCo released the Final EIR, which consists of written responses to all comment letters received by LAFCo during the official public review period and errata to the Draft EIR; and

WHEREAS, pursuant to Public Resources Code Section 21092.5, LAFCo provided copies of the written responses to all commenting public agencies; and

WHEREAS, the “EIR” consists of the Final EIR and the Draft EIR (as modified by the Final EIR); and

WHEREAS, alternatives to the project that might eliminate or reduce significant environmental impacts were evaluated; and

WHEREAS, prior to taking action, LAFCo has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, a comment received from the Town of Truckee relayed the Town’s support for the District-Preferred sphere boundary, with a concern that sewer infrastructure extended to areas outside the Town’s sphere of influence should be sized to only accommodate the existing and planned development in those areas.

WHEREAS, the EIR reflects the independent judgment of LAFCo and is deemed adequate for purposes of making decisions on the merits of the project; and

WHEREAS, LAFCo has not received any comments or additional information that produced substantial new information requiring recirculation per Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5.

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon the Update of the Truckee Sanitary District Sphere of Influence Plan; and

WHEREAS, the Commission has heard all interested parties desiring to be heard and has considered the proposal and report by the Executive Officer and all other relevant evidence and information presented at said hearing;

NOW, THEREFORE, the Local Agency Formation Commission of Nevada County hereby determines the following:

1. *The Commission’s purposes and responsibility.*

The proposed Truckee Sanitary District Sphere of Influence Update, including the conditions established therein, is consistent with the Commission’s policies, purposes and responsibilities for planning the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of Nevada County and its communities.

2. *Considerations specified in Government Code Section 56425(e).*

The Commission has considered the documentation in this matter, including the Final Draft Sphere of Influence Plan Update for the Truckee Sanitary District, the EIR and comments submitted by interested agencies and individuals as they relate to the following considerations stated in Government Code Section 56425(e): (1) the present and planned land uses in the area, including agricultural and open space lands; (2) the present and probable need for public facilities and services in the area; (3) the present capacity of public facilities and adequacy of public services which the agencies provide or are authorized to provide; (4) the existence of any social or economic communities of interest in the area. The Commission’s determinations on these factors are set forth in the *Final*

Draft of the Sphere of Influence Plan Update for the Truckee Sanitary District (dated July 21, 2011 and revised and republished March 21, 2013) pp 44 to 45, as well as the analysis supporting the determinations that are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Local Agency Formation Commission hereby finds that:

Certification of the Final EIR

1. The Final Environmental Impact Report (Final EIR) has been completed in compliance with the California Environmental Quality Act (CEQA).
2. The Final EIR was presented to LAFCo, and LAFCo reviewed and considered the information contained in the Final EIR prior to approving the project.
3. The Final EIR reflects LAFCo's independent judgment and analysis, acting as the lead agency for the project.

Findings on Impacts Associated with Project Approval

The Final EIR identifies significant impacts that cannot be mitigated to less than significant levels, primarily resulting from the growth that the sphere will indirectly facilitate. Numerous mitigation measures have been adopted by the land use agencies to address these impacts but these are insufficient to mitigate the impacts below the level of significance. The only mitigation that LAFCo could adopt that would reduce those impacts below the level of significance would be to sharply reduce the sphere in an effort to reduce the growth and its related impacts. The Commission finds that such a severe reduction in the sphere is infeasible because it would be contrary to the basic project objectives to provide for orderly growth, coordinated with adopted local land use plans and efficient service delivery. Consequently, a Statement of Overriding Considerations has been provided. LAFCo makes the Environmental findings with Exhibit A, attached hereto and incorporated herein by reference.

Findings on Alternatives Associated with Project Approval

LAFCo evaluated several alternative spheres boundaries both for CKH and CEQA purposes. LAFCo hereby adopts the District Preferred sphere boundary option. LAFCo finds that the District Preferred Sphere meets the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and the Nevada County LAFCo Spheres of Influence Policies and importantly reflects the planning determinations of TSD itself. The SOI promotes orderly growth and development in that it only includes areas that will or may require TSD services-- undeveloped lands that are planned for urban uses by the land use agencies and largely developed areas that may require sewer services in the future. No other sewer service providers exist in the area that could meet the potential need for service. Therefore the sphere, while larger than the LAFCo recommended Sphere is properly limited to areas where District services may be needed, and is consistent with the plans of the Land Use agencies. It also puts the District in a position to more readily provide service in the additional developed areas should the need arise due to failing septic systems. The other alternatives of no project and "Juniper Hills only" would not meet the project objective as well of providing for the expansion of the district's service area to accommodate orderly growth and development within the Truckee region, in coordination with local land use plans while protecting agricultural and open space resources and the environment to the extent feasible.

LAFCo also finds that while the District Preferred LAFCo-recommended SOI option has somewhat more secondary environmental impacts than the LAFCo Recommended Sphere, these additional impacts are outweighed by the consideration of the environmental benefits provided by the ability to provide superior sewer services to the additional areas.

AND, FURTHER, the Commission resolves and orders the following:

- 1) The Truckee Sanitary District Sphere of Influence Map, included herein as *Exhibit B*, designating near- and long-term planning horizons and an Area of Concern, is hereby adopted by the Commission.
- 2) The Truckee Sanitary District Sphere of Influence Plan (dated July 21, 2011 and revised and republished March 21, 2013), amended to include the District's report dated May 2012 on the inclusion of the Juniper Hills, Klondike Flat, Russell Valley and Timber Trails areas, is hereby approved and adopted by the Commission, and by this reference incorporated herein as the Sphere Plan of the District.
- 3) Consistent with the Truckee Sanitary District's representations in its May 2012 report supporting its Preferred Sphere Boundary, the Sphere Plan contains a requirement that extension of infrastructure to facilitate District services to the Hobart Mills, Russell Valley, Timber Trails, Klondike Flat, and Juniper Hills areas shall be limited in size to accommodate the existing and planned development in those areas, as set forth at the time in the applicable General Plan.
- 4) All changes of organization or reorganization for the Truckee Sanitary District must be consistent with the updated Sphere of Influence Plan and Map, and any duly adopted amendments thereto.
- 5) All changes of organization or reorganization for the Truckee Sanitary District must be consistent with adopted LAFCo Policy.
- 6) The Commission directs staff to file a Notice of Determination as lead agency pursuant to Public Resources Code Section 21152 and Section 15075 of the CEQA Guidelines.

The foregoing resolution was duly passed by the Local Agency Formation Commission of Nevada County at a regular meeting held on May 16, 2013, by the following roll call vote:

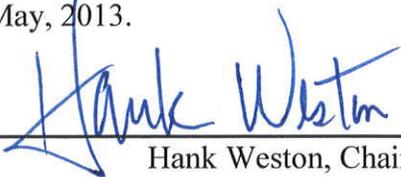
Ayes: Anderson, Bender, Bergman, Flora, Grundel, Norsell, Chairman Weston

Noes: None

Abstentions: None.

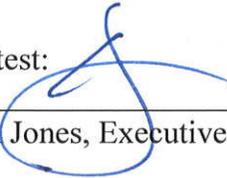
Absent:

Signed and approved by me after its passage this 16th day of May, 2013.



Hank Weston, Chairman
Nevada LAFCo

Attest:



SR Jones, Executive Officer

EXHIBIT A – ENVIRONMENTAL FINDINGS

SECTION I INTRODUCTION

A. Project Description

The proposed project involves the adoption of a sphere of influence (SOI) boundary by Nevada County LAFCo establishing the near-term and long-term service SOI boundaries for the Truckee Sanitary District. The District-preferred SOI boundary for the Truckee Sanitary District (TSD or District) is described below and is depicted on Draft EIR Figure 2.0-2. In general, the District-preferred SOI does not include areas that are not expected or anticipated to require district services. As required by LAFCo policy, the District-preferred SOI defines the probable boundary of the agency's service area 20 years hence (the long-term horizon), as well as a near-term development horizon for lands likely to be annexed prior to the next SOI review or update (typically within five years). The SOI also designates areas of concern to indicate an area in which land use actions may have direct or indirect impacts on the District.

- **Near-Term Sphere:** The near-term sphere includes the following areas:
 - Areas 1, 2, and 3: Three “island” areas that are surrounded by the TSD service area and are within the boundaries of the Town of Truckee.
 - Area 4: A “pocket” area along Alder Drive that is surrounded by TSD on the east, west, and south and is within the boundaries of the Town of Truckee.
 - Area 5: A 558-acre property within the jurisdictional SOI of the Town of Truckee. This parcel is adjacent to the Tahoe Donner subdivision and owned by the Tahoe Donner Association. The Town of Truckee General Plan designates this property Residential and for Resource Conservation/Open Space.
 - Area 6: Three parcels on Teton Way within the Town of Truckee SOI. These properties are south of the Tahoe Donner subdivision and designated Resource Conservation/Open Space by the Town of Truckee General Plan.
 - Area 7: A large area north of current TSD boundaries within the Town of Truckee west of Highway 89 North. This area includes a range of properties, including large undeveloped parcels and a small residential neighborhood adjacent to Highway 89 (also known as State Route 89).
 - Area 8: A large area north of current TSD boundaries within the Town of Truckee, east of Highway 89 North. This area includes Prosser Lakeview Estates, a small-lot residential neighborhood, as well as larger residential lots and undeveloped parcels.
 - Area 9: A residentially developed neighborhood, the Meadows, on larger lots within the Town of Truckee south of Interstate 80.

- Area 10: A large parcel north of the airport owned by the Tahoe-Truckee Sanitation Agency and within the boundaries of the Town of Truckee. This parcel is designated Resource Conservation/Open Space by the Town's General Plan.
- **Long-Term Sphere:** The long-term sphere includes:
 - Area 11: An undeveloped area in the Town of Truckee's SOI north of the town boundaries and designated by the Town's General Plan as Residential Cluster/10 Acres.
 - Area 12: An undeveloped area south of Interstate 80 and east of the Town of Truckee's northeast boundary and within the Town's SOI. The Town's General Plan designates this area Planned Development.
 - Area 13: The Hirschdale neighborhood east of the Town of Truckee but within the Town of Truckee SOI. This area includes small residential developed lots that utilize private septic systems. The area is designated Residential by the Town's General Plan.
 - Area 14: The Hobart Mills Planned Development area, which is located approximately 6 miles north of the TSD's northern boundaries in the unincorporated area. This area has been designated Planned Development by Nevada County's General Plan and is currently developed as an industrial site.
 - Area 16: An undeveloped area in the Town of Truckee's SOI, north of Interstate 80 and Donner Lake, designated Residential Cluster/10 Acres by the Town's General Plan.
 - Area 17: An undeveloped area west of the TSD and within the Town of Truckee's SOI, including territory on both the north and south sides of Interstate 80. This area is designated Planned Residential Development by the Town's General Plan.
 - The Juniper Hills area south of the Town of Truckee. This area includes 163 parcels, 100 of which are in residential use with private septic systems.
 - The Klondike Flats area west of Highway 89 North. This area includes 21 residential parcels, 13 of which are improved with private septic systems.
 - The Tahoe Timber Trails private camping community. This area involves three parcels with 553 individual campsites and several community septic/leach field systems.
 - The Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

Areas of Concern: Areas of concern include portions of the existing TSD Sphere of Influence in Nevada and Placer Counties. Development proposals within these areas may have impacts on TSD; the AOC designation provides for LAFCo to notify TSD if it becomes aware of any such proposals.

B. Project Objectives

The objectives of the adoption of the TSD sphere is to provide for expansion of TSD services to accommodate orderly growth and development of the Truckee area, in coordination with local land use plans while protecting agricultural and open space resources, and the environment, to the extent feasible.

C. Legal Requirements

Public Resources Code Section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects.” Section 21002 further states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

Pursuant to Section 15091 of the State CEQA Guidelines, LAFCo may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if LAFCo makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding.

1. Changes or alterations have been required in, or incorporated into, the project which will avoid or substantially lessen the significant environmental impact as identified in the EIR; or
2. Such changes or alterations are within the responsibility and jurisdiction of a public agency other than LAFCo, and such changes have been adopted by such other agency, or can and should be adopted by such other agency; or
3. Specific economic, social, legal, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

D. Summary of Environmental Findings

As more fully explained below, LAFCo has determined that based on all of the evidence presented, including, but not limited to, the EIR, written and oral testimony given at meetings and hearings, submission of comments from the public, organizations, and regulatory agencies, and the responses prepared to the public comments, the following environmental impacts associated with the project are:

1. No Impact or Less Than Significant Impacts That Do Not Require Mitigation

- Land Use Policy Conflicts Under Project and Cumulative Conditions (Impacts 3.1.1 and 3.1.2)
- Conflicts with Greenhouse Gas Emission Reduction Efforts Under AB 32 (Impact 3.2.2)

2. Significant Impacts That Cannot be Avoided or Reduced to a Less Than Significant Level

- Net Increase in Greenhouse Gas Emissions From Future Growth (Impact 3.2.1)
- Secondary Environmental Effects of Growth Inducement Under Project and Cumulative Conditions (Impacts 3.3.1 and 3.3.2).

This document contains the findings required under the California Environmental Quality Act (“CEQA”) (Public Resources Code, §§ 21000 et seq.) and the State CEQA Guidelines. (California Code of Regulations, title 14, §§ 15000 et seq.)

No comment made in the public hearings conducted by LAFCo or any additional information submitted to LAFCo has produced any substantial new information requiring recirculation or additional environmental review of the Final EIR under CEQA because no new significant environmental impacts were identified, no substantial increase in the severity of any environmental impacts would occur, and no feasible mitigation measures or project alternatives as defined in State CEQA Guidelines Section 15088.5 were rejected.

SECTION II

FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

The impacts discussed in this section cannot be fully mitigated to a less than significant level. For each impact that is determined to be significant and unavoidable, a Statement of Overriding Considerations has been prepared for that impact and is set forth in Section IV below.

A. Climate Change and Greenhouse Gases

Net Increase in Greenhouse Gas (GHG) Emissions from Future Growth (Impact 3.2.1): Section 3.3 of the Draft EIR identifies the extent of growth potential in the District-preferred SOI (near term and long term), which would generate GHG emissions that are estimated at 55,140 metric tons annually and 21.5 metric tons annually per service population (residents and employees within the District-preferred SOI). These GHG emissions would exceed the 4.6 metric tons of GHG per service population threshold identified in the Draft EIR.

Finding: LAFCo finds that there is no feasible mitigation measure available to LAFCo to offset or reduce the growth-related GHG emissions of the District-preferred SOI (State CEQA Guidelines § 15091(a)(2)). As such, this impact would remain significant and unavoidable. Consequently, a Statement of Overriding Considerations would be necessary should LAFCo wish to approve the project (State CEQA Guidelines § 15093).

Rationale: As shown on Draft EIR pages 3.2-12 and -13, realization of the maximum growth potential of the District-preferred SOI would exceed the Draft EIR threshold for GHG emissions (the Draft EIR utilized the Bay Area Air Quality Management District (BAAQMD) threshold of 4.6 metric tons of GHG per service population). Therefore, the District-preferred SOI could result in a net increase in cumulative GHG emissions. It is important to note that the District-preferred SOI would not specifically implement or directly result in the construction of any new facilities. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either the Town of Truckee or Nevada County, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans.

The establishment of a new SOI is the first step in a series of actions that support the planned growth envisioned in the applicable general plans. The only means legally available to LAFCo of mitigating the impacts would be to reduce the sphere and potentially restrict the amount of growth by restricting the extension of wastewater service. This alternative is considered infeasible for the following reasons:

1. Omitting lands from the TSD sphere of influence that are within the Town of Truckee or the Town's sphere of influence and that are designated for development pursuant to the Town's General Plan would result in an inconsistency between the LAFCo sphere and the urban development planned by the land use agencies.

2. The land use agencies have adopted multiple mitigation measures in their general plans to mitigate much of the adverse impact of the planned growth.
3. Omitting lands within the Town of Truckee or the Town's sphere of influence that are designated for development pursuant to the Town's General Plan will reduce economic growth, jobs, and housing within the region as found by the applicable land use agencies in their resolutions adopting the EIRs for their general plans.
4. Further reduction in the sphere would be contrary to the project objectives in that it would conflict with LAFCo's mission to promote orderly growth, coordinated with local land use plans and protection of agricultural and open space resources. The land use agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

B. Secondary Environmental Effects of the Project

Secondary Environmental Effects of Growth Inducement Under Project Conditions (Impact 3.3.1): The proposed update of the Sphere of Influence for the TSD would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new SOI could induce growth or a concentration of population that may result in physical environmental impacts.

Finding: LAFCo finds that the establishment of a new Sphere of Influence based on the District-preferred sphere boundary is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County which could support growth and development consistent with these agencies' general plans and any development approvals currently in place and result in significant environmental impacts that are not expected to be mitigated to a less than significant level with implementation of feasible mitigation measures by the Town of Truckee and Nevada County. No feasible mitigation is available to LAFCo to reduce this impact to a less than significant level, and this impact would remain significant and unavoidable (State CEQA Guidelines § 15091(a)(2)). Consequently, a Statement of Overriding Considerations would be necessary should LAFCo wish to approve the project (State CEQA Guidelines § 15093).

Rationale: General plan policy provisions and mitigation measures have been adopted by the Town of Truckee and Nevada County to address these impacts to the extent feasible, but the following environmental impacts of growth have been identified as significant and unavoidable by the Town of Truckee and Nevada County. Nevada County LAFCo has determined that these significant and unavoidable impacts would occur from growth supported by the District-preferred sphere boundary [Draft EIR pages 3.3-25 through -41]:

- Aesthetics (Town of Truckee General Plan)
- Air Quality (Town of Truckee General Plan)

- Biological Resources (Town of Truckee General Plan)
- Wildland Fire Hazards (Nevada County General Plan)
- Land Use/Open Space (Nevada County General Plan)
- Noise (Town of Truckee General Plan)
- Affordable Housing (Town of Truckee General Plan)
- Roadway Traffic Operations (Town of Truckee and Nevada County general plans)

The Town of Truckee and Nevada County made findings and statements of overriding considerations (Town of Truckee Resolution 96-09 and Nevada County Resolution No. 95530) addressing these significant and unavoidable impacts that are incorporated herein by reference [Draft EIR pages 3.3-25 through -41].

While the new sphere would not directly result in any new growth-related environmental impacts or the increased severity of the above identified significant environmental impacts (similar finding to CEQA Guidelines Section 15162), establishment of a new sphere is the first step in a series of actions that support this planned growth. With the exception of severely curtailing the District Sphere of Influence in an effort to restrict growth, there are no mitigation measures legally available to Nevada County LAFCo to address this impact. LAFCo finds that such a severe reduction in the sphere would be infeasible because it would be contrary to the project objectives in that it would conflict with LAFCo's mission to promote orderly growth, coordinated with local land use plans and protection of agricultural and open space resources. The land use agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

Secondary Environmental Effects of Growth Inducement Under Cumulative Conditions (Impact 3.3.2): The proposed update of the Sphere of Influence for the TSD, along with all existing, approved, proposed, and reasonably foreseeable development in Nevada County, would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new sphere could induce growth or a concentration of population that may result in physical environmental impacts.

Finding: LAFCo finds that the establishment of a new Sphere of Influence based on the District-preferred sphere boundary is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County which could support growth and development consistent with these agencies' general plans and any development approvals currently in place and result in significant environmental impacts that are not expected to be mitigated to a less than significant level with implementation of feasible mitigation measures by the Town of Truckee and Nevada County. No feasible mitigation is available to LAFCo to reduce this impact to a less than significant level, and this impact would remain significant and unavoidable (State CEQA Guidelines § 15091(a)(2)). Consequently, a

Statement of Overriding Considerations would be necessary should LAFCo wish to approve the project (State CEQA Guidelines § 15093).

Rationale: General plan policy provisions and mitigation measures have been adopted by the Town of Truckee and Nevada County to address these impacts to the extent feasible, but the following environmental impacts of growth have been identified as significant and unavoidable by the Town of Truckee and Nevada County. Nevada County LAFCo has determined that significant and unavoidable impacts would occur from growth supported by the District-preferred sphere boundary [Draft EIR pages 3.3-25 through -42].

The Town of Truckee and Nevada County made findings and statements of overriding considerations (Town of Truckee Resolution 2006-58 and Nevada County Resolution No. 95530) addressing these significant and unavoidable impacts that are incorporated herein by reference [Draft EIR pages 3.3-25 through -41].

The establishment of a new SOI is the first step in a series of actions that support the planned growth envisioned in the applicable general plans. The only means legally available to LAFCo of mitigating the impacts would be to reduce the sphere and potentially restrict the amount of growth by restricting the extension of wastewater service. This is considered infeasible for the following reasons:

1. Exclusion of lands designated for residential or urban development in the sphere would result in an inconsistency between the LAFCo sphere and the urban development planned by the land use agencies.
2. The land use agencies have adopted multiple mitigation measures in their general plans to mitigate much of the adverse impact of the planned growth.
3. Omitting lands designated for development from the sphere will reduce economic growth, jobs, and housing within the region as found by the applicable land use agencies in their resolutions adopting the EIRs for their general plans.
4. Further reduction in the sphere would be contrary to the project objectives in that it would conflict with LAFCo's mission to promote orderly growth coordinated with local land use plans and protection of agricultural and open space resources. The land use agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

SECTION III
FINDINGS REGARDING PROJECT ALTERNATIVES

The following project alternatives were considered in detail in the EIR. These alternatives are rejected for various reasons as set forth below.

A. LAFCo-Recommended Sphere of Influence Boundary

This alternative was evaluated in the Draft EIR as a project option that was evaluated at an equal level of detail as the District-preferred SOI option. The LAFCo-recommended SOI option included the same land area as the District-preferred SOI, with the exception of the following sites:

- The Juniper Hills area south of the Town of Truckee. This area includes 163 parcels, 100 of which are in residential use with private septic systems.
- The Klondike Flats area west of Highway 89 North. This area includes 21 residential parcels, 13 of which are improved with private septic systems.
- The Tahoe Timber Trails private camping community. This area involves three parcels with 553 individual campsites and several community septic/leach field systems.
- The Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

Finding: Based on the supporting explanation below, LAFCo rejects the LAFCo-recommended SOI because it does not provide an option for providing wastewater service to residential areas that have septic systems that could fail in the future.

Supporting Explanation: As identified on Draft EIR pages 3.2-11 through -16 and 3.3-25 through -41, the LAFCo-recommended SOI option would not substantially lessen or avoid significant GHG emission impacts or secondary environmental effects from growth in comparison to the District-preferred SOI option. In addition, there are over 160 septic systems in the area that could require TSD wastewater service should these systems fail, which the LAFCo-recommended SOI does not address.

B. Alternative 1 – No Project Alternative

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Nevada County Local Agency Formation Commission to update the SOI for all applicable jurisdictions in the county every five years. An SOI is defined by Government Code Section 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality.” If no update is completed as required by law, LAFCo would not be able to legally approve any future annexations to the District, effectively limiting TSD service to its existing boundaries. The current TSD boundary is shown in Draft EIR Figure 2.0-1 as the striped area on the map.

Finding: Adoption of this Alternative would have the least environmental impacts of any alternative as the elimination of public sewer services from TSD would likely restrict future growth and its attendant environmental impacts. LAFCo rejects the No Project Alternative as infeasible because it does not achieve the project's most fundamental objective of implementing the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 [Draft EIR page 4.0-2], consistent with public service needs present or reasonably foreseeable in the proposed SOI amendment area.

Supporting Explanation: As identified on Draft EIR Table 3.1-1 [Draft EIR pages 3.1-4 through -6], land areas immediately adjacent to and/or surrounded by the current TSD boundaries consist of land uses designated for development at densities that would require the provision of public wastewater service rather than the use of individual septic systems in order to comply with Nevada County Land Use and Development Code Section L-VII.7 and Town of Truckee Municipal Code Section 18.92.120 [Draft EIR page 3.1-7]. These areas were identified in the Nevada County LAFCo Sphere of Influence Plan Update for Truckee Sanitary District (July 21, 2011) as anticipated to require wastewater service in the future. Adoption of this alternative would prevent TSD from providing public sewer to those areas. Unless some other public sewer alternative is developed, those areas would not develop as planned. This would conflict with LAFCo's mission to promote orderly growth, coordinated with local land use plans and protection of agricultural and open space resources. The land use agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

C. Alternative 2 – Juniper Hills Alternative

Under the Juniper Hills Alternative, the TSD Sphere of Influence would conform with the District-preferred SOI boundary, with the exception that the Russell Valley, Tahoe Timber Trails, and Klondike Flats areas would not be included. The Juniper Hills area would be included in the sphere and could then potentially, under certain circumstances, be annexed and receive service from the TSD [Draft EIR page 4.0-4].

Finding: Based on the supporting explanation below, LAFCo rejects the Juniper Hills Alternative as infeasible because it does not avoid significant and unavoidable environmental impacts associated with GHG emissions or secondary environmental effects of growth or provide an option for providing wastewater service to land areas that have large septic systems that could fail in the future.

Supporting Explanation: As identified on Draft EIR pages 4.0-4 through -6, the Juniper Hills Alternative would not avoid significant GHG emission impacts or secondary environmental effects from growth in comparison to the District-preferred SOI option. In addition, there are over 60 septic systems in the area that could require TSD wastewater service should these systems fail, which the Juniper Hills Alternative does not address.

D. Alternative 3 – Existing Sphere of Influence

Under the Existing Sphere of Influence Alternative, the TSD Sphere of Influence would remain in its existing form. The present District SOI, established in 1983 and updated in 1998, includes the Town of Truckee and extends north to the Sierra County line. On the east and west, it includes all of the area within the Town’s jurisdictional SOI as shown in the 2025 Truckee General Plan. Draft EIR Figure 2.0-1 depicts the TSD’s current boundaries and existing SOI (adopted in 1983, updated in 1998) [Draft EIR page 4.0-6].

Finding: Based on the supporting explanation below, LAFCo rejects the Existing Sphere of Influence Alternative as infeasible because it does not provide any substantial environmental benefits over the District-preferred sphere option and would conflict with Nevada County LAFCO sphere of influence general policies.

Supporting Explanation: As identified on Draft EIR pages 4.0-6 and -7, the Existing Sphere of Influence Alternative would not substantially lessen or avoid significant GHG emission impacts or secondary environmental effects from growth in comparison to the District-preferred SOI option. In addition, this alternative would conflict with Nevada County LAFCo sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries) by not adequately considering wastewater service in relation to the following factors set forth in Government Code Section 56425(e). Specifically, this alternative includes large land areas containing designated open space areas that are not planned for development, rural forest designated land areas that are not anticipated to need public wastewater services, and land areas not anticipated to develop and require public wastewater service within a 5- to 20-year time frame.

SECTION IV

STATEMENT OF OVERRIDING CONSIDERATIONS

A. LAFCo declares that, pursuant to State CEQA Guidelines Section 15093, the Nevada County Local Agency Commission has balanced the benefits of the project against any unavoidable environmental impacts in determining whether to approve the District-preferred SOI. If the benefits of the project outweigh the unavoidable adverse environmental impacts, those impacts may be considered “acceptable.”

B. LAFCo declares that the EIR prepared for the project has identified and discussed significant effects which may occur as a result of the project that cannot be mitigated to a less than significant level. Secondary environmental effects of the project (Impacts 3.3.1 and 3.3.2) are the result of the anticipated growth that would be facilitated by the sphere adoption. That growth has been planned for in the Nevada County and the Town of Truckee General Plans and was evaluated in the respective general plan EIRs. Both Nevada County and the Town of Truckee made findings and statements of overriding considerations (Town of Truckee Resolution 96-09 and Nevada County Resolution No. 95530) regarding significant and unavoidable impacts as summarized on Draft EIR pages 3.3-25 through -41, incorporated herein by reference.

C. LAFCo further finds that except for the District-preferred SOI, all other options and alternatives set forth in the EIR are infeasible for the reasons stated in Sections II and III above.

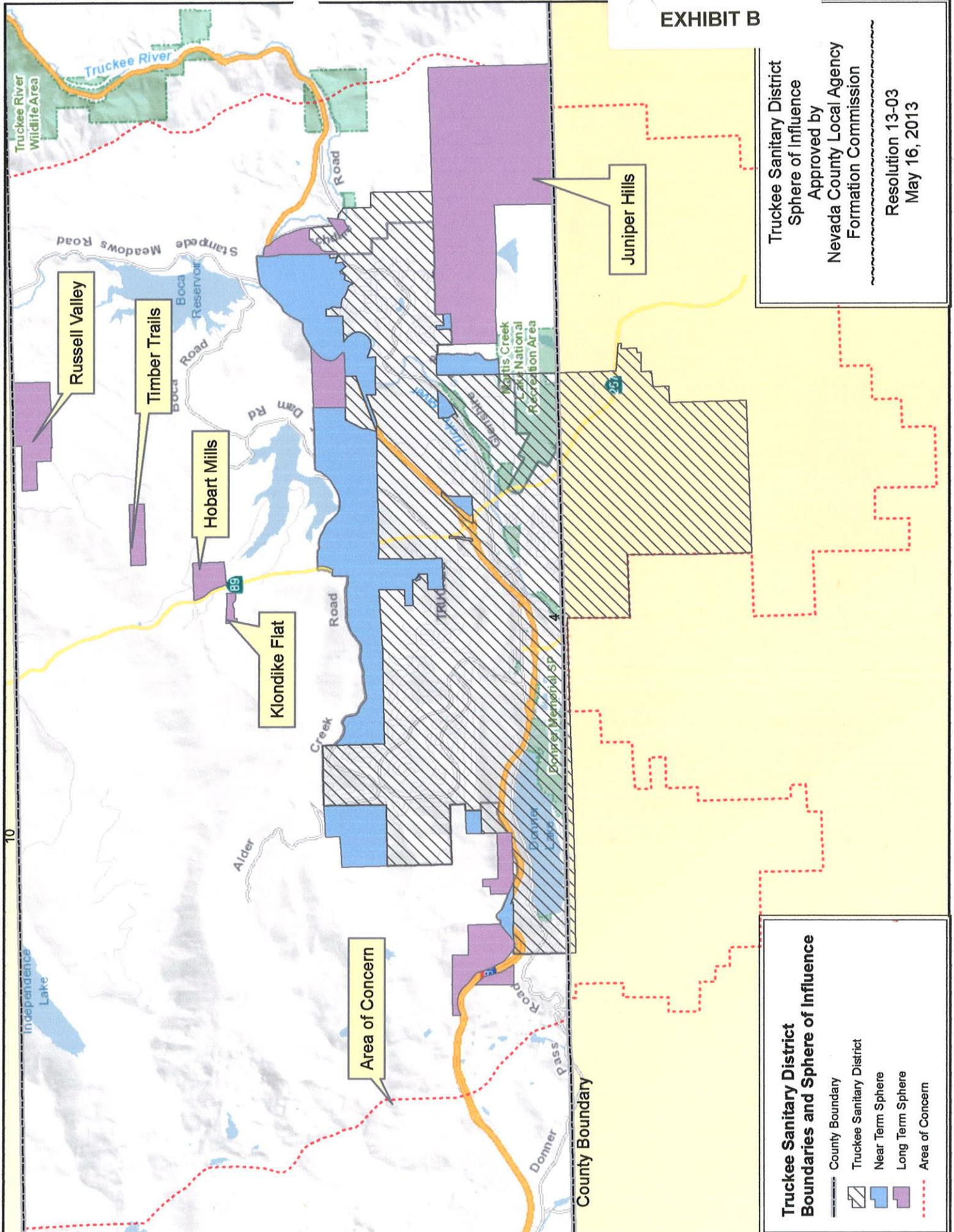
D. LAFCo has determined that the following social, economic, and environmental benefits of the District-preferred SOI outweigh the potential unavoidable significant adverse impacts and render those potential adverse environmental impacts acceptable:

- The District-preferred sphere boundary option meets the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Sections 56425 and 56430, and is consistent with public service conditions present or reasonably foreseeable in the proposed SOI area.
- The District-preferred sphere boundary option is consistent with Nevada LAFCo Sphere of Influence Policies (Chapter III), specifically Section A 2 which specifies that when establishing the boundaries of a sphere of influence for an agency, the Commission will consider the four factors established by Government Code § 56425, and with respect to Factor 2) (Present and probable need for public facilities and services in the area), precludes the inclusion of lands that are unlikely to require the services provided the agency, either by virtue of the land's General Plan designation, topographical constraints, or projected and historical growth rates.
- The District-preferred sphere boundary option is consistent with the General Plan of the Town of Truckee, and will allow for the District to serve areas designated for future development. While the Town of Truckee General Plan EIR did identify significant and unavoidable environmental impacts from growth under the General Plan (aesthetics, air quality, biological resources, noise, affordable housing and traffic) the Town Council determined that these impacts were considered acceptable because of the benefits of properly planning and managing projected future growth that the Town will experience (Item 3 Exhibit "A" to Resolution 2006-58). The District-preferred SOI would not result in any additional growth-related environmental impacts within the area covered by the Town of Truckee General Plan beyond what was disclosed in the Town of Truckee General Plan EIR. LAFCo therefore adopts the Town's overriding findings and the facts supporting those findings as part of its own overriding findings.
- The District-preferred sphere boundary option is consistent with the General Plan of the County of Nevada and will provide for the District to serve areas designated for future development by the County. While the County General Plan EIR did identify significant and unavoidable environmental impacts from growth under the General Plan (wildland fire hazards, land use/open space, and traffic) in the project area, the Board of Supervisors determined that these impacts were considered acceptable, because the General Plan would provide for regional housing needs, retail services, and employment development as well as providing for natural resource conservation (Nevada County Resolution 95530, Exhibit A). The District-Preferred SOI would not result in any additional growth-related environmental impacts within the area covered by the Nevada County General Plan beyond what was disclosed in the Nevada County General Plan

EIR. LAFCo therefore adopts the County of Nevada’s overriding findings and the facts supporting those findings as part of its own overriding findings.

EXHIBIT B

Truckee Sanitary District
 Sphere of Influence
 Approved by
 Nevada County Local Agency
 Formation Commission
 Resolution 13-03
 May 16, 2013



**Truckee Sanitary District
 Boundaries and Sphere of Influence**

- County Boundary
- Truckee Sanitary District
- Near Term Sphere
- Long Term Sphere
- Area of Concern

EXECUTIVE SUMMARY

Introduction

The Local Agency Formation Commission (LAFCo) is responsible for determining boundaries of municipal service providers. LAFCo operates under the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) with the mandate of:

- Discouraging urban sprawl
- Preservation of prime agricultural land and open space
- Assuring efficient local government services
- Encouraging orderly growth and development of local agencies

The tools that enable LAFCOs to accomplish those goals are the Municipal Service Review (MSR), the sphere of influence, and the ability to change the organization of a municipal agency. The MSR provides data on services and the ability to provide services. This information is used to determine the sphere of influence that is defined as the probable physical boundary and service area of a local agency. A change in organization, such as annexation must be consistent with the sphere of influence.

In order to establish the sphere, LAFCo is required to make determinations with respect to the following:

- Present and planned land uses in the area, including agricultural and open space lands
- Present and probable need for public facilities and services
- Present capacity of public facilities and adequacy of public services provided by the agency
- Social or economic communities of interest

LAFCo also must comply with the California Environmental Quality Act (CEQA). For the purposes of CEQA and updates of the Sphere Plan, LAFCo is the lead agency. According to CEQA, the lead agency must complete an environmental analysis to determine the appropriate means of complying with CEQA. For the Truckee Sanitary District Sphere Plan Update, Nevada LAFCo has determined that preparation of an Environmental Impact Report (EIR) is required.

The sphere of influence also must be consistent with Nevada LAFCo policies. Those policies state that LAFCo will not include areas in the sphere of influence that are unlikely to require municipal services. They also require a Sphere Plan that describes the phasing of the annexation of territory in the sphere of influence. This document provides a plan for the sphere of influence or probable physical boundary of the Truckee Sanitary District.

District Profile

The Truckee Sanitary District (TSD), formed in 1906 with initial facilities installed in 1908, is one of the oldest sanitary districts in California. This District was subsequently reorganized under the Sanitary District Act of 1923, and operates under California Health and Safety Code Section 6400, *et seq.* A five-member Board, which meets once a month, governs the District.

Since its inception, the TSD service area has grown in size and has experienced increased development. In 1962, TSD undertook a large annexation that included the lands between Gateway (currently in the Town of Truckee) and the foot of Donner Summit. This annexation and subsequent provision of wastewater collection and treatment was intended to relieve water quality problems in Donner Lake. The annexation increased the territory of the District to approximately 2.5 times its original size. Today, the TSD covers an area of 39 square miles in Nevada and Placer counties (see Exhibit 2).

During the 1960s, the TSD participated in Congressional hearings on existing wastewater disposal practices in the Lake Tahoe and Truckee River basins. These hearings resulted in the formation in 1969 of a committee called the “Five District Committee”, consisting of the Truckee Sanitary District, the North Tahoe Public Utility District, Squaw Valley County Water District (Public Service District), Tahoe City Public Utility District, and the Alpine Springs County Water District. This led to legislation enabling the formation and operation of the Tahoe-Truckee Sanitation Agency.

The Tahoe-Truckee Sanitation Agency (TTSA) was formed by a special act of the California Legislature known as the Tahoe-Truckee Sanitation Agency Act, which became effective in November 1971. This Act created the TTSA for the collection, treatment, and disposal of sewage, industrial waste, and stormwater within the agency; it prescribed its organization, powers, and duties; and it repealed the North Lake Tahoe-Truckee River Sanitation Agency Act (Chapter 1503 of the Statutes of 1967).

As provided in the legislation, member agencies include:

- Truckee Sanitary District (TSD)
- North Tahoe Public Utility District (NTPUD)
- Squaw Valley Public Service District (SVPSD) (formed under County Water District Law)
- Alpine Springs County Water District (ASCWD)
- Tahoe City Public Utility District (TCPUD)

TTSA member agencies, such as TSD, collect and convey wastewater to TTSA’s Water Reclamation Plant east of the Town of Truckee for processing.

Because a greater portion of the assessed value of taxable property within the District is located within the boundaries of Nevada County, Nevada LAFCo is its principal LAFCo. Accordingly,

Nevada LAFCo will review TSD's services and set the District's sphere of influence, considering the demand of the entire District upon capacity. The existing TSD boundaries are shown on Exhibit 2.

Updates to Municipal Service Reviews

The Eastern Nevada County Wastewater MSR was completed in November of 2003 and describes the services provided by Nevada County and the Truckee Sanitary District. The MSR concludes that the district is functioning well and is viable. The District has the capability and infrastructure to provide wastewater collection services to the Truckee area and the Martis Valley.

The MSR was completed during a time of economic expansion, so population and service needs were overestimated. The MSR made determinations regarding an expanded wastewater treatment facility, enhanced communication through developing a website, and sharing facilities with other agencies. The TTSA completed its wastewater treatment facility expansion in 2008, which increased capacity sufficiently to serve the region beyond 2015. The District now maintains its own website for enhanced communication with the public. The District has not updated its Wastewater Master Plan, which was completed in 1995; however, the District regularly updates its capital improvement plans.

The sphere of influence was established in 1983 and included territory in both Nevada and Placer Counties. In 1998 Nevada LAFCo updated the Nevada County portion to include a broad area east of Donner Pass, and an area north of the Town extending to the border with Sierra County. The MSR suggested the addition of a couple of areas in Placer County: one in the Martis Valley east of Northstar and another south of Donner Lake. However, to date, the sphere of influence for the Placer portion has remained consistent with the 1983 sphere (Exhibit 3).

Sphere of Influence Plan, Map, and Analysis

CKH requires the Commission make four determinations to establish the sphere of influence. The four determinations are summarized as follows.

1.1.1 - Present and Planned Land Use

The boundaries of Truckee Sanitary District encompass two identifiable population centers, the Town of Truckee and the Martis Valley, as well as sparsely populated surrounding territories. Present land use in the Town is 23 percent residential, 19 percent open space, 1.5 percent commercial office, 12 percent roadways and railway rights-of-way, and 17.5 percent multiple other uses. There is also a large portion of vacant and undeveloped land, 28 percent, but half of that is designated as resource conservation open space to allow for mining and limit development. (See Table 2, p. 33, for a detailed list of the Town's land use designations.) Surrounding the Town in Nevada County, the land use is primarily forest, with two exceptions: the community of Hirschdale and the Juniper Hills subdivision. Juniper Hills is comprised of large rural residential lots that are primarily on septic systems and too spread out to make connection to a sewer system economically feasible. Hirschdale

is a small residential community on private septic systems which receives treated water from Truckee Donner Public Utility District.

The District also extends south of the Town into Placer County in the Martis Valley, in which land use is primarily split between residential uses and open space. The Martis Valley community extends well east of the TSD boundaries. It includes the Northstar community and the territory served by the Northstar Community Services District (NCSD). The primary land use designation in the vicinity of Northstar is forest land, with areas of anticipated low-density residential just north of Martis Creek and State Route 267 (SR-267).

1.1.2 - Present and Probable Need for Services

The need for services will depend on the rate of construction within the boundaries of the District and within the current sphere. As documented in its recently updated Sphere Plan, the Town of Truckee has sufficient housing capacity for the next 30 to 100 years. The large range is due to the impacts of the economy on growth projections. The previously anticipated growth rate of 238 new dwellings per year in the Town, and subsequently in the District, has been significantly reduced because of the economy. Another result of the economy is that growth within the Town's proposed sphere will also be reduced. The need for facilities and services in the Martis Valley will also be reduced because of economic conditions.

1.1.3 - Present Capacity of Facilities

Wastewater services are provided by the Truckee Sanitary District (TSD), which operates collection facilities, and the Tahoe-Truckee Sanitation Agency (TTSA), which operates the regional wastewater treatment facility. The TTSA recently expanded its Water Reclamation Plant to the capacity of a peak seven-day average flow, in the summer months, of 9.6 million gallons per day (mgd). TTSA estimates there is sufficient capacity at the facility to accommodate growth through 2025. The additional needs of the collection system arising from new growth will be addressed by TSD and the land use authority through conditions of approval. TSD will stipulate any offsite collection system requirements.

1.1.4 - Social and Economic Communities of Interest

The District boundaries include much of the Town of Truckee, and there are subdivisions within the Town that are in the current sphere of influence and not served. Some of the subdivisions north of Interstate 80 (I-80) along SR-89 have been developed but are on septic systems. The community of Hirschdale just east of the town receives potable water from TDPUD but relies on septic systems.

The Northstar community lies adjacent to the District's southern boundary and should be considered a community of interest. The Northstar CSD provides wastewater collection services to Northstar, but contracts with the TSD for transfer of sewage via TSD's facilities to the TTSA treatment plant.

Conclusions

The analyses presented in this study lead to the following conclusions:

- The MSRs prepared for the services provided by the TSD within the current and proposed sphere have concluded that the District is well run, has the capability to provide services, and has wastewater treatment facilities with capacity for anticipated growth through 2025.
- The current sphere of influence should be reduced to comply with LAFCO policies and convert the forestland to the north of the Town of Truckee to an Area of Concern.
- With regard to the four determinations required of CKH:
 - Present and planned land use: Land use designations in the Nevada County portion of the District are primarily forestland north of the Town. In the Martis Valley area of Placer County, land use is a mix of residential and open space. Changes to accommodate increased development are not anticipated, due to the downturn in the economy.
 - Present and probable need for public services and facilities: Because of the current economic conditions, the area has experienced very slow growth in the last year. However, through the planning period, additional housing, commercial and industrial development will be needed in the Truckee area to accommodate anticipated growth. That development will require additional wastewater services, particularly within the Town's sphere of influence.
 - Present capacity of facilities: With the added wastewater treatment capacity that became available in 2008, the facility has sufficient capacity to accommodate growth through 2025.
 - Social and economic communities of interest: The District serves the Town of Truckee and the Martis Valley communities south of the Town. The sphere would include the Hirschdale community as well as areas within the Town and outside the Town where conversion from septic systems may become necessary, such as the developments along SR-89 at the north edge of the Town, and Russell Valley, Timber Trails, Klondike Flat, and Juniper Hills areas. The Northstar community lies adjacent to the District's southern boundary and should be considered a community of interest. The Northstar CSD provides wastewater collection services to Northstar but contracts with the Truckee Sanitary District for transfer of sewage via TSD's facilities to the TTSA treatment plant.
- LAFCo law and Nevada LAFCo policies limit the sphere of influence to areas of existing or potential development that may need district services. Given these considerations, lands that are now in public ownership or are otherwise not expected to be developed have been omitted from the District's sphere and designated as "Areas of Concern." The recommended sphere of influence therefore complies with LAFCo law and Nevada LAFCo policies.

Provisions and Conditions

The following provisions and conditions apply to the Truckee Sanitary District Sphere Plan:

1. Adoption of Sphere Map.

The sphere of influence map, depicting the Near and Long Term Sphere included herein as Exhibit 5 is hereby adopted as the Sphere for the Truckee Sanitary District

- a. **Near-Term Sphere:** The near-term sphere as shown on Exhibit 5 includes areas within the boundaries of the Town of Truckee and areas of planned development in the Town's near-term sphere of influence. Areas in the near term sphere are anticipated to have a reasonable potential be annexed prior to the next District Sphere Update (roughly a five year period)
- b. **Long-Term:** The long-term sphere as shown on Exhibit 5 includes areas identified in the Town's long-term sphere, such as the areas to the west of the Tahoe Donner subdivision, the area north and west of Donner Lake, and the area northeast of Truckee including the Hirschdale subdivision. In addition, the long-term sphere includes the area along SR-89 just to the northwest of Prosser Lake, as it has been identified for potential development in the Nevada County General Plan. The long-term sphere also contains four areas specifically requested for inclusion by the District in its report to the Commission dated May 2012 (included herein as Appendix A). These areas are known as the Juniper Hills, Klondike Flat, Timber Trails, and Russell Valley areas and each is so identified on Exhibit 5. Areas in the long term sphere are anticipated to eventually be annexed but not likely before the next sphere update.

2. Limitations on Extension of Infrastructure.

Consistent with the District's representations in its May 2012 report, LAFCo shall include in any annexation approval a condition requiring that the extension of infrastructure to facilitate District services to the Hobart Mills, Russell Valley, Timber Trails, Klondike Flat, and Juniper Hills areas shall be limited in size to accommodate the existing and planned development in those areas, as set forth at the time in the applicable General Plan.

3. Areas of Concern

An "Area of Concern" is "a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (the "Acting Agency") impact directly or indirectly upon another local agency (the "Concerned Agency").(LAFCo Policies Section III,A.3) For the Truckee Sanitary District, LAFCo hereby designates several

areas of concern where the Commission has determined that land use decisions may impact TSD as the Concerned Agency. Those areas have been identified for the following areas outside the District Sphere and are shown on the map included herein as Exhibit 5:

- a. Areas within the 1998 sphere that are designated as forestland in Nevada County.
- b. In Placer County, an Area of Concern has been identified for the area that overlaps the sphere of influence of the Northstar Community Services District. Since TSD conveys wastewater from Northstar to the Tahoe-Truckee Sanitation Agency treatment facility, it does have an interest in potential additional demands on its system. Since the principal county for NCSD is Placer County and the principal county for TSD is Nevada County, consultation between the two LAFCOs is necessary. At present, a Memorandum of Understanding (MOU) exists between Placer LAFCo and Nevada LAFCo that essentially recognizes the concerns of multi-county special districts and provides a mechanism for consultation. The MOU is included in Appendix B.
- c. Similarly, the area south of Donner Lake in Placer County that was previously included in the TSD sphere has been designated as an Area of Concern. The District would like to be notified of any potential development in that area, as it may affect future service delivery.

CEQA

Actions such as Sphere Plans taken by LAFCO are subject to CEQA if they have the potential to directly or indirectly generate adverse environmental impacts. TSD provides a service critical to development. Consequently, planning for future expansion of that service has the potential for environmental impacts because it will facilitate that development and the impacts resulting from that growth. . The Initial Study prepared by LAFCo determined that the sphere of influence update may have a potentially significant impact or potentially significant unless mitigated impact on the environment, and that an Environmental Impact Report must be prepared. The Draft and Final EIR is included in Appendix C.

SECTION 2: INTRODUCTION

2.1 - LAFCo

Local Agency Formation Commissions (LAFCo) were formed in 1963 to address the problems caused by explosive growth in the post-World War II era. To accommodate growth the legislature had created many new local government agencies with irregular boundaries and overlapping jurisdictions. Also of concern was the rapid conversion of prime agricultural lands to urban uses. In 1959, Governor Edmund G. Brown, Sr., appointed the Commission on Metropolitan Area Problems to study and make recommendations on “misuse of land resources” and the complexity of local government jurisdictions. Recommendations from the Commission resulted in the formation of a Local Agency Formation Commission for each county in 1963.

In 1965, the LAFCo legislation became the Knox-Nesbit Act; that year also saw passage of the District Reorganization Act (DRA), which gave LAFCo jurisdiction over special districts. The Municipal Organization Act (MORGA) adopted in 1977, consolidated procedures for changes in organization such as annexation, detachment, incorporation, and consolidation into one act. In 1985, Cortese-Knox combined Knox-Nesbit, DRA, and MORGA into one unified code. The last major revision occurred in 2000 and is known as the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH). It clarified LAFCo’s purposes as:

- Discouraging urban sprawl
- Preservation of prime agricultural lands and open space
- Assuring efficient local government services
- Encouraging orderly growth and development of local agencies

CKH added the Municipal Service Review to the sphere of influence and the ability to change the organization of cities and special districts as tools to achieve those goals. In addition, CKH requires that LAFCo adopt written policies and procedures.

2.2 - LAFCo Policies and Criteria for Sphere of Influence Plans

CKH requires LAFCo to adopt a Sphere of Influence Plan and Map for each city and each special district in the County. The Sphere Plan is defined by CKH in Government Code Section 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality as determined by the Commission.” CKH requires that the Sphere Plan be reviewed and updated every 5 years. The Sphere Plan serves much the same function for LAFCo as general plans do for cities and counties: it guides the Commission in its consideration of annexations and other forms of reorganization. CKH also requires LAFCo to make determinations with respect to the following four factors when establishing or reviewing a sphere of influence:

- Present and planned land uses in the area, including agricultural and open space lands
- Present and probable need for public facilities and services
- Present capacity of public facilities and adequacy of public services provided by the agency
- Social or economic communities of interest

Cities or towns and special districts are required by Government Code Section 56430(c) to have conducted “a service review before, or in conjunction with, but no later than the time it is considering an action to establish a sphere of influence . . . or to update a sphere of influence.”

Nevada LAFCo policies have the following additional requirements.

1. **Consistency:** Each Sphere Plan must be consistent with LAFCo’s policies and procedures, the State Legislature’s policy direction to LAFCo, the Sphere Plans of all other agencies in the area, the Commission’s statement of written determinations with respect to its review of municipal services in the area, and the long-range planning goals of the area.
2. **Sphere Boundary:** With respect to the present and probable need for services, LAFCo will not include lands that are unlikely to require municipal services. With respect to the capacity of facilities, LAFCo will not include areas in an agency’s sphere of influence that cannot feasibly be served by the agency within a time frame consistent with the Sphere Plan.
3. **Areas of Concern:** LAFCo, at its discretion, may designate territory beyond the sphere of influence as an Area of Concern. An Area of Concern is defined as a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (Acting Agency) impact directly or indirectly upon another local agency (Concerned Agency). When LAFCo receives notice of a proposal from another agency relating to the Area of Concern, LAFCo will notify the Concerned Agency and give great weight to its comments. LAFCo will also encourage Acting and Concerned agencies to establish Joint Powers Agreements or other commitments as appropriate.
4. **Zero and Minus Spheres:** LAFCo may establish a zero sphere (no territory) for an agency that is either not providing services or whose services are no longer needed. A zero sphere designation implies an agency should be dissolved. A minus sphere designation excludes territory within an agency’s boundary from the services provided by the agency. A minus sphere is designated for territory that is not in need of the agency’s services or when the agency has no feasible plans to serve the territory.

LAFCo policies also include specific requirements for a Sphere Plan. The Sphere Plan must include a sphere map and phased plan for annexation: territory expected to be developed and annexed within 5 years will be assigned to a near-term sphere, while territory expected to be eligible for annexation at some time between 5 and 20 years in the future is designated for the long-term sphere.

Additional policies relate to the MSR. An MSR must contain information on which the Commission can base its determination of appropriate sphere boundaries and Sphere Plan provisions. The MSR will also be used in consideration of proposals affecting the agency.

2.3 - Municipal Service Reviews

According to LAFCo policy, the MSR must support the sphere of influence by providing the information the Commission needs to make the required determinations for the sphere of influence. The MSR discusses and evaluates six areas:

1. Growth and population projections: This section relates to LAFCo's mandate of discouraging urban sprawl by providing information on the population projections for the affected area.
2. Present and planned capacity of public facilities: This section relates to LAFCo's charge to assure efficient provision of government services. The discussion covers the status of current and projected facilities and the adequacy of public services, including infrastructure needs and deficiencies.
3. Financial ability of agencies to provide services: A key to providing effective and efficient services is adequate financing. This section reviews budgets, sources of revenue, and financial reports.
4. Status of and opportunities for shared facilities: The opportunity for shared facilities with other agencies relates to LAFCo's charge of assuring efficient services. Avoiding duplicate facilities of another agency will reduce costs and promote more efficient operation.
5. Governmental structure, accountability for community service needs, and operational efficiencies: An analysis of government structure and accountability examines the makeup of the agency's legislative body, administrative structure, accountability for community service needs, and public participation.
6. Matters related to effective or efficient service delivery required by policy: Local LAFCo policies may have an effect on service delivery. This section includes a discussion of any local policies that influence the ability of the agency to provide efficient services.

Upon approval, the MSR is used by LAFCo in consideration of any future proposals affecting the agency as well as to establish or update the Sphere Plan.

2.4 - Sphere of Influence Update Process

A Sphere Plan may be amended or updated. An amendment is a relatively limited change to the Sphere Plan or Map to accommodate a specific project. Amendments can add or remove territory,

move territory to a different development horizon, address a change in provision of services by an agency, or revise a plan for services when it becomes impractical.

An update is a comprehensive review of the Sphere Plan that includes the map and relevant portions of one or more MSRs. CKH requires updates at least every 5 years. In conducting the sphere review, LAFCo requests the agency to provide updated information for the Sphere Plan and the MSR(s). If the information is inadequate, LAFCo will complete the update by identifying the territories that currently receive services and excluding territories that are not or will not be served from the sphere of influence.

2.5 - California Environmental Quality Act

Actions taken by LAFCo require review under the California Environmental Quality Act (CEQA). In many cases, LAFCo is the responsible agency, but when LAFCo initiates the project, it is the lead agency. Because the adoption or update of a Sphere of Influence is solely the responsibility of LAFCo, LAFCo generally acts as the lead agency. Depending upon the specific circumstances (including type of service provided by the agency and whether extension of those services will have potential for environmental impacts), Sphere of Influence actions may qualify for exemption from CEQA, or may require preparation of a Negative Declaration (ND), a mitigated negative declaration (MND), or a full environmental impact report (EIR).

LAFCo's determination of a sphere of influence establishes which geographic areas are eligible to be annexed and then served by the subject agency, and territory cannot be annexed unless it has been included in the agency's sphere. Thus, a sphere of influence will determine which areas may receive the agency's services in the future, and therefore will have a potential "growth inducement" effect in these areas by helping to facilitate their future development. Because a sphere of influence does not result in the approval of any specific development and does not commit either the agency or LAFCo to actually approve of any such actual development, CEQA does not require the analysis of the specific environmental impacts of such future development; however, CEQA does require that the "growth inducing" impacts be disclosed and mitigated if possible.

Recent amendments to CEQA also factor into the environmental analysis of a sphere of influence action. For example, AB 32, the California Global Warming Solutions Act of 2006 (Nunez 2006), recognizes California as the source of substantial amounts of GHG emissions, and establishes a state goal of reducing GHG emissions to 1990 levels by 2020. SB 97 (Dutton 2007) amended CEQA to establish greenhouse gas emissions (GHG) and their effects as appropriate subjects for a CEQA analysis. . Many of the sources of GHG relate directly to LAFCo's mandate to discourage urban sprawl and encourage orderly growth in governmental services. The Air Resources Board, in its California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit (2007), found the major GHG sources are transportation (38 percent) and electricity generation (25 percent). As urban areas grow larger and the distance between housing and jobs increases, the GHG emissions due to

transportation systems increase as well. An expanded urban area will also increase demand for electricity as services are extended to support growth and development. For example, water districts that expand new water systems increase electricity consumption to pump water. Sewer service providers that add wastewater treatment facilities have the potential to emit GHGs such as methane and nitrous oxide. Sanitation districts that expand landfills have potential to increase methane emissions and the GHGs from service equipment at the landfill. Other services providers that expand services have the potential to increase demand for electricity and/or vehicular traffic. Consequently, LAFCo must address GHG impacts when preparing environmental analysis for sphere of influence updates.

As Lead Agency for the Sphere Update, LAFCo prepared an Initial Study which determined that the sphere of influence update may have a potentially significant impact or potentially significant unless mitigated impact on the environment, and that an Environmental Impact Report must be prepared. The Draft and Final EIR is included in Appendix C.

SECTION 3: DISTRICT PROFILE

3.1 - Description and Setting

The Truckee Sanitary District (TSD) encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County (Exhibit 1). TSD operates and maintains an extensive wastewater collection system serving 9,764 equivalent dwelling units and 840 commercial accounts. TSD's collection system consists of 350 miles of gravity pipelines; 4,435 manholes; 41 lift stations; and other assets valued at \$49 million. TSD also transports wastewater flow from Northstar to the TTSA treatment facility in Truckee.

The TSD, formed in 1906 with initial facilities installed in 1908, is one of the oldest sanitary districts in California. This district was subsequently reorganized under the Sanitary District Act of 1923, and operates under California Health and Safety Code Section 6400, *et seq.* The TSD is governed by a five-member board of directors.

In 1923, realizing the need for improved wastewater treatment and protection of the Truckee River, the District constructed and placed into service an Imhoff Tank and a series of stabilization ponds located approximately 1 mile east of the current Town of Truckee on the bank of the Truckee River. Effluent from this tank was discharged into the ponds, with disposal by means of percolation into the ground and evaporation to the atmosphere. Since then with the formation of TTSA all wastewater collected by the TSD is processed by the TTSA treatment facility.

The specific powers that the TSD Board of Directors may exercise under the Sanitary District Act of 1923 are the acquisition, planning, construction, reconstruction, alteration, enlargement, laying, renewing, replacing, maintenance, and operation of:

- Garbage dump sites, garbage collection, and disposal systems
- Sewers, drains, septic tanks and sewerage collection and disposal systems, outfall treatment works, and other sanitary disposal systems
- Stormwater drains and stormwater collection, outfall and disposal systems, and water reclamation and distribution systems
- Water recycling and distribution systems

Currently, TSD provides “sewerage” collection services. Other services are considered “latent powers” which could be provided by the District if approved by LAFCo. Generally, LAFCo’s review of a request to activate a latent power would consider whether any other agency provides those services. In this case, the Town of Truckee is responsible for storm water and solid waste services. The Town contracts with a private entity for garbage collection and disposal. Water is provided by

the Truckee Donner Public Utility District. To LAFCo's knowledge, there have been no indications from the District or any of the other affected agencies that a transfer of service responsibilities would be advantageous from a fiscal or governance perspective.

Should the District decide it would like to exercise its latent powers LAFCo must be able to determine that the District would be the best service provider.

Since its inception, the TSD service area has grown in size and has experienced increased development. In 1962, TSD undertook a large annexation that included the lands between Gateway (currently in the Town of Truckee) to the foot of Donner Summit. This annexation and subsequent provision of wastewater collection and treatment was intended to relieve water quality problems in Donner Lake. The annexation increased the District's territory to approximately 2.5 times its original size. Today, the TSD covers an area of 39 square miles in Nevada and Placer counties. The District operates and maintains 350 miles of sewer pipelines.

During the 1960s, the TSD participated in Congressional hearings on existing wastewater disposal practices in the Lake Tahoe and the Truckee River Basins. These hearings resulted in 1969 in the formation of a committee called the "Five District Committee", consisting of the Truckee Sanitary District, the North Tahoe Public Utility District, Squaw Valley County Water District (Public Service District), Tahoe City Public Utility District, and the Alpine Springs County Water District. This led to legislation enabling the formation and operation of the Tahoe-Truckee Sanitation Agency.

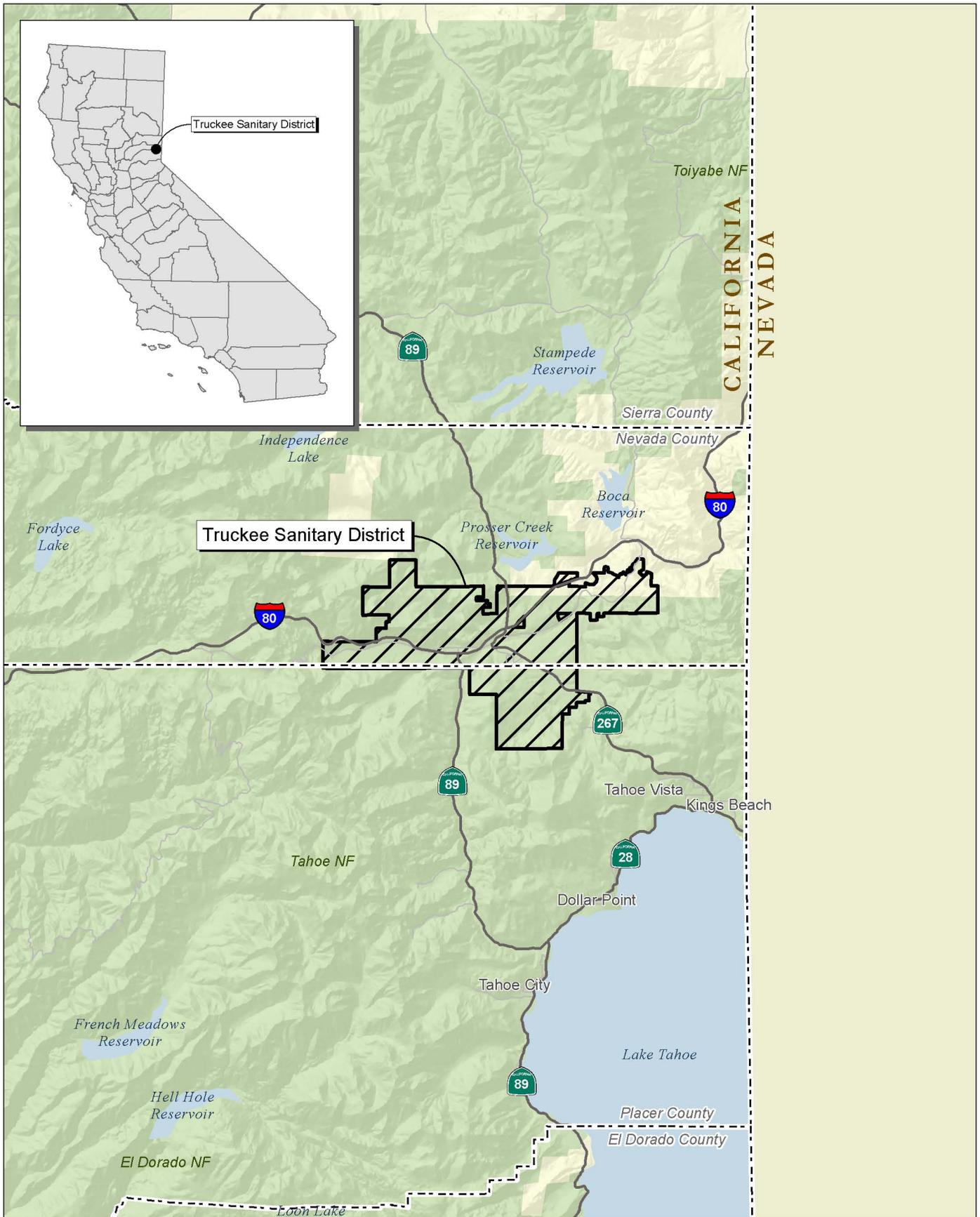
The Tahoe-Truckee Sanitation Agency (TTSA) was formed by a special act of the California Legislature known as the Tahoe-Truckee Sanitation Agency Act, which became effective in November 1971. This Act created the TTSA for the collection, treatment, and disposal of sewage, industrial waste, and stormwater within the agency; prescribed its organization, powers, and duties; and repealed the North Lake Tahoe-Truckee River Sanitation Agency Act (Chapter 1503 of the Statutes of 1967).

TTSA member agencies collect and convey wastewater to TTSA's Water Reclamation Plant east of the Town of Truckee. As provided in the legislation, member agencies include:

- Truckee Sanitary District (TSD)
- North Tahoe Public Utility District (NTPUD)
- Squaw Valley Public Service District (SVPSD) (formed under County Water District Law)
- Alpine Springs County Water District (ASCWD)
- Tahoe City Public Utility District (TCPUD)

The NCSD is also served by TTSA using TSD facilities through an agreement between NCSD and TSD to share the sewer capacity of the Trimont line.

Exhibit 1: Regional Location Map



Source: Census 2000 Data, The CaSIL, MBA GIS 2009.



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Exhibit 1 Regional Location Map

NEVADA COUNTY LAFCO • TRUCKEE SANITARY DISTRICT
SPHERE OF INFLUENCE PLAN UPDATE

The TTSA Board includes a representative from each of the five member agencies listed above. The legislation provides for a membership of five entities with a total of four votes, with the TCPUD, TSD, and NTPUD each having one vote, and the ASCWD and SVPSD each having one-half vote. Of the four votes, two are from within the Tahoe Basin (TCPUD and NTPUD), and the other two votes are outside the Tahoe Basin (TSD, ASCWD and SVPSD). In 2001 TTSA applied to Placer LAFCo for annexation of the territory within NCSD; however, the TTSA statute does not provide for NCSD to become a voting member of TTSA even if the annexation is approved. Membership may only be granted by an act of the State Legislature. To date no action has been taken on the application.

Because a greater portion of the assessed value of taxable property within the District is located within the boundaries of Nevada County, Nevada LAFCo is the principal LAFCo for TSD. Nevada LAFCo policy is to review services, considering the demand of the entire District upon capacity. The existing TSD boundaries are shown on Exhibit 2.

3.2 - Sphere of Influence

The present sphere of influence, established in 1983, and updated in 1998, is shown in Exhibit 3. It includes the Town of Truckee and extends north to the county line. On the east and west it includes all of the area within the Town's proposed sphere as shown in the 2025 Truckee General Plan. In general it covers any area in the vicinity of Truckee with a potential to request services. The 2003 MSR identified a proposed sphere in Placer County that includes two sections. The western section is south of Donner Lake. The eastern section extends eastward from the present TSD boundaries and southward to approximately 5 miles northwest of Kings Beach. The proposed eastern section sphere overlaps the sphere of the NCSD, which also provides wastewater services. To date, the Placer County portion of the proposed sphere has yet to be updated, and remains as it was when adopted in 1983.

3.3 - Population

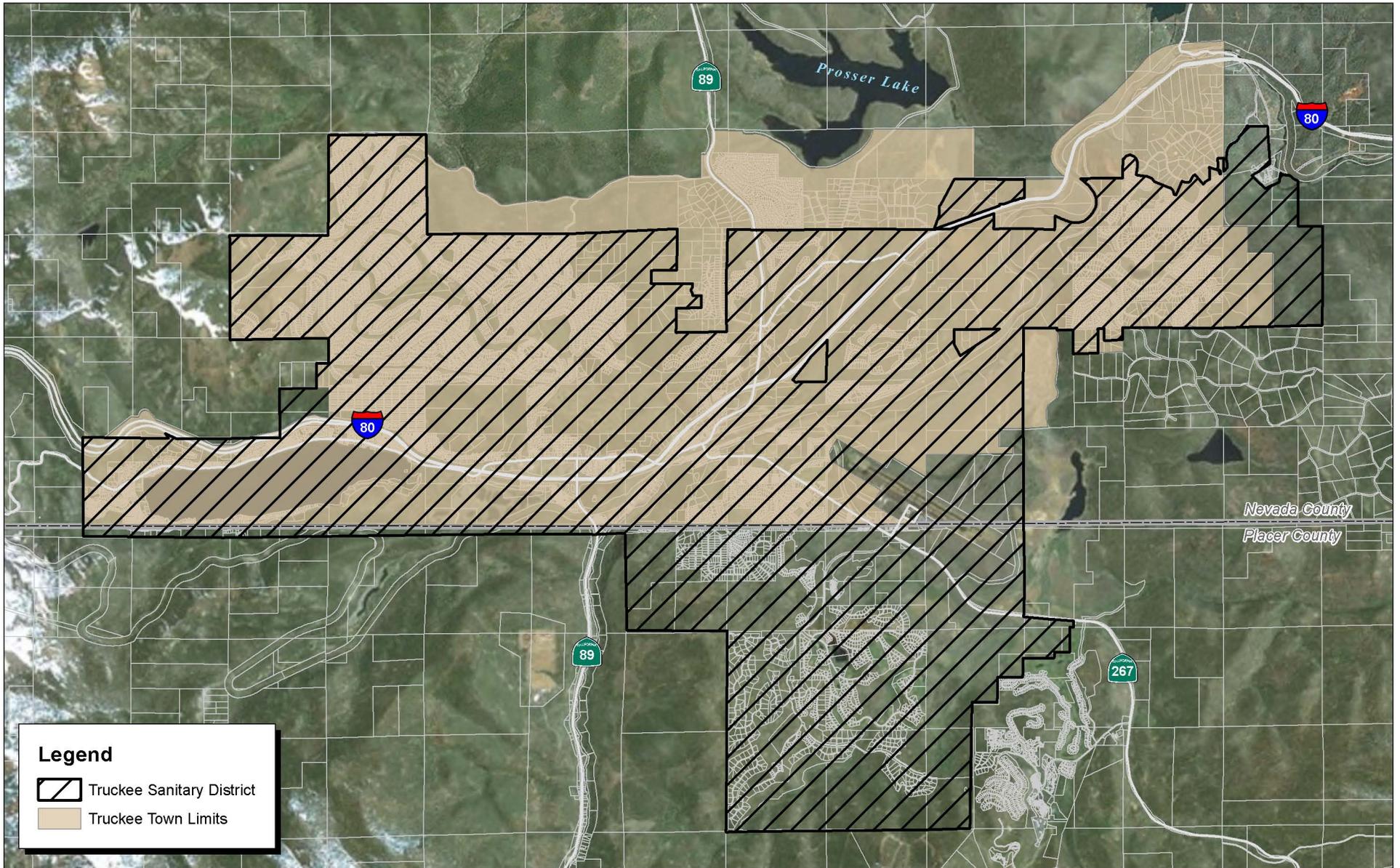
3.3.1 - Methodology

The major centers of population in the TSD are the Town of Truckee and the Martis Valley in Placer County. Population estimates for the Town of Truckee are derived from the 2000 U.S. Census, as well as California Department of Finance (DOF) and Sierra Planning Organization projections. Population estimates for the Martis Valley are derived from the Martis Valley Community Plan, which was adopted by the Placer County Board of Supervisors in December 2003.

3.3.2 - Growth Rates and Projections

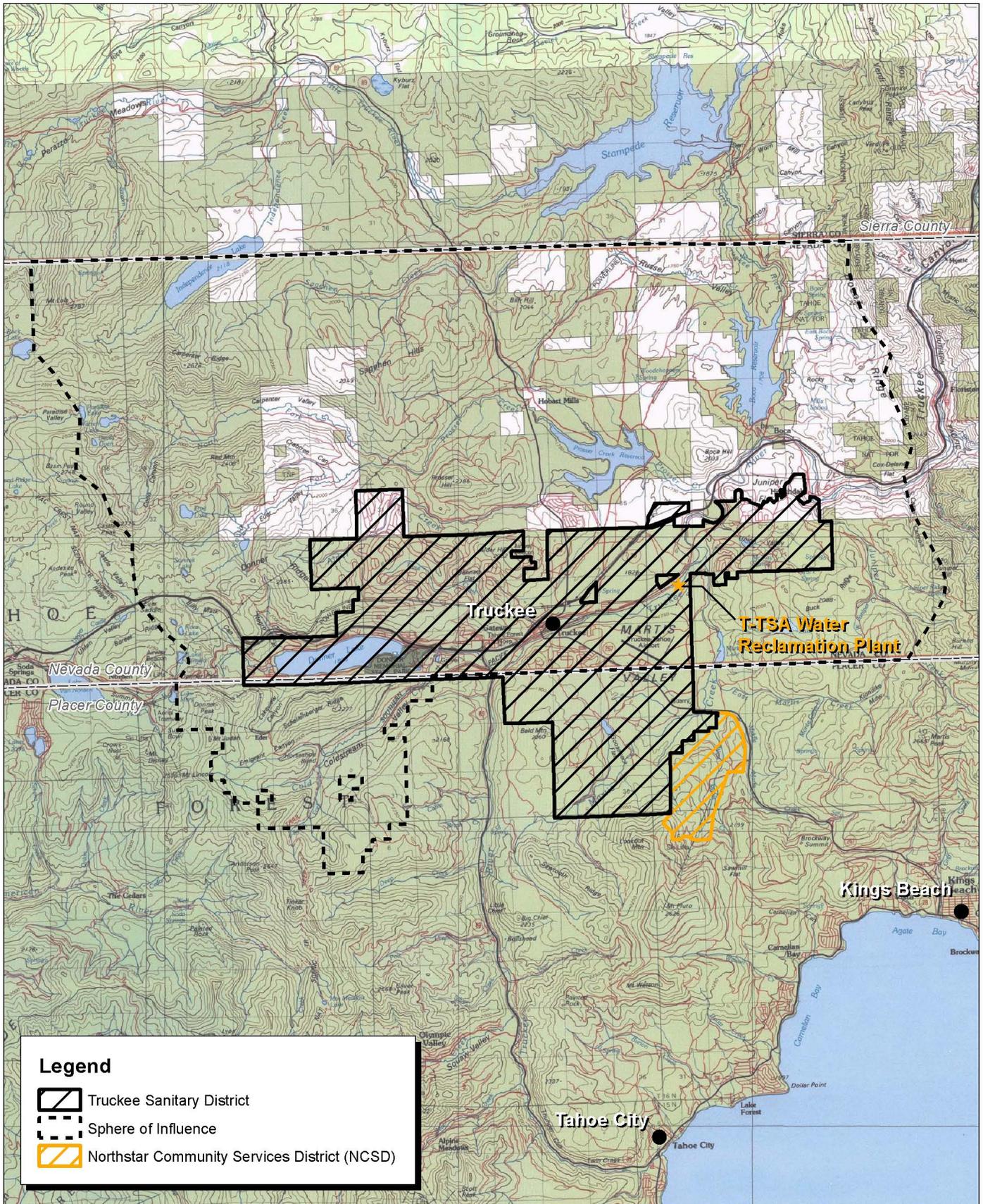
Population and housing characteristics of the Town between 1990 and 2009 are shown in Table 1. The table shows that from 2000 to 2009 the population grew by 2,274 or just under 2 percent per year.

Exhibit 2: Truckee Sanitary District



Source: Nevada County GIS (2011); ESRI World Imagery; Quad Knopf.

Exhibit 3: 1983/1998 Sphere Boundaries



Source: TOPO! USGS 100K DRG. Nevada County GIS (2011).



Table 1: Truckee Population Housing Characteristics

Jurisdiction	1990	2000	2008	2009
Population				
Truckee	8,928	13,967	—	16,241
Nevada County	78,510	92,033	—	98,718
Housing Units				
Truckee	—	9,767	12,136	—
Nevada County	—	44,282	50,788	—
Households				
Truckee	3,289	5,164	—	6,045
Nevada County	30,758	36,894	—	41,968
Persons per Household				
Truckee	—	2.68	2.53	—
Nevada County	—	2.47	2.33	—
Source: Town of Truckee 2009				

Population projections from 1990 to 2025 derived from the Town of Truckee 2025 General Plan show an increase in population of 56 percent between 2008 and 2025 or about 3.3 percent annually.

In the Martis Valley, the population growth rate is slower. In 1975, the Martis Valley included 1,190 permanent homes. By 2000 that number grew to 1,935, an increase of 62 percent or an average annual increase of 2.5 percent. Although many of the homes are used on a seasonal basis, the District, in estimating demand for services, assumes they are occupied year round.

The Martis Valley population in 2000 was estimated at 1,185 year round residents. Based on a factor of 2.5 persons per household and 2.5 percent annual growth in the number of households, the estimated population in 2009 is approximately 1,800 year-round residents. The current estimated population of the TSD is then approximately 18,000 residents. The Martis Valley Community Plan estimates a holding capacity of 8,600 dwelling units. Assuming 2.5 persons per household, that would calculate to a maximum population of 21,500.

Growth projections out to 2025 using the Town of Truckee’s 2025 General Plan estimate a population of 25,280 for the Town, assuming the Martis Valley population is about 10 percent of the population of the Town, yields an estimated population for the district of 27,700. The average growth rate of the District would be estimated at 3.5 percent per year. The population may be overestimated since the projections for the Town were made before the current economic downturn.

District Profile

While most areas are concerned only with permanent residents, the area served by TSD receives an influx of seasonal residents. It is estimated that in 2015 there will be approximately 54,500 served in the summer and 54,000 served in the winter.

SECTION 4: UPDATES TO MUNICIPAL SERVICE REVIEWS

4.1 - East County Wastewater MSR (2003)

The East County Wastewater MSR was completed in November of 2003. The MSR described the services provided by TSD and the TTSA agencies. The following sections list the determinations from the 2003 MSR as they relate to the TSD. The MSR determinations have been approved by the Commission and should be considered valid unless there are updates. The updates for 2011 are shown in *italics*.

4.1.1 - Infrastructure Needs and Deficiencies

Determination 1: There is no regional approach to managing growth and resolving land use planning issues between jurisdictions in the study area. TTSA was established principally to process sewage and serve member jurisdictions. Wastewater treatment is one of the essential services required for new development, and treatment capacity is provided on a first-come, first-serve basis. Monitoring of available capacity is an annual requirement of the Waste Discharge Requirements for TTSA. Factors that could impact future treatment plant capacity needs include the following:

- Existing land use plans are in the process of being updated (e.g., Truckee General Plan and Martis Valley Community Plan), and it is possible that more or less population holding capacity may be embraced than is reflected by current plans. These changes may ultimately not be consistent with the projections TTSA used when planning its recent expansion.
- As development occurs within a given TTSA member agency's boundaries, capacity that could otherwise be used by other member agencies is reduced.
- Available capacity may be influenced by patterns of second home ownership. It is impossible to predict future ownership patterns; however, it is possible that the area may see a trend toward more permanent residency as a greater percentage of the population moves into retirement.
- In keeping with the above recommendation concerning the Nevada County LAFCo population and development projections, both TSD and TTSA should reevaluate their respective facilities plans, capital improvement budgets, and expansion plans upon adoption of the Truckee General Plan Update and Martis Valley Community Plan, to assure that the sewage collection and treatment systems will be adequate to accommodate planned growth.
- During the plan development and adoption process, all agencies should coordinate and communicate (Town of Truckee, Placer County, TSD, TTSA, other TTSA member agencies) to assure that the planning process takes into consideration any infrastructure constraints.
- Infrastructure needs have been addressed in the capital improvement budgets for TSD. Infrastructure needs over the next 5 years for the TSD are set forth in their Master Plan.

- TSD should update its Master Plan every 5 years (last updated in May 2002) and continue to maintain and update its capital improvements budget annually.
- TSD funds major as well as minor system repairs by utilizing its reserve funds, which are generally targeted to be 10 percent of the replacement value of District assets. TSD's approach is consistent with practices of other agencies.
- Both TSD and TTSA are adequately funded and through systematic maintenance programs have progressively addressed infrastructure problems as needed, and have planned for (and in TSD's case have already sized) infrastructure to meet growth demands in many portions of their service areas.

2011: TSD designs systems assuming full time occupancy. TSD uses a hydraulic model wherein the capacity of the existing sewer collection system can be compared to existing and projected future flows to ensure that sufficient capacity exists. If necessary, new developments are informed early in their entitlement process that they will be required to upsize the collection system to accommodate their projected flows.

TSD's Master Plan was prepared in 1995 in anticipation of significant growth in the service area. Most of the major new developments discussed in the plan have been completed, and most of the associated infrastructure needed to serve these developments has been installed and dedicated to the District.

As discussed elsewhere in this report, in spite of many new residential and commercial development projects completed in the last 5 years, growth rates have significantly slowed down in the Truckee area. As a result of the completion of the new developments and slower growth rates, the District has not identified a need to update the Master Plan.

Even though the document itself has not been updated, the District does update the key sections of the report regularly. Growth and flow projections are available through the District's new hydraulic model which is now fully functional. The District's maintenance and Infiltration and Inflow (I & I) programs are comprehensive and very effective. Capital needs are expressed in a current 5-year Capital Improvement Plan (CIP). Infrastructure needs are evaluated every year and the CIP is updated as part of each annual budget cycle. This planning effort ensures the District performs the repair and maintenance necessary to preserve the community sewer system, and constructs all capacity-related projects in a timely manner. Finally, revenue needs are evaluated as part of every budget cycle.

Determination 2: Comparing the growth and development projections prepared by Nevada County LAFCo with TTSA projection for its service area, it appears that the TTSA projections could be low.

Determination 3: As development occurs within a given member agency's boundaries, capacity that could otherwise be used by other member agencies is reduced.

2011: The Martis Valley Community Plan was completed in 2003. The Truckee 2025 General Plan was completed in 2006. At the time the plans were adopted the area was in a phase of rapid growth, the recent economic downturn was unforeseen, and as a result both plans overestimated growth.

The TTSA agencies have no capacity agreements among member agencies. Capacity is available on a first come first served basis.

In 2008, TTSA completed expansion of its wastewater treatment facility. It now can handle 9.6 mgd. TTSA has indicated the facility is capable of handling increased demand at least through 2015. That assumption was based on population projections of the time, which would mean a demand for 400 to 800 additional connections a year. TTSA has not seen that level of demand, due to current economic conditions. In 2010 there were only 303 new connections. TTSA now estimates sufficient capacity through 2025.

4.1.2 - Growth and Population Projections for the Affected Area

Determination 1: The TSD service area will experience the highest growth rate of the member agencies in the TTSA, since it serves the Martis Valley and the Town of Truckee. Growth rates in the Lake Tahoe Basin, Alpine Springs, and Squaw Valley will continue to be low, due to a variety of growth-related constraints.

Determination 2: TTSA planned capacity will be fully maximized at a summer population of 143,000 during the summer months and 148,400 during the winter months around the year 2015. These figures are based on probable development in the Martis Valley, the Town of Truckee, and North Lake Tahoe based on the General Plans currently in place and include part-time residents, campgrounds, hotels, and other temporary occupancies.

2011: These estimates were made during a vigorous growth cycle. Growth in the last couple years has been reduced. The system will likely have capacity through 2025.

Determination 3: It is possible to expand the treatment plant beyond current expansion subject to the regulations and other constraints established by the California Regional Water Quality Control Board.

2011: The most recent upgrade to the treatment facility was completed on June 30, 2008. There are presently no plans to expand capacity beyond 9.6 mgd.

Determination 4: Treatment service is based on a first-come, first-serve basis. Most of the existing capacity will be consumed by 2015 planned growth.

2011: There is likely to be capacity beyond 2015, since growth has slowed considerably, due to the current economic downturn. TTSA now estimates they have sufficient capacity through 2025.

Determination 5: Additional wastewater collection and treatment planning is required for the period beyond 2015. Upon completion of current Town of Truckee General Plan Update and the Martis Valley Community Plan Update, master plans for TSD and TTSA need to be updated/developed to reflect the revised plans and growth trends beyond 2015. This needs to be a cooperative effort between the TTSA member agencies.

2011: As stated previously, TSD has not identified any need to update its Master Plan based primarily on the very low growth rates being experienced at this time. Any significant growth that does occur will likely be in the major subdivisions already constructed, but underutilized. Infrastructure needed to serve that growth is already present. TTSA estimates there is sufficient treatment capacity through 2025.

Determination 6: It will be a time consuming and costly process to expand the TTSA Water Reclamation Plant beyond the newly permitted expansion capacity, as evidenced by the most recent expansion approval process. TTSA currently has an estimated 3.6 mgd unused capacity, based on recent flow projections and construction of increased capacity contained in the Waste Discharge Requirements. Expansion of the Water Reclamation Plant was based on projected population through the year 2015.

4.1.3 - Financing Constraints and Opportunities

Determination 1: Based on the latest available information, TSD and TTSA capacity expansion will be sufficiently funded through a combination of reserves, grants, the State Revolving Fund loan program, and connection fees. TTSA has a plan to facilitate repayment of the State Revolving Fund loan. There appear to be no institutional or financial obstacles to funding necessary expansion of the respective systems. Costs associated with new development for both the TSD and TTSA are paid by private developers. Costs for infrastructure benefiting each district as a whole are paid through service, connection and annexation fees, as appropriate. TSD's service fees are discussed below under the section titled Opportunities for Rate Restructuring. Costs for emergency repairs are covered by the districts' reserve funds.

2011: The most recent expansion of the TTSA facility was completed in 2008.

Determination 2: There appear to be no institutional or financial obstacles to funding necessary maintenance and operation of the respective systems. Operational costs for both TSD and TTSA are covered by ratepayers based on the type of use.

4.1.4 - Cost Avoidance Opportunities

Determination 1: Since new development pays the entire cost of new infrastructure that is required to accommodate the new development through payment of connection fees to TSD and TTSA, there is little additional opportunity to eliminate costs attributable to accommodating additional growth.

Determination 2: TTSA and TSD both provide a public forum for budget adoption, which could be enhanced by completing construction of the agencies' respective websites and posting budget information that is easily accessible to the public.

2011: TSD's website (www.truckeesan.org) has been functional since 2006. Board meeting agendas and minutes, including those related to budget adoption, are posted on the website.

Determination 3: The TSD/TTSA District Codes and TSD District Master Plan, including the adopted Capital Improvement Program, establish procedures for staff, developers, and the public. Well documented procedures can minimize costs and can result in cost efficiencies.

Determination 4: TSD's preventive and corrective maintenance programs are cost effective for the ratepayers in the long term by reducing the likelihood of encountering major system defects and catastrophic system failures.

Determination 5: TTSA and its member agencies, and other agencies such as the Town of Truckee, should explore potential efficiencies that could be achieved through shared facilities and other cost-sharing arrangements. Ideas that could be explored include shared corporation yards and equipment, shared office space, and cost savings that could be achieved through such methods as employee benefit pools (e.g., health insurance).

2011: The Town of Truckee is in the process of completing a new corporation yard located on a parcel that has been split to accommodate the Forest Service and will eventually be home to Truckee Fire District facilities. The TSD's existing corporation yard has sufficient space for TSD's needs. There have been no discussions between the Town and TSD about sharing the space.

Determination 6: TTSA operates with 57 employees and a General Manager, while TSD has a General Manager and 38 employees. In the control case agency, South Tahoe Public Utilities District, approximately 28 employees are dedicated to the collection, treatment, and disposal of wastewater, and approximately 57 other employees are shared between wastewater and non-wastewater functions. Although no direct comparisons can be made, it appears that there may be efficiencies in use of personnel in multi-function agencies. The reader, however, is cautioned to consider that the treatment requirements are substantially more restrictive for TTSA and require additional wastewater processes that require additional employees.

2011: TSD and TTSA each provide separate and unique services. TTSA's primary responsibility is wastewater treatment. The TSD's primary responsibility is wastewater collection. Since the functions are separate, increased efficiencies as suggested in the determination are unlikely to occur.

4.1.5 - Opportunities for Rate Restructuring

Determination 1: TSD's residential rates have not been increased since 1986. This is an indicator that TSD has acted prudently in controlling costs, but it is likely that the justification used for establishment of fees in 1986 does not reflect more recent changes. It is somewhat implausible that there have been sufficient efficiencies created during the succeeding 17 years to keep 2003 service costs in line with 1986 costs. It is recommended that the District revisit the residential component of its rate structure and review it annually thereafter.

2011: In 2008, TSD did adopt an Ordinance that made some changes to its deposit, charge, and fee schedule. Residential Inspection Charges increased from \$75 to \$20, Sewer Main Tapping Deposits increased from \$250 to \$500. The Ordinance added a Utility Permit Deposit of \$1,500, added an "Unclassified Service" factor type to serve as a multiplier to hold correct values on an account for administrative purposes, clarified the "Other" factor type user fees of \$0.23 and \$0.30, and established Plumbing Fixture Unit Equivalents for swimming pools, Jacuzzis, and hot tubs. TSD's basic sewer service charge program remains unchanged.

TSD has been able to hold its service charges level because of new growth and, more importantly, growth in assessed value of properties within the service area. TSD receives a significant portion of its operating revenue from property taxes. The growth in assessed value has resulted in a substantial increase in revenue from property taxes, thereby eliminating the need to raise service charges.

Determination 2: Rates and fees for services have been established at hearings that include public participation. Completing construction of the agencies' respective websites and posting rate information that is easily accessible to the public would enhance the process.

2011: The agencies now have operating websites. TSD's website includes information on all rates and charges currently in effect.

Determination 3: LAFCo should ensure that future annexation decisions do not affect existing ratepayers for wastewater and collection services. Information regarding the impacts of annexations on rate structure should be provided by the affected district and considered by LAFCo as part of the decision-making process. Where annexation proposals could affect the cost of service to existing ratepayers, appropriate conditions should be attached to the annexation to ensure protection of existing ratepayers. Based on past history, annexations to TSD would not raise rates to existing ratepayers.

4.1.6 - Opportunities for Shared Facilities

Determination 1: Opportunities for TSD and TTSA to share wastewater infrastructure are limited, since wastewater collection and wastewater treatment are distinct functions. Both entities collaborate on an as-needed basis.

Determination 2: Efficient service delivery and ability to expand the member districts is dependent upon the ability to process wastewater in a cost efficient and environmentally sensitive manner. TTSA and its member agencies collaborated in the recent Water Reclamation Plant expansion efforts.

Determination 3: TTSA and its member agencies should explore potential efficiencies that could be achieved through shared personnel, facilities and other cost-sharing arrangements. Ideas that could be explored include shared corporation yards and specialized equipment, and shared office space. Other agencies need not be sewer collection/treatment agencies, and could include the Town of Truckee and/or the Truckee-Donner Public Utility District.

2011: TTSA and TSD provide distinct and separate services to the community. There is little overlap in these functions, so there is limited to no opportunity to routinely share either facilities, equipment, or staff. However, the agencies have a long history of cooperation and support, particularly during emergency situations. Both agencies participate in regional mutual aid arrangements, and assist each other on an as-needed basis. Each agency relies on the other's having certain key equipment such as tractors, bypass hose/trailers, portable generators and pumps that can be, and have been, made available during emergency or other non-routine situations. Equipment sharing reduces costs by minimizing the need for each agency to independently own those items .

4.1.7 - Government Structure Options

Determination 1: Although TSD is functioning well and is viable, it is possible to merge or consolidate it with other service providers or public agencies in the area. TSD is the major wastewater collection agency for the Town of Truckee and one of many single purpose districts in the area.

Determination 2: TSD could merge with the Town of Truckee, or become a subsidiary district of the Town of Truckee. If this were to occur, the Placer County portion of TSD would need to become a separate entity, or the Town of Truckee would need LAFCo approval to serve areas outside its town limits. TSD would have to turn over its infrastructure in Placer County to a new entity such as a CSA 28 zone of benefit or an existing entity such as NCSO. In addition, the Town of Truckee would have to acquire the TSD collection system. A decision would have to be made regarding ownership and operation of the portion of the collection system located in the unincorporated area of Nevada County outside the Truckee town limits.

2011: At this time, no fiscal analysis of any of the listed options has occurred; the Commission has not determined such an analysis would be likely to reveal significant cost savings or efficiencies that could be achieved through consolidation.

Determination 3: TSD, along with the other member entities, could merge or consolidate with TTSA, resulting in one wastewater agency to perform both service functions—collection and treatment. TTSA would be able to impose uniform performance requirements for collection of wastewater into its system. In addition, TTSA would be able to provide a uniform approach to reducing Infiltration and Inflow. Rates would be based on zones of benefit throughout the Agency. The TTSA enabling legislation allows it to provide wastewater collection services. Overall administrative costs would be reduced, although it is unlikely that personnel needs would be reduced. There would be uniform employee benefit standards and maintenance programs.

2011: An expansion of TTSA's responsibilities to include collection would need to be initiated by TTSA and would be reviewed by the Placer County Local Agency Formation Commission. At this time, no fiscal analysis or review of organizational options has been undertaken; the scope of such a review would need to consider impacts on the other TTSA member agencies.

Determination 4: TSD, as the Truckee area's largest service provider, could provide wastewater collection service throughout the Truckee area and the Martis Valley. TSD has the capability and infrastructure to provide wastewater collection services. Overall service costs would be reduced, and uniformity in the provision of collection services throughout the service area would be established. Administration would be centralized. NCSO could relinquish its wastewater collection function. Administrative overhead within the NCSO would have to be covered by remaining service functions. Disputes and litigation between the two districts would be eliminated, although the same issues would remain to be resolved internally.

Determination 5: While TTSA is taking steps to reduce Inflow and Infiltration on its Truckee River Interceptor, there appears to be no consistent program throughout the member agencies to reduce Inflow and Infiltration, and little incentive collectively to member agencies to address the problem comprehensively. While some agencies have active Inflow and Infiltration reduction programs, others do not. Reduction of Inflow and Infiltration will extend the life of the Water Reclamation Plant and reduce the potential for water quality violations.

2011: While there may not be consistency among TTSA member agencies regarding Inflow and Infiltration (I & I) reduction, TSD has by any measure a very aggressive I & I identification and elimination program. TSD has won numerous state and local awards for its program, including three Collection System of the Year awards from the California Water Environment Federation. I & I identification and elimination is the cornerstone of TSD's program, as this results in lower rate of sewer spills and extends the economic life of collection system assets.

Determination 6: Having one agency performing collection services could result in an overall reduced cost of providing collection services, with centralized maintenance and administration. Many regional wastewater treatment facilities only provide wastewater treatment, similar to TTSA. TTSA, however, has the authority to perform wastewater collection services in addition to wastewater treatment. Although member agencies currently perform wastewater collection services, these agencies provide the service at different cost and efficiency levels. Administrative costs could be spread over the entire system, were TTSA to perform the service. A centralized billing system could allocate costs based on zones of benefit and efficiencies in maintenance personnel could also potentially be realized.

2011: Cortese-Knox Hertzberg allows consolidations and mergers under certain conditions, such as if two agencies pass substantially similar resolutions to consolidate; an agency has difficulty providing services for financial reasons; an agency is unable to find governing board members; or other difficulties in the provision of services. TSD appears to be well run, financially sound, has the ability to provide a high level of service, and has no difficulty in filling seats on its governing board. At this time, there does not appear to be a basis for LAFCo to consider a consolidation unless requested by the affected agencies. To date, none of the agencies have expressed interest in consolidation.

4.1.8 - Management Efficiencies

Determination 1: Both TTSA and TSD have organizational charts that outline efficient service delivery functions. Personnel in various divisions are cross-trained to provide continuous service delivery.

Determination 2: The TSD Master Plan lacks some elements commonly included in wastewater master plans. It provides guidance for District management and timed programmed improvements. However, it has not been stamped and signed by a licensed professional engineer. It does not include specific, quantified estimates of the collection system capacity; rather, it provides conclusions in narrative form. Technical information that could be examined and validated is not presented.

2011: Quantified estimates of collection system capacity may not have been available at the time the 2000 Master Plan was prepared. Analytical tools have developed since 1995 that allow system capacity to be evaluated at any time. The District now has a fully functional hydraulic model that can be run any time information is needed regarding system capacity.

Determination 3: TSD should review its service fees as described in Section 4.5.1 of this Service Review.

2011: TSD conducted an in-house review of its fee schedule in 2008. TSD reviews all revenue sources and requirements as part of each annual budget cycle. Increases in the number of

connections and increased property tax revenue have so far eliminated the need for any change in sewer service charges.

4.1.9 - Local Accountability/Governance

Determination 1: Attendance by the general public at most agency board meetings is modest. All of the agencies comply with necessary regulations (such as the Brown Act) and have regularly scheduled meetings to which the public is invited. TTSA and TSD have maintained relationships with the local media and are available to the ratepayers and the public. Agency budgets and rate changes are adopted at noticed public meetings to which the public is invited. Attendance may be modest because customers/ratepayers are generally satisfied with the agencies, or because the meetings take place at inconvenient times. Several districts have early-morning board meetings on weekdays, which could discourage public participation.

2011: TSD's Board meetings are held on the third Thursday of each month at 6 pm. Board meeting times and dates are set by the governing board of each respective agency to best meet the needs of their communities.

Determination 2: The bifurcation of wastewater collection services from treatment and disposal services may result in some confusion for the public, additional costs to ratepayers due to some duplication of services (e.g., personnel, administrative costs, facilities), and less accountability. However, as described above, this model is used in other jurisdictions.

2011: The efficient and effective delivery of services by TSD and TTSA strongly suggests that the current model is very successful and appropriate for the region.

Determination 3: Districts should experiment with different meeting days/times to try to increase public participation. Given the number of second/vacation homes in the respective agency boundaries, there is often an interest in weekend meetings in the Lake Tahoe region. Districts could make greater use of websites to foster public relations and participation. The two largest agencies, TSD and TTSA, have websites under construction. Other, smaller districts have “full service” websites that allow public contact and provide extensive information. All websites should post information regarding meeting times and locations, budgets and rates. The Internet is a relatively low-cost yet powerful method of involving the general public/customers/ratepayers in agency affairs. Greater dissemination of information can lead to greater interest in attending board meetings and participating in elections. It also allows the public, some of whom are not physically able to attend board meetings, to follow District activities remotely from their home or business.

2011: TSD and other member agencies currently maintain websites to provide the public with information about the operation of their agencies. Since 2006, TSD has maintained a fully functional website that provides the information cited above. Also as stated above, Board meetings are set by

each agency to meet the needs of their constituencies. TSD's board meets the third Thursday of each month at 6 pm.

Determination 4: It would be in the public interest if disagreements between TSD and NCSD could be resolved through mediation rather than litigation. Any changes in the voting structure and membership of TTSA could only occur through legislative amendments to the TTSA Act. Truckee Sanitary District opposes NCSD becoming a member of TTSA, but has stated that in the future it will only provide wastewater collection services through annexation rather than contracts. TSD has indicated that it is not interested in providing wastewater collection services to an expanded NCSD boundary. Meetings have been held to try to resolve these differences, but no common understanding has yet been reached. Past disagreements have often been resolved by litigation.

2011: NCSD provides wastewater collection services to Northstar-at-Tahoe Resort. The NCSD has access to TTSA facilities through an agreement with TSD to share sewer conveyance capacity to TTSA's treatment facility. In 2001, TTSA applied to Placer LAFCo on behalf of NCSD for annexation of NCSD's lands. To date no action has been taken on the application.

All legal disputes between NCSD and TSD were resolved in 2005. An amendment to the service agreement was negotiated that resolved all boundary disputes and provided the terms and conditions under which NCSD could provide sewer service outside the agreed-upon boundary. There are no pending disagreements between the agencies at this time, and the amendment seems to be working as intended.

SECTION 5: SPHERE OF INFLUENCE PLAN, MAP, AND ANALYSIS

5.1 - Proposed Sphere of Influence Map and Annexation Plan

The sphere of influence for TSD was established in 1983; the Nevada County portion was updated in 1998. The resulting sphere boundary is as shown in Exhibit 3. Since that time, the District has annexed territory at the request of landowners primarily within the boundaries of the Town of Truckee. The following sections provide analysis of the four determinations required by CKH in conjunction with LAFCo policies.

5.1.1 - Present and Planned Land Uses

As shown in Exhibit 3, current boundaries of the TSD include the Town of Truckee in Nevada County and a portion of the Martis Valley in Placer County. The current land use designations in the Town are summarized in Table 2.

Table 2: Current Land Use the Town of Truckee

Land Use	Acres	% of Total
Permanent/Protected Open Space	4,040	18.8
Donner Lake	830	3.9
Golf Course	990	4.6
Vacant/Undeveloped	6,090	28.4
Mining	200	0.9
Single-Family Residential	4840	22.5
Multi-Family Residential/Mobile Home Park	198	0.9
Gray’s Crossing Specific Plan	775	3.6
Commercial/Office	315	1.5
Public/Institutional	485	2.3
Industrial	80	0.4
Roads/Railway Right of Way/Other	2,630	12.2
Total	21,473	100.0

Source: Town of Truckee 2025 General Plan

The TSD also serves the subdivisions adjacent to the Town in Placer County. The area is included in the Martis Valley Community Plan, which was completed in 2003. The planning area covers over 25,000 acres and includes both the TSD service area and the NCSD. The portion served by TSD consists of approximately 6,080 acres including the Ponderosa Palisades, Sierra Meadows, Ponderosa Ranchos, and Martiswood Estates subdivisions. The TSD territory is primarily residential (30 percent) and open space (60 percent). The land use designations are shown in Table 3.

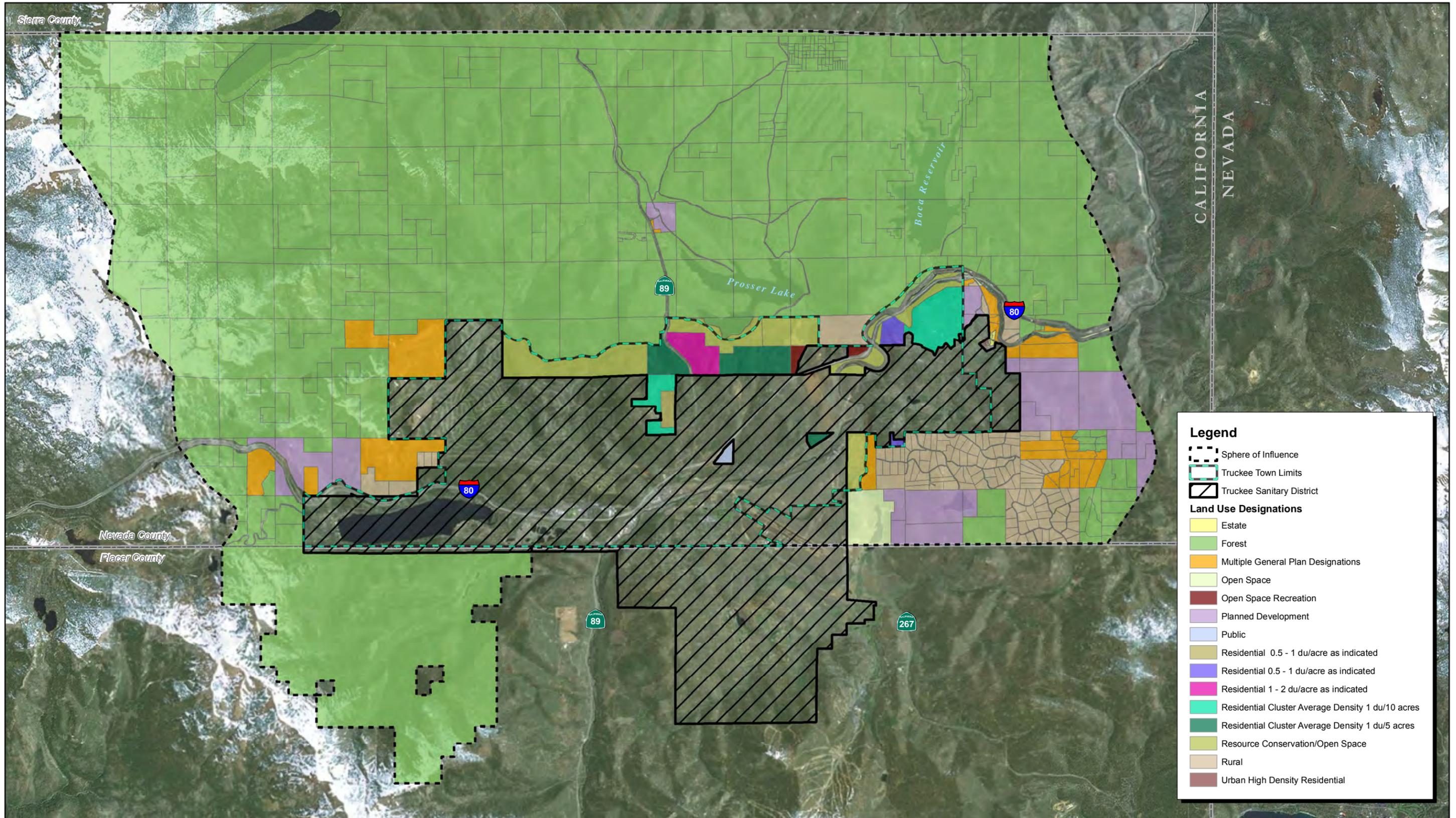
Table 3: Land Use in Martis Valley Service Area

Land Use	Acres	% of Total
Forest	200	3
Open Space	3,500	58
Water	200	3
Forest-Residential (1 du/2.5 to 10.0 acres)	120	2
Rural Residential (1 du/1.0 to 2.5 acres)	807	13
Low and Medium Density Residential (1-5 du/acre)	1,020	17
Water	200	3
Public/Quasi Public	31	<1
Total	6,078	100
Notes: d/u = dwelling units Source: Martis Valley Community Plan 2003		

The District’s current sphere includes the area north of the Town to the Nevada County line. The planned land use of areas in the sphere of influence of the Town is shown in Exhibit 4. The exhibit identifies three areas of potential development that mirror the areas zoned as PD in the Nevada County General Plan. The area in the west consists of 428 acres with 38 clustered residences, the area in the northeast and east includes 862 acres with 275 clustered residences, and the area to the southeast along the county boundary contains 862 acres with 189 clustered residences. The area to the southeast has recently been acquired by the Tahoe-Truckee Airport District and placed in conservation easement.

Table 4 summarizes the planned land use in the Town’s 2025 General Plan proposed sphere of influence. The actual sphere recently adopted by LAFCo is much smaller, but the land use of the proposed sphere helps to describe the land uses in portions of the District’s sphere nonetheless. The Town’s proposal retains all the residential designations from the County’s General Plan and adds the open space and rural areas to a Resource Conservation/Open Space (RC/OS) designation. The RC/OS category is intended to preserve large open space areas containing significant natural resources. Some examples are forestland, rangeland, bikeways, trails, important wildlife habitat, wetlands, wildlife movement corridors, areas containing significant scenic vistas, and areas containing important mineral resources.

Exhibit 4: Land Use in the Sphere of Influence



Source: Nevada County GIS (2011); ESRI World Imagery; Quad Knopf.



Michael Brandman Associates
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Legend

- Sphere of Influence
- Truckee Town Limits
- Truckee Sanitary District

Land Use Designations

- Estate
- Forest
- Multiple General Plan Designations
- Open Space
- Open Space Recreation
- Planned Development
- Public
- Residential 0.5 - 1 du/acre as indicated
- Residential 0.5 - 1 du/acre as indicated
- Residential 1 - 2 du/acre as indicated
- Residential Cluster Average Density 1 du/10 acres
- Residential Cluster Average Density 1 du/5 acres
- Resource Conservation/Open Space
- Rural
- Urban High Density Residential

Exhibit 4
Land Use in Sphere of Influence

NEVADA COUNTY LAFCO • TRUCKEE SANITARY DISTRICT
SPHERE OF INFLUENCE PLAN UPDATE

Table 4: Planned Land Use in the Town’s Sphere Area

Land Use	Acres	% of Total
High Density Residential	6.20	0.1
Planned Residential Development	2151.93	29.5
Residential (0.33 du/acre)	24.85	0.3
Residential (0.50 du/acre)	195.52	2.7
Residential Cluster (10.00 acres)	503.73	6.9
Resource Conservation/Open Space	4400.57	60.4
Total	7282.81	100.0
Notes: d/u = dwelling units Source: Town of Truckee, 2009.		

To the north of the Town’s proposed sphere Nevada County has designated the areas as primarily forestland. These areas have been excluded from the proposed sphere as the land use designations do not indicate development levels that would require the District’s services. An exception to this is a small area of planned development north of Prosser Lake along Highway 89; this area has been retained in the District’s long-term sphere.

The Placer County portion of the sphere was adopted in 1983. It includes an area south of Donner Lake which is primarily forestland.

5.1.2 - Present and Probable Need for Public Services and Facilities

The District Wastewater Collection Master Plan 2000 has not been revised since it was published in 1995. The Plan’s purpose was to identify and compare the anticipated facility needs of the District with projected financial resources over a five-year period. In addition to governmental constraints at the Federal and State levels, the Plan investigated local constraints affecting District policy and procedures from the Town of Truckee and the counties of Placer and Nevada. Since the plan was published, the District has reviewed, revised, and updated its capital improvement program. As discussed in the above section updating the 2004 Municipal Service Review determinations, most of the new developments discussed in the plan have been completed and most of the associated infrastructure needed to serve these developments has been installed and dedicated to the District. At this point, growth rates in the area have significantly slowed, and consequently, the District has not identified a need to prepare a comprehensive update to the Master Plan. The District does, however, update key sections of the plan regularly. Growth and flow projections are available through the District’s new hydraulic model; maintenance and Infiltration and Inflow programs are comprehensive. Capital needs are documented in a current 5-year Capital Improvement Plan.

The Wastewater Master Plan 2000 did consider buildout of existing and planned development within the TSD service area and other non-connected areas that may require services in the future. The plan

published in 1995 anticipated service to 18,000 dwelling units by the year 2000. At present, the District serves 9,764 dwelling units and 840 commercial accounts.

In 2006, the District participated with TTSA in completing a new wastewater treatment facility that serves the members of TTSA. Capacity was increased from 7.4 to 9.6 mgd, which was planned to accommodate growth through 2015. That estimate was based on the assumption of 400 to 800 new hookups per year. Because of economic conditions there have only been 303 new connections in 2010. The current conditions have extended the available capacity beyond 2015 and more probably to 2025.

Much of the anticipated need would occur with growth in the Town of Truckee. During the last decade the Town added on the average 238 new dwellings per year. The Town estimates there is a capacity for 7000 additional dwelling units within their current boundaries. At the historic absorption rate, there would be complete buildout in 29 years. However, because of current economic conditions and the reduced growth rate, the Town now has a capacity of over 100 years of growth.

An additional need would occur with the expansion of the Town's sphere of influence and development within the sphere. The Town proposed 502 new residential units in the 2025 General Plan Update. Since the Town adopted its General Plan, the planned development to the southeast has been purchased by the Tahoe Truckee Airport District and has been redesignated as a conservation easement. As a result, the Town's anticipated growth in the sphere area has been reduced to 313 units. Most of the new development would occur in the long term horizon.

Additional need in the Placer County portion of the District and the proposed sphere area is uncertain. Northstar-at-Tahoe is a planned residential/recreational community in the Martis Valley area of Placer County. Although Northstar is not included in TSD's service area, the District has an agreement with NCS D to transport wastewater through the District system. The potential buildout at Northstar is approximately 2,500 units; in 1995, there were approximately about 1,200 units connected to NCS D's system.

Since the East County Wastewater MSR was adopted in 2003, there has been no action taken to modify the Placer County portion of the TSD sphere of influence. The agreement between NCS D and TSD to share transmission lines to the TTSA facility remains in place.

In 2009, the District completed a solar power plant that is capable of providing enough energy to meet the energy requirement at TSD's Administrative and Operations Facility. The project was funded in part by the Truckee Donner Public Utility District.

The District's capital improvement budget over the next five years is estimated at \$6 million. Of that total, \$1.8 million is dedicated to pipeline and manhole rehabilitation projects. The District also anticipates an expansion of its corporate yard for approximately \$980,000. There are no other major facility projects anticipated through FY 2014-15.

5.1.3 - Present Capacity of Facilities

The TSD collects and transmits wastewater to the treatment facility in the Town of Truckee operated and maintained by the Tahoe-Truckee Sanitation Agency (TTSA). The TSD operates and maintains approximately 350 miles of gravity pipelines containing 4,435 manholes, 9 miles of pressure pipeline, 41 lift stations. The system is monitored by a computerized telemetry and flow metering system. The collection system primarily serves 9,764 residential customers as well as 840 commercial customers. TSD collects sewage from the within the boundaries of the Town of Truckee as well as NCSO. In 2010, TSD collected an average of 1.91 mgd; the peak flow rate was 3.3 mgd experienced on New Year's Eve.

TTSA also treats wastewater of four other agencies: North Tahoe Public Utility District, Squaw Valley Public Service District, Alpine Springs County Water District, and Tahoe City Public Utility District. The TTSA was formed by a special act of the California Legislature known as the Tahoe-Truckee Sanitation Agency Act, which became effective in November 1971. This Act created the TTSA for the collection, treatment, and disposal of sewage, industrial waste, and stormwater within the agency; prescribed its organization, powers, and duties; and repealed the North Lake Tahoe-Truckee River Sanitation Agency Act (Chapter 1503 of the Statutes of 1967).

The TTSA wastewater treatment facility is located adjacent to the Truckee River and the Truckee Tahoe Airport in the Town of Truckee. The facility provides tertiary treatment of wastewater and is sized to treat maximum sewage flows that occur with the influx of seasonal residents and visitors during summer periods. The TTSA recently expanded its Water Reclamation Plant to a handling capacity of 9.6 mgd. The new treatment facility was designed to accommodate between 400 to 800 new connections per year. At that rate the facility would need additional capacity after 2015. Because of the lack of construction due to economic conditions, the request for new connections has been reduced substantially. As a result, the new treatment facility could have an extended lifetime possibly sufficient to meet buildout demands of the Town's 2025 General Plan.

5.1.4 - Social and Economic Communities of Interest

Communities of interest include residential areas adjacent to the TSD boundaries and commercial or industrial areas that may be affected by a change in the sphere of influence. Such residential areas include subdivisions within the Town of Truckee, the community of Hirschdale to the northeast, the community along the south shore of Donner Lake, and the Sierra Meadows subdivision of Martis Valley.

The District boundaries include much of the Town of Truckee, and there are subdivisions within the Town that are in the current District sphere of influence and not served. Some of the subdivisions north of I-80 along SR-89 have been developed but are on septic systems. The Hirschdale subdivision, consisting of 20 residences, receives services from TDPUD but not TSD. Hirschdale is unique since surrounding areas receive services from only TSD or neither agency.

Northstar-at-Tahoe is a planned residential/recreational community in the Martis Valley area of Placer County. Although Northstar is not in TSD's service area, the District has an agreement with Northstar Community Services District to transport wastewater through the District system. The Sierra Meadows subdivision, also in Placer County, includes 490 lots most of which are on septic systems. Ponderosa Palisades lies partially within the Town limits and partially in Placer County; it includes 379 lots that are on septic systems.

There are several subdivisions lying adjacent to the District boundaries that are on septic systems, some of which are within the current sphere boundaries. Prosser Heights, a small subdivision located north of I-80 and west of SR-89 within the Town of Truckee, includes 126 lots and is characterized by large lots. All developed parcels use individual septic systems. Prosser Lakeview Estates, located 2.5 miles north of I-80 and east of SR-89 in the Town of Truckee, includes 736 residential lots with onsite septic systems. To the east of Prosser Lakeview Estates lie several large lot subdivisions—Pannonia Ranchos, Alder Hill, Prosser Woods, and New Frontier—where lots are approximately an acre. To the east of Truckee and the District boundaries lie Juniper Hills, Juniper Heights, The Meadows, and Buckhorn Ridges. This area includes 116 large, rural residential lots all on septic systems. Further east is Floriston; this community is rather remote, and a great deal of study would be required to determine whether connection to the District system would be feasible.

The current sphere extends north of Truckee to the Sierra County line. It includes the territory around Boca and Prosser reservoirs, which has potential for development. However, the majority of the territory is forestland and owned by the federal government.

5.2 - Summary of Determinations

5.2.1 - Present and Planned Land Use

Present land use is categorized in two distinct areas that are related to the population centers in the District. The primary population center is the Town of Truckee. Present land use is 23 percent residential, 19 percent open space, 1.5 percent commercial office, and 12 percent roadways and railway rights-of-way. There is also a large portion of vacant and undeveloped land, about 28 percent, but half of that is designated as resource conservation open space to allow for management of mineral resources and to limit development. Surrounding the Town, in Nevada County, the land use is primarily forest with the exception of the community of Hirschdale and the Juniper Hills subdivision. Juniper Hills consists of large, rural residential lots that are primarily on septic systems with insufficient density to make connection to a sewer system economically feasible.

The District extends south of the Town into Placer County in the Martis Valley. Land use in the Martis Valley is primarily split between residential uses and open space. The Martis Community Plan is the guideline for development in the Martis Valley portion of Placer County. The community plan area extends well east of the TSD boundaries. It includes the Northstar community and the

territory served by the NCSD. Land use in that area is primarily forestland and is of anticipated low-density residential just north of Martis Creek and SR-267.

5.2.2 - Present and Probable Need for Services

The need for services will depend on the rate of construction in the current sphere and within the boundaries of the district. Truckee has sufficient growth capacity for 30 to 100 years within the Town boundaries. The large range is due to the impacts of the economy on growth projections. The previously anticipated growth rate of 238 new dwellings per year has been significantly reduced due to the economy. Similarly, growth within the Town's sphere and the Martis Valley will be reduced.

5.2.3 - Present Capacity of Facilities

Wastewater services are provided by TSD, which operates the collection system, and TTSA, which operates the regional wastewater treatment facility. The TTSA recently expanded its Water Reclamation Plant to the capacity of a peak seven-day average flow, in the summer months, of 9.6 mgd. There is sufficient capacity at the facility to accommodate growth through 2015 and beyond. The additional needs of the collection system will be addressed by the land use authority through conditions of approval.

5.2.4 - Social and Economic Communities of Interest

The District boundaries include much of the Town of Truckee. Within the Town's boundaries there are subdivisions that rely on septic systems and are not served. Some of the subdivisions north of I-80 along SR-89 have been developed but are also on septic systems. Similarly, the community of Hirschdale just east of the town receives potable water from TDPUD but relies on septic systems.

The Northstar community lies adjacent to the District's southern boundary and should be considered a community of interest. The NCSD provides wastewater collection services to Northstar, but contracts with the TSD for transfer of sewage via TSD's facilities to the TTSA treatment plant.

SECTION 6: PROVISIONS AND CONDITIONS

6.1 - Sphere of Influence Boundary

When adopting a sphere of influence, the Commission must take into consideration CKH requirements for definite boundaries and protection of agricultural and open space lands. Of equal importance are Nevada LAFCo policies that preclude including territory in the sphere of influence that is unlikely to require municipal services. The TSD sphere as updated in 1998 included all the territory north of the Town of Truckee in Nevada County to the Sierra County line. Except for the area to the northwest of Prosser Lake, much of that territory is designated as forestland and unlikely to develop. The Placer County portion of the sphere included a large area south of Donner Lake designated as timber land. Based on Nevada LAFCo policies, these areas were recommended for exclusion from the District's sphere.

The areas within the Town of Truckee's boundaries (but not in the District) that are developed or are slated for development were recommended for inclusion in the sphere. Although many of these subdivisions rely on septic systems, there may be a need to connect to a municipal wastewater collection system at some future date. There are also additional areas in the Town's sphere that are intended for development but are not in the District's boundaries. These areas are also included to coincide with potential urbanization and annexation to the Town of Truckee.

Another key LAFCo policy is the designation of an Area of Concern. By definition, an Area of Concern is a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (Acting Agency) impact directly or indirectly upon another local agency (Concerned Agency). Recommended for the area of concern designation are areas adjacent to the District in Placer County, south of Donner Lake and the Northstar area. These are shown in Exhibit 5.

6.2 - Sphere of Influence Plan Provisions and Conditions

LAFCo policies identify three designations which may be applied within or adjacent to an agency's sphere of influence. The following designations, provisions, and conditions are established for the Truckee Sanitary District Sphere Plan, as shown in Exhibit 5.

1. Adoption of Sphere Map.

The sphere of influence map, depicting the Near and Long Term Sphere included herein as Exhibit 5 is hereby adopted as the Sphere for the Truckee Sanitary District

- a. **Near-Term Sphere:** The near-term sphere as shown on Exhibit 5 includes areas within the boundaries of the Town of Truckee and areas of planned development in the Town's

near-term sphere of influence. Areas in the near term sphere are anticipated to have a reasonable potential be annexed prior to the next District Sphere Update (roughly a five year period)

- b. **Long-Term:** The long-term sphere as shown on Exhibit 5 includes areas identified in the Town’s long-term sphere, such as the areas to the west of the Tahoe Donner subdivision, the area north and west of Donner Lake, and the area northeast of Truckee including the Hirschdale subdivision. In addition, the long-term sphere includes the area along SR-89 just to the northwest of Prosser Lake, as it has been identified for potential development in the Nevada County General Plan. The long-term sphere also contains four areas specifically requested for inclusion by the District in its report to the Commission dated May 2012 (included herein as Appendix A). These areas are known as the Juniper Hills, Klondike Flat, Timber Trails, and Russell Valley areas and each is so identified on Exhibit 5. Areas in the long term sphere are anticipated to eventually be annexed but not likely before the next sphere update.

2. Limitations on Extension of Infrastructure.

Consistent with the District’s representations in its May 2012 report, LAFCo shall include in any annexation approval a condition requiring that the extension of infrastructure to facilitate District services to the Hobart Mills, Russell Valley, Timber Trails, Klondike Flat, and Juniper Hills areas shall be limited in size to accommodate the existing and planned development in those areas, as set forth at the time in the applicable General Plan.

3. Areas of Concern

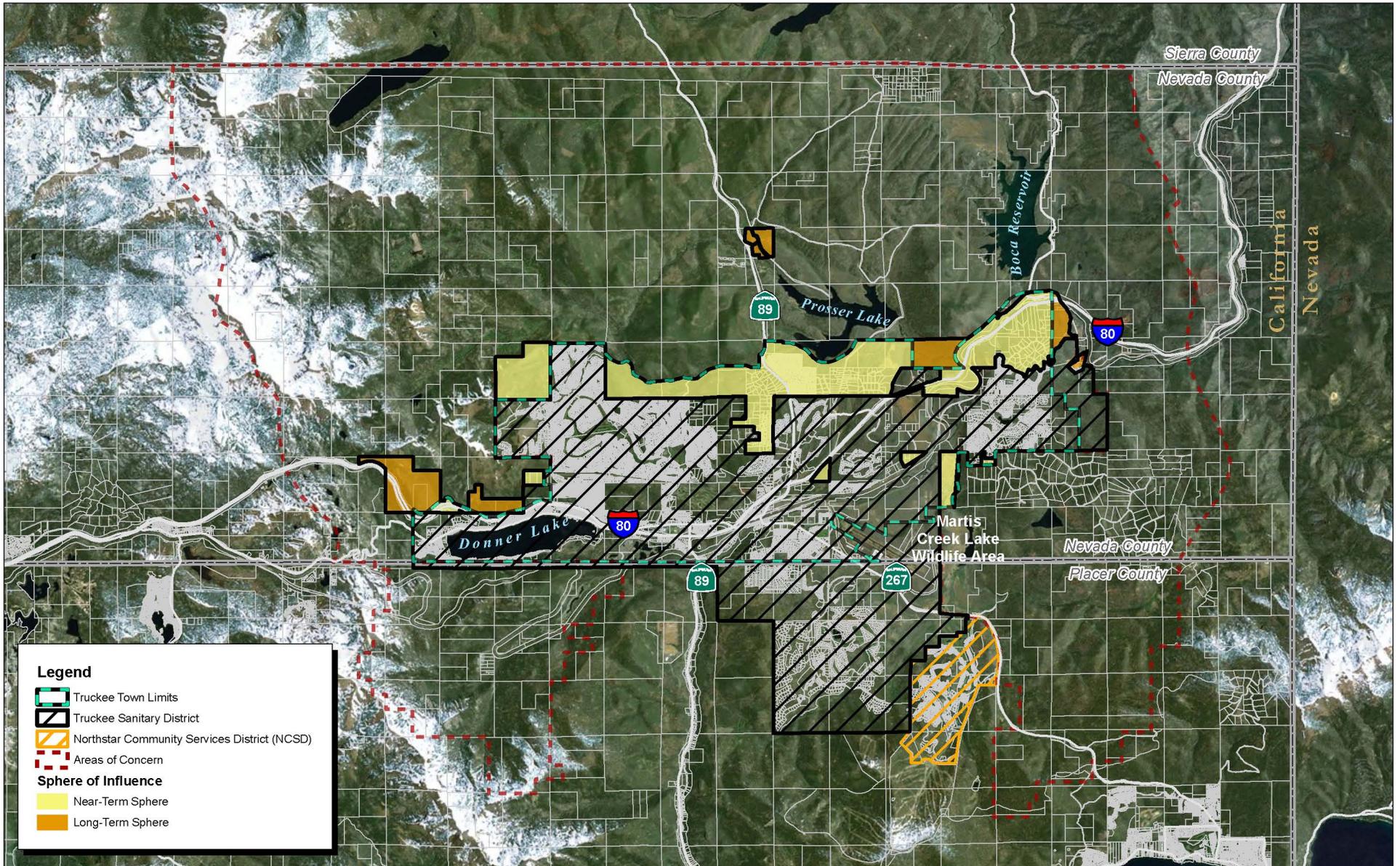
An “Area of Concern” is “a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (the "Acting Agency") impact directly or indirectly upon another local agency (the "Concerned Agency").(LAFCo Policies Section III,A.3) For the Truckee Sanitary District, LAFCo hereby designates several areas of concern where the Commission has determined that land use decisions may impact TSD as the Concerned Agency. Those areas are have been identified for the following areas outside the District Sphere and are shown on the map included herein as Exhibit 5:

- a. Areas within the 1998 sphere that are designated as forestland in Nevada County.
- b. In Placer County, an Area of Concern has been identified for the area that overlaps the sphere of influence of the Northstar Community Services District. Since TSD conveys wastewater from Northstar to the Tahoe-Truckee Sanitation Agency treatment facility, it does have an interest in potential additional demands on its system. Since the principal county for NCSA is Placer County and the principal county for TSD is Nevada County, consultation between the two LAFCos is necessary. At present, a Memorandum of

Understanding (MOU) exists between Placer LAFCo and Nevada LAFCo that essentially recognizes the concerns of multi-county special districts and provides a mechanism for consultation. The MOU is included in Appendix B.

- c. Similarly, the area south of Donner Lake in Placer County that was previously included in the TSD sphere has been designated as an Area of Concern. The District would like to be notified of any potential development in that area, as it may affect future service delivery.

Exhibit 5: Recommended Sphere Boundary



Source: Nevada County GIS (2010), ESRI World Imagery.



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Exhibit 5 Recommended Sphere Boundary and Sphere Plan

NEVADA COUNTY LAFCO • TRUCKEE SANITARY DISTRICT
SPHERE PLAN UPDATE

SECTION 7: CONCLUSIONS

The analyses presented in this study leads to the following conclusions:

- The municipal service review for the District has concluded the capacity is available for the current sphere of influence. The TTSA, which receives wastewater from the TSD, has increased its treatment plant capacity to 9.6 mgd, which is sufficient to accommodate growth past 2015.
- With regard to the four determinations required by CKH:
 - Present and planned land use: The District includes the Town of Truckee as the major population center. The Town contains 23 percent residential use with 28 percent vacant land. About half the vacant land is designated as resource conservation open space to allow for mineral resource management and to limit residential development. Outside the Town but within the present sphere in Nevada County, land use is designated primarily as forestland. The area also includes some development, in Hirschdale and Juniper Hills, on septic systems. To the south of Truckee the TSD boundaries encompass the residential communities in the Martis Valley and a large area designated as forestland. Land use designations in the Nevada County General Plan are consistent with those in the Town's sphere in that areas designated for development are intended to remain available for development. Other areas will remain as resource conservation areas or open space.
 - Present and probable need for public services and facilities: Because of the current economic conditions, the area has experienced very slow growth in the last year. Additional housing opportunities in the Truckee area to accommodate present needs and allow for anticipated growth will require additional wastewater services, particularly within the Town's sphere of influence. Developers will be required to expand the existing collection system, if necessary.
 - Present capacity of facilities: There is sufficient capacity for services to the proposed sphere of influence. Because of the current economic conditions, the additional capacity that became available in 2008 will enable the TSD to accommodate growth beyond through 2025.
 - Social and economic communities of interest: The relevant communities of interest include the Town of Truckee, Hirschdale, the Martis Valley communities south of Truckee, and the Northstar community. Many areas within the Town boundaries are outside the TSD and rely on septic systems. Northstar is connected to the TSD to convey wastewater to the TTSA treatment facility.
- The recommended sphere largely includes territory encompassed by the Town of Truckee boundaries and sphere of influence, and therefore the Town's General Plan EIR provides analysis of environmental impacts associated with growth and development.

Conclusions

- Nevada LAFCo policies limit the proposed sphere of influence to areas of potential development. The recommended sphere of influence complies with LAFCo policies and CKH.

SECTION 8: CEQA

Actions taken by LAFCO are subject to CEQA. For CEQA purposes, Nevada LAFCo is the Lead Agency and must complete an environmental analysis of the impacts of the proposed sphere of influence. Implementation of the project is anticipated to result in an updated Truckee Sanitary District sphere of influence. The update will not specifically implement or directly result in the construction of any new facilities at this time. Neither Nevada County LAFCo or Truckee Sanitary District has any land use regulatory authority within the proposed sphere of influence areas. The jurisdiction for land use matters in the affected territory remains with either Nevada County or the Town of Truckee, and neither the Nevada County LAFCo or the Truckee Sanitary District has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans. As a result, the associated environmental effects have been addressed in the General Plan Update Environmental Impact Reports certified by the Town of Truckee and the County of Nevada, with the exception of the issue area concerning the effects of greenhouse gas emissions. Also, the project could have an indirect growth inducement potential, as it could remove an obstacle to growth and development, such as removing a constraint on a required public service. For example, the provision of increased wastewater conveyance and treatment capacity in an area where the lack of such service has historically limited growth could be considered growth inducing. Therefore, the effects of greenhouse gas emissions and the potential for growth-inducing impacts have been analyzed in an Environmental Impact Report, which has been included herein as Appendix C.

SECTION 9: ACRONYMS AND ABBREVIATIONS

AFY	acre-feet per year
CEQA	California Environmental Quality Act
CIP	Capital Improvement Plan
CKH	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
DOF	California Department of Finance
DRA	District Reorganization Act
EIR	Environmental Impact Report
FY	fiscal year
GHG	greenhouse gas(es)
HUD	Housing and Urban Development Department
I & I	Inflow and Infiltration
IS	Initial Study
LAFCo	Local Agency Formation Commission
mgd	million gallons per day
MORGA	Municipal Organization Act
MOU	Memorandum of Understanding
MSR	Municipal Service Review
ND	Negative Declaration
OAL	Office of Administrative Law
OPR	Governor's Office of Planning and Research
PRD	planned residential development
PUD	Public Utility District
RCOS	zoning designation for resource conservation/open space
TDPUD	Truckee Donner Public Utilities District

Acronyms and Abbreviations

TSD Truckee Sanitary District
TTSA Tahoe-Truckee Sanitation Agency

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Appendix A: TSD Sphere Proposal Report

TSD SPHERE PROPOSAL

MAY 2012

The Nevada County Local Agency Formation Commission (LAFCo) has developed a sphere plan update for the Truckee Sanitary District (District). The plan includes a sphere boundary substantially smaller than the current sphere boundary. TSD's existing and LAFCo's proposed spheres can be seen in Figures 1 and 2, respectively.

LAFCo statute defines a sphere of influence as a plan for the probably physical boundaries and service area of a local agency as determined by the commission. The statute further requires the Commission to base its determination on the following four factors:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

As shown in Figure 1, TSD's existing sphere contains many large undeveloped parcels owned by the US Forest Service or zoned forestry with no foreseeable need for sewer service. Staff and the Board have determined that inclusion of these large undeveloped properties in the sphere is inconsistent with LAFCo policies. However, four areas have been identified that are not currently included in LAFCo's proposed sphere, but that the District believes should be part of the TSD sphere. These areas are listed below and can be seen in Figure 3.

1. Juniper Hills
2. Klondike Flats
3. Tahoe Timber Trails
4. Russell Valley

The District believes that the four areas identified above meet the LAFCo criteria for inclusion in TSD's sphere. An evaluation of the four areas with respect to each of the LAFCo criteria is summarized below.

Present and Planned Land Use

Juniper Hills

Juniper Hills lies adjacent to and southeast of the District's current service area in Glenshire. The area proposed to be included in TSD's sphere includes 163 parcels

ranging in size from 20 to 120 acres. Approximately 100 of these properties are currently improved with residential structures served by septic system. The County General Plan land use designations for these parcels are Rural-20, Forestry-40, or Forestry-160. Under current zoning, development would be limited to 1 or 2 residential units per parcel.

Klondike Flats

Klondike Flats is located approximately 2.0 miles north of Truckee off Highway 89 North across from Hobart Mills Road. This area consists of 21 privately-owned residential parcels that range in size from approximately 0.5 to 1.0 acres. At present, 13 of the 21 parcels are improved. The current County land use designation for this area is Forestry-640. These parcels currently utilize septic systems for wastewater management. Under current zoning, additional development of these parcels would be very limited.

Tahoe Timber Trails

Timber Trails is a private, member-owned, camping community located on 3 parcels encompassing 159 acres approximately 3.5 miles north of Truckee. The park has 553 individual campsites open May 15 thru October 31. The park office is open year-round. The current County land use designation for this area is Forestry-640. Wastewater is currently managed on-site via several septic tank – leach field systems.

Russell Valley

The Russell Valley area consists of 67 parcels ranging in size from approximately 2 to 118 acres. Of the 67 parcels, 47 are improved. Most parcels have residential structures served by septic systems. This area is located approximately 6 miles north of Truckee. The current County land use designation for this area is Forestry-160. Under current zoning, increased development density would not be possible.

Present and Probable Need for Public Facilities and Services in the Area.

While each of the four areas identified above currently manage their wastewater needs via some form of on-site system, it is not unreasonable to imagine that these properties may seek service from the District within the next 20 years (long-term sphere horizon). The need for public service would likely be a result of one or more of the following factors:

- Groundwater or surface water contamination due to poorly functioning septic systems,
- Undesirable maintenance and costs associated with on-site system,
- Desire to convert areas currently used for septic tanks and leach fields for other uses,
- New regulations by the State and/or County that may prohibit or discourage new septic systems and encourage conversion of existing units.

Many of the areas TSD currently serves (e.g., Donner Lake, Glenshire, Sierra Meadows) converted from septic systems to the public sewer for these very reasons. Additionally, the majority of the area outside of the current District boundary that LAFCo has recommended be included in TSD's sphere consists of improved parcels currently served by septic systems.

Present Capacity of Public Facilities and Adequacy of Public Service

The areas identified above are located in relatively close proximity to the existing TSD sewer system. Juniper Hills is adjacent to the Glenshire subdivision that is currently sewerred. Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), but due to the high cost of installing such a system, it is assumed that these areas would be more likely to be served by TSD using sewer hauling trucks from individual or central collection basins.

In all cases, the wastewater would be conveyed to the Tahoe-Truckee Sanitation Agency (T-TSA) for treatment and disposal. At the current time, T-TSA has adequate capacity to manage the additional flow and loading that would be associated with the four areas. It should be noted that T-TSA does not accept septage waste directly from private haulers. Conveyance of septage waste to T-TSA would need to come from a member agency or from a contractor working directly for a member agency. TSD is the only T-TSA member agency in the vicinity of the four areas being discussed.

Juniper Hills

In general, this area sits at a higher elevation than Glenshire and could be served the District by a gravity sewer system. Some portions of the area would likely require pump systems to be connected. Portions of the existing Glenshire collection system may need to be upsized to accommodate the additional flow from Juniper Hills.

Klondike Flats

The District could provide sewer service to Klondike Flats via a pump station force main arrangement or via septage hauling. Under the more likely septage hauling scenario, Klondike Flats could necessitate up to 4 trips per week.

Tahoe Timber Trails

The District could provide sewer service to Tahoe Timber Trails via a pump station force main arrangement or via septage hauling. Under the more likely septage hauling scenario, the Tahoe Timber Trails campgrounds could necessitate up to 20 trips per week during their peak occupancy period. During the winter, no service would be required.

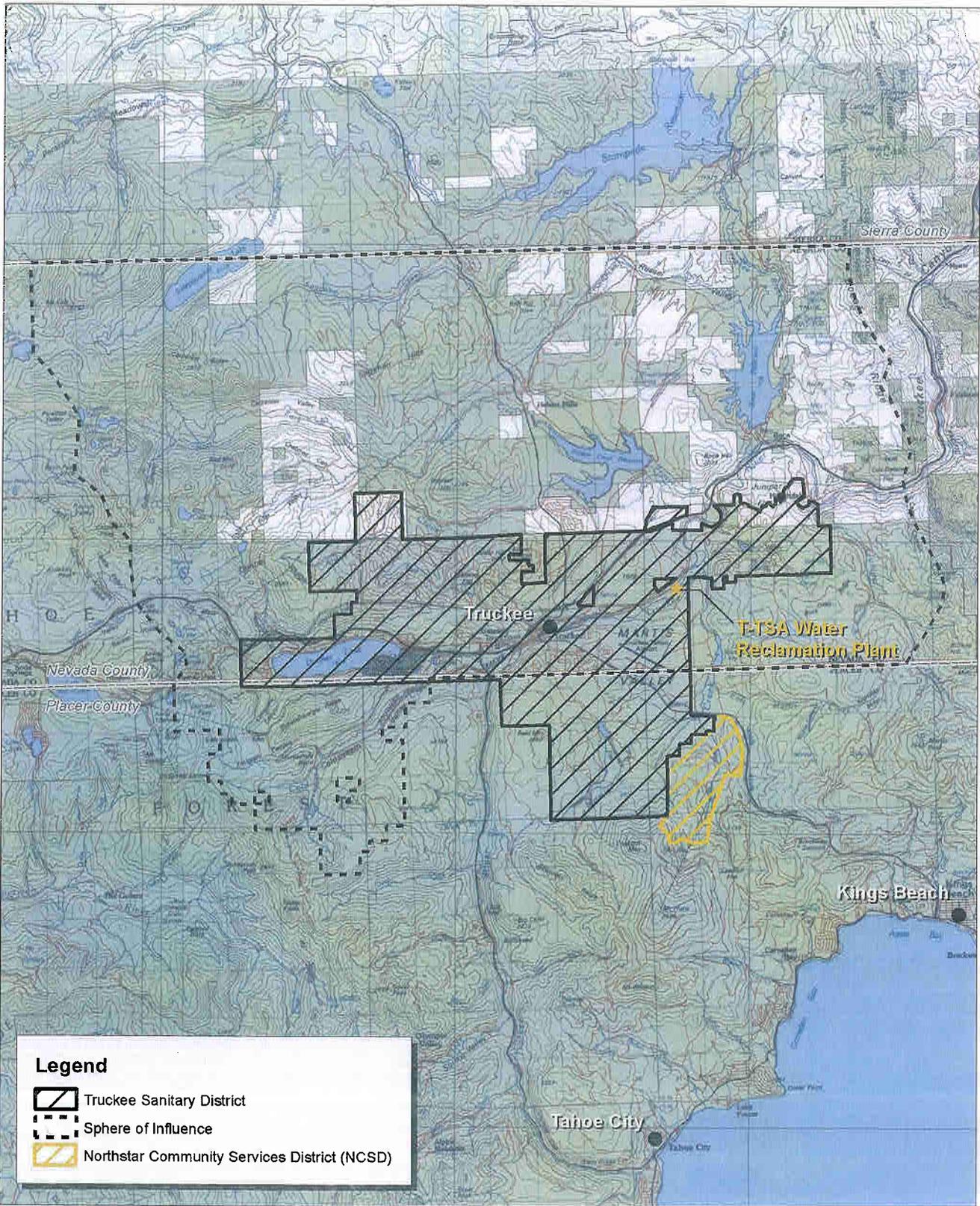
Russell Valley

The District could provide sewer service to Russell Valley via a pump station force main arrangement or via septage hauling. Under the more likely septage hauling scenario, Russell Valley could necessitate up to 10 trips per week.

The District's potential role as a manager of the on-site wastewater systems or as a septage hauler is not unique. Other communities in California (e.g., Stinson Beach) that were previously served by individual on-site systems have been incorporated into management districts to perform said services.

Existence of any Social or Economic Communities of Interest in the Area

The four areas identified above are established communities in the greater Truckee area; an area prized for its pristine natural mountain setting. Each area is already developed, with wastewater disposal accomplished by on-site septic systems. Failure of the on-site sewer systems that currently serve these four areas would diminish the quality of life for all Truckee residents. The District is committed to providing service to these areas should they seek it.



Source: TOPOI USGS 100K DRG, Nevada County GIS (2011).

Legend

-  Truckee Sanitary District
-  Sphere of Influence
-  Northstar Community Services District (NCSD)

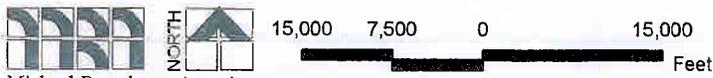
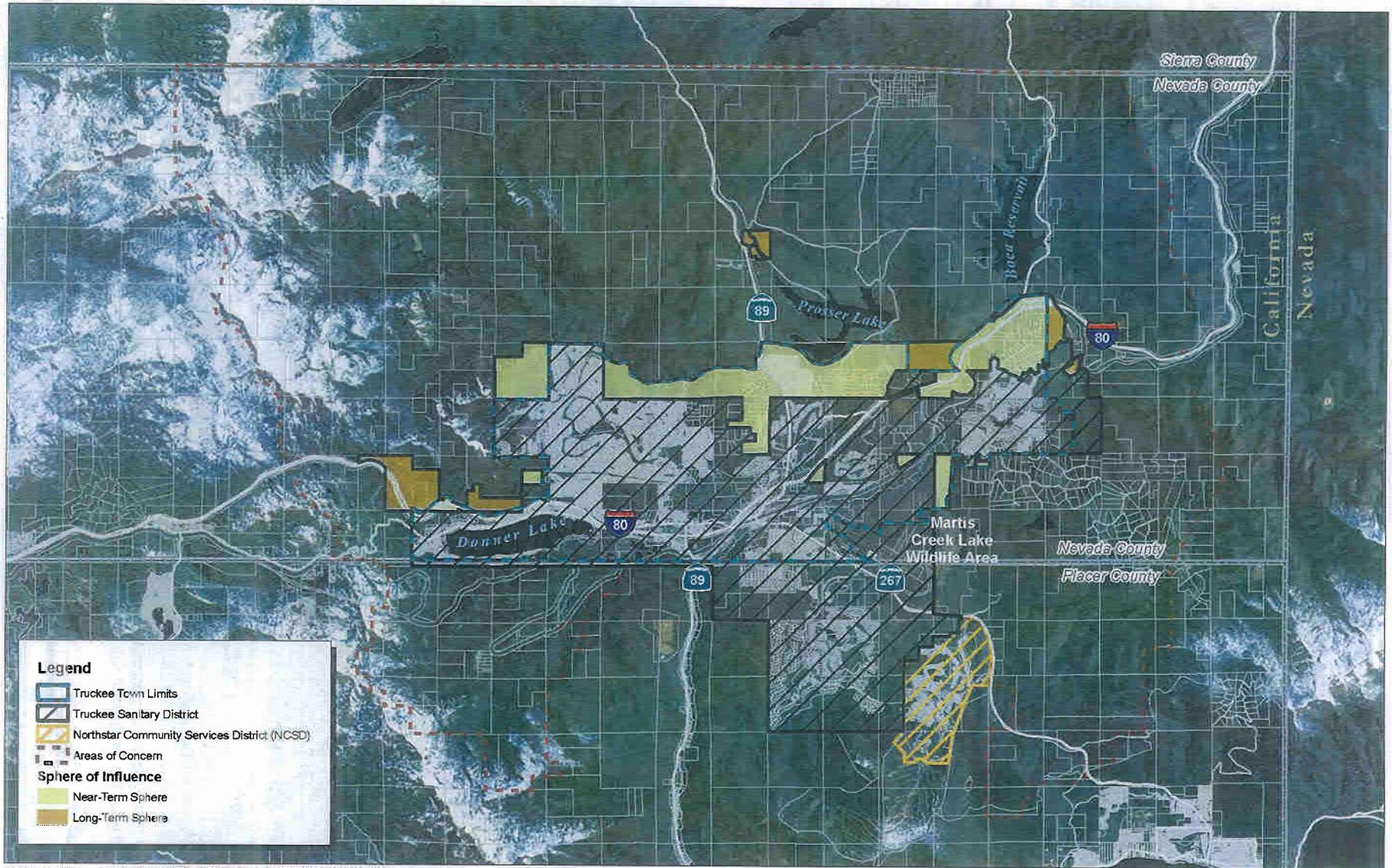


FIGURE 1

Current Sphere Boundaries



Source: Nevada County GIS (2010), ESRI World Imagery.



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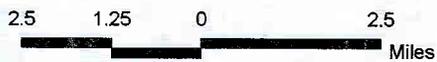
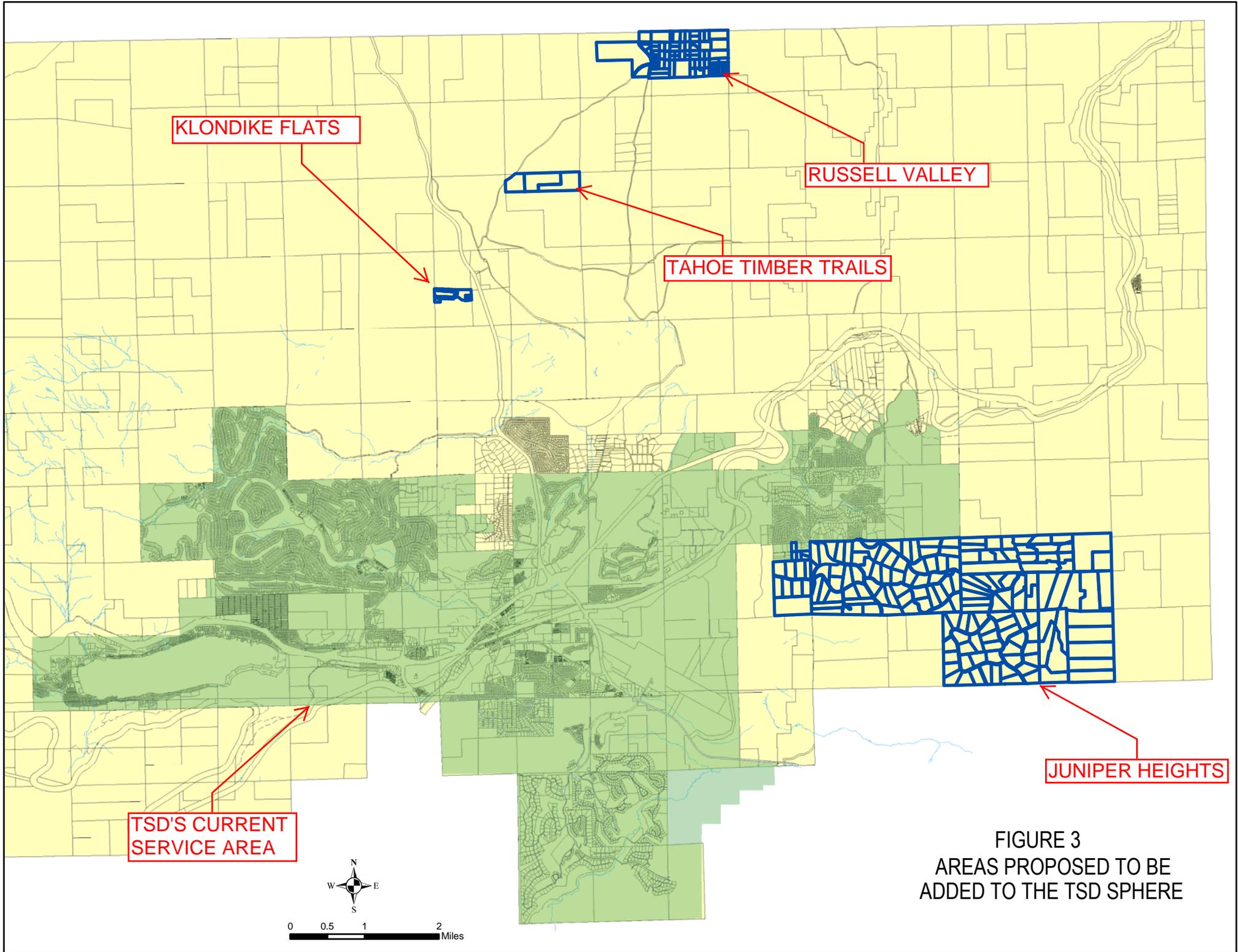


FIGURE 2

Recommended Sphere Boundary and Sphere Plan

NEVADA COUNTY LAFCO • TRUCKEE SANITARY DISTRICT
SPHERE PLAN UPDATE



KLONDIKE FLATS

RUSSELL VALLEY

TAHOE TIMBER TRAILS

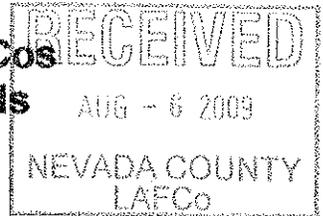
JUNIPER HEIGHTS

TSD'S CURRENT SERVICE AREA

FIGURE 3
AREAS PROPOSED TO BE
ADDED TO THE TSD SPHERE

Appendix B: Agreement Between Placer and Nevada LAFCOs for Coordination on Cross-County Proposals

Agreement between Placer and Nevada LAFCo's for Coordination on Cross-County Proposals



1. Policy Background

Placer County and Nevada County share a significant number of multi-county special districts that provide services and have territory in both counties. Consequently, development proposals for territory located in close proximity to the county boundary may rely upon one or more multi-county special districts for public services and utilities.

Placer and Nevada Local Agency Formation Commissions recognize that land ownerships and development patterns do not always follow county boundaries and that proposals involving territory wholly or partially located in one county can have significant environmental, economic, or fiscal impacts on another county.

LAFCo law assigns authority for proposals involving multi-county special districts to the LAFCo of the Principal County; it also authorizes the Principal County LAFCo to make determinations regarding a multi-county special district's sphere of influence and the services it provides. Nevertheless, the LAFCo of the adjoining county, with territory proposed for annexation or inclusion in a sphere, has direct access to information necessary to the decision-making process and may have a strong interest in the determination to be made.

Both Placer and Nevada LAFCos recognize that when a proposal has potential impacts in both counties, an open exchange of information, policies and perspectives between the neighboring LAFCos will greatly assist the decision-making process. Early mutual agreement between the LAFCos on the timeline and decision-making process will help ensure the public will have adequate opportunity to comment on the proposals, as well as provide assurance that the process is fair and objective.

2. Specific Agreement

In recognition of the principles outlined above, the LAFCos of both counties agree in general to share information and perspectives and to engage in joint activities relative to proposals which overlap jurisdictional boundaries whenever doing so does not conflict with existing law and when such measures can reasonably be expected to reduce costs, improve efficiency in performance of LAFCo actions, or enhance the quality of LAFCo decisions. Examples of opportunities for such joint and cooperative activities include:

- 2.1. Conduct and adoption of any Municipal Service Reviews ("MSRs") that are required for cross-county proposals;
- 2.2. Adoption, update and amendment of Sphere of Influence Plans ("SOIs"), including adjustments of sphere horizons and changes in the assignment of territory to particular horizons;
- 2.3. Changes of organization such as formation, dissolution, annexation, and detachment;
- 2.4. Actions affecting the provision of services, such as changes in service boundaries and provision of new services.

3. Information Sharing

The Executive Officer of each LAFCo will notify the neighboring LAFCo Executive Officer within five (5) working days of

- initiating action on an MSR, SOI, organizational change, or service change involving a cross-county district or
- receiving information about any action that involves such a district (including notice of action by the County or by any affected agency).

4. Data Development

The Executive Officers of both LAFCos will collaborate along with their respective Geographic Information Systems Departments to develop consistent mapping documents that can be used by both LAFCos and Planning Departments.

5. Joint Planning/Conduct of Activities

An ad hoc committee consisting of two Commissioners and the Executive Officer from each LAFCo will be appointed and will meet as needed or at least once annually. Reasons for meeting may include the submittal of an application to either County's Planning Department of a proposal involving a multi-county district deemed by either LAFCo's Executive Officer or Commission to be substantial in nature; in response to the issuance of a Notice of Preparation of an EIR; following the release of a draft EIR; prior to initiation of any required MSRs and Sphere Amendments; and any other situation in which the Committee's members believe meeting would be helpful.

6. Public Process

- 6.1. Both LAFCos agree that any public hearings or workshops on such proposals will be held at a location convenient for the residents and landowners of the affected area to attend and participate.
- 6.2. The Commissions also agree to hold special meetings on the same day when possible in order to ease the burden of attendance on the public. If possible, meetings will be consolidated.

7. Termination of Agreement

This agreement is intended to be an on-going agreement between Nevada LAFCo and Placer LAFCo and will remain in effect even if a particular proposal does not require decision-making by both LAFCos. In such a case, the LAFCo serving as the Principal County LAFCo for the district(s) involved in the proposal shall continue to notify the affected LAFCo of its consideration of any related proposals and will continue to seek and consider comments from the other LAFCo.

Termination of this agreement may be effected by either LAFCo upon thirty (30) days' written notice.

Agreed for Placer LAFCo: Peter Hill 7/2/09
Peter Hill, Chairman Date

Agreed for Nevada LAFCo: Hank Weston 7-14-09
Hank Weston, Chairman Date

Appendix C: CEQA Analysis

NEVADA COUNTY LOCAL
AGENCY FORMATION
COMMISSION
SPHERE OF INFLUENCE UPDATE FOR
TRUCKEE SANITARY DISTRICT
FINAL ENVIRONMENTAL IMPACT REPORT

State Clearinghouse No. 2012062087

Prepared for:

NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION
950 MAIDU AVENUE
NEVADA CITY, CA 95959

Prepared by:

PMC[®]

2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

APRIL 2013

NEVADA COUNTY
SPHERE OF INFLUENCE UPDATE FOR
TRUCKEE SANITARY DISTRICT
FINAL ENVIRONMENTAL IMPACT REPORT

Prepared for:

NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION
950 MAIDU AVENUE
NEVADA CITY, CA 95959

Prepared by:

PMC
2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

APRIL 2013

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ES EXECUTIVE SUMMARY

ES.1 PURPOSE AND SCOPE OF THE FINAL EIR

The primary purpose of this Final EIR is to satisfy CEQA requirements by addressing the environmental effects specific to the proposed Sphere of Influence update for the Truckee Sanitary District (referred to hereafter as the proposed project). The project proposes an update to the Truckee Sanitary District (TSD; District) Sphere of Influence (SOI) implemented through one of two options. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option.

ES.2 PROJECT CHARACTERISTICS

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires Nevada County LAFCo to update the SOI for all applicable jurisdictions in the county. A sphere of influence is defined by Government Code Section 56076 as “a plan for the probable physical boundary and service area of a local agency determined by the commission.”

The proposed project involves the adoption of a SOI boundary by Nevada County LAFCo establishing the near-term and long-term SOI boundaries for the Truckee Sanitary District. The project evaluated in this EIR contains two potential SOI boundary areas for consideration by Nevada County LAFCo: the LAFCo-recommended SOI and the District-preferred SOI. Both of the potential SOI areas encompass the same identifiable population centers, the Town of Truckee and Martis Valley areas, as well as various sparsely populated surrounding territories generally falling within the unincorporated area of Nevada County and located north and east of the Town of Truckee.

Both the LAFCo-preferred SOI and the District-preferred SOI would omit areas that are in government ownership and unlikely to be developed or which are public land areas and will not be developed. However, in addition to the areas included in the LAFCo-recommended SOI, the District-preferred SOI alternative would include four areas in the SOI that could, under certain circumstances, require service from the TSD.

ES3 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an environmental impact report describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. The Draft EIR provides a qualitative analysis of alternatives as compared to the proposed project. Alternatives identified for the proposed project include the following:

- **Alternative 1 – No Project Alternative.** CEQA Guidelines Section 15126.6(e)(1) requires that a No Project Alternative be analyzed. If the No Project Alternative were implemented, neither option of the proposed project (LAFCo-recommend Truckee Sanitary District Sphere of Influence or District-preferred Sphere of Influence) would be implemented, and the existing Truckee Sanitary District (TSD; District) Sphere of Influence (SOI) would be reduced to encompass only the area of the current TSD boundary and service area, i.e., areas actually employing TSD services for wastewater conveyance currently. This alternative was selected consistent with the requirements of CEQA Guidelines Section 15126.6(e).

- **Alternative 2 – Juniper Hills.** Under Alternative 2, territory in public ownership and areas that are not expected or anticipated to be developed in the existing TSD Sphere of Influence would be removed from the existing District SOI, as proposed by both the LAFCo-recommend SOI boundary and the District-preferred SOI boundary. However, Alternative 2 would include the Juniper Hills area south of the Town of Truckee, which is currently within the TSD Sphere of Influence. The areas of Klondike Flats, Tahoe Timber Trails, and Russell Valley would be omitted from the District’s SOI.
- **Alternative 3 – Existing Sphere of Influence.** Under Alternative 3, the TSD Sphere of Influence would remain in its existing form. The present District SOI, established in 1983 and updated in 1998 (Nevada County portion only), includes the Town of Truckee and extends north to the Sierra County line. On the east and west, it includes all of the area within the Town’s jurisdictional SOI as shown in the Truckee General Plan.

ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Nevada County LAFCo was identified as the lead agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, Nevada County LAFCo prepared and distributed a Notice of Preparation (NOP) of an EIR on June 29, 2012. Written comments received in response to the NOP were considered in the preparation of the Draft EIR. The issues raised in the NOP response letters included legal terms under the Cortese-Knox-Hertzberg Local Government Reorganization Act and the need for state highway encroachment permits. Section 1.0, Introduction, of the Draft EIR provides a summary of issues and areas of concern related to the proposed project, as presented to Nevada County LAFCo by agencies and the public during the NOP review period. The complete text of the NOP and NOP comments were included as Appendix A to the Draft EIR.

ES5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table ES-1 presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s). No mitigation measures are required for this project.

For detailed discussions of all project impacts and mitigation measures, the reader is referred to the topical environmental analysis in Section 3.0 of the Draft EIR.

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 3.1.1 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries.	LS	None required.	LS
Impact 3.1.2 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries. The proposed project would also not contribute to any consistency issues associated with applicable land use policies and regulations.	LCC	None required.	LCC
Climate Change and Greenhouse Gases			
Impact 3.2.1 The proposed project could result in a net increase in greenhouse gas emissions and could result in a significant impact on the environment.	CC	None available.	SU
Impact 3.2.2 Implementation of the proposed project would result in a net increase in greenhouse gas emissions, yet would not conflict with the goals of AB 32, and thus would not result in a significant impact on the environment.	LCC	None required.	LCC

S – Significant CC – Cumulatively Considerable LS – Less Than Significant SU – Significant and Unavoidable NI – No Impact
 PS – Potentially Significant LCC – Less than Cumulatively Considerable CS – Cumulatively Significant SM – Significant but Mitigatable

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Secondary Environmental Effects of the Project			
Impact 3.3.1 The proposed update of the Sphere of Influence for the TSD would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new SOI could induce growth or a concentration of population that may result in physical environmental impacts.	S	None available.	SU
Impact 3.3.2 The proposed project, along with all existing, approved, proposed, and reasonably foreseeable development in Nevada County, could induce growth or a concentration of population that may result in physical environmental impacts.	CC	None available.	SU

S – Significant CC – Cumulatively Considerable LS – Less Than Significant SU – Significant and Unavoidable NI – No Impact
 PS – Potentially Significant LCC – Less than Cumulatively Considerable CS – Cumulatively Significant SM – Significant but Mitigatable

1.0 INTRODUCTION

This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The Nevada County Local Agency Formation Commission (LAFCo) is the lead agency for the environmental review of the proposed Sphere of Influence (SOI) Update for the Truckee Sanitary District (TSD or District) (project) and has the principal responsibility for approving the project. This FEIR assesses the expected environmental impacts resulting from development of the project and responds to comments received on the Draft EIR.

1.1 BACKGROUND AND PURPOSE OF THE EIR

OVERVIEW OF CEQA REQUIREMENTS FOR PREPARATION OF AN EIR

Nevada County LAFCo, serving as the lead agency, has prepared this EIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed project. As set forth in the provisions of CEQA and implementing regulations, public agencies are charged with the duty to consider the environmental impacts of proposed development and to minimize these impacts, where feasible, while carrying out an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

State CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public which analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the project.

CEQA requires the preparation of an environmental impact report prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines Section 15378[a]). With respect to the Sphere of Influence (SOI) Update for the TSD, Nevada County LAFCo has determined that the proposed improvement is a "project" within the definition of CEQA.

BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS OF THE PROJECT

The following is an overview of the environmental review process for the project that has led to the preparation of this FEIR.

Notice of Preparation and Initial Study

In accordance with Section 15082 of the CEQA Guidelines, Nevada County LAFCo prepared a Notice of Preparation (NOP) of an EIR for the project on June 29, 2012. The NOP was circulated to the public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. The 30-day comment period closed on July 30, 2012.

1.0 INTRODUCTION

Draft EIR

The Draft EIR was released for public and agency review on February 6, 2013, and the comment period closed on March 25, 2013. Written comments on the Draft EIR and public testimony at the March 21, 2013, Nevada County LAFCo meeting were solicited and received on the Draft EIR.

Final EIR

Following the close of the public review period, Nevada County LAFCo received three individual comment letters from agencies regarding the Draft EIR. As required by CEQA, this document responds to the written comments received. This document also contains minor edits to the Draft EIR, which are included in Section 3.0, Errata. This document constitutes the FEIR.

Certification of the EIR/Project Consideration

The comments and responses that make up the Final EIR, in conjunction with the Draft EIR, as amended by the text changes, constitute the EIR that will be considered for certification by Nevada County LAFCo. If Nevada County LAFCo finds that the EIR is “adequate and complete,” it may certify the EIR. The rule of adequacy generally holds that the EIR can be certified if it: (1) shows a good faith effort at full disclosure of environmental information; and (2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the EIR, Nevada County LAFCo may take action to approve, revise, or reject the project. A decision to approve the project would be accompanied by written findings in accordance with State CEQA Guidelines Section 15091 and Section 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

1.2 ORGANIZATION AND SCOPE OF THE FINAL EIR

This document is organized in the following manner:

ES – EXECUTIVE SUMMARY

Summarizes the characteristics of the proposed project and provides a concise summary matrix of the project’s environmental impacts and associated mitigation measures.

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an overview of the EIR process to date and what the FEIR is required to contain.

SECTION 2.0 – COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

Section 2.0 provides a list of commentors, copies of written comments (coded for reference), and the responses to those written comments made on the Draft EIR.

SECTION 3.0 – ERRATA

Section 3.0 consists of revisions to the Draft EIR that are a result of responses to comments, as well as minor staff edits that do not change the intent or content of the analysis or mitigation measures.

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the proposed Sphere of Influence Update for the Truckee Sanitary District, were raised during the comment period on the Draft EIR. Nevada County LAFCo, acting as the lead agency, evaluated and responded to comments on the Draft EIR. Comments received during the comment period do not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5.

2.2 LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted written comments on the Draft EIR:

Letter	Individual or Signatory	Affiliation	Date
A	Tina Bartlett, Regional Manager	California Department of Fish and Wildlife	2/28/13
B	Kristina Berry, Executive Officer	Placer County Local Agency Formation Commission	3/21/13
C	Thomas S. Selfridge, General Manager–Chief Engineer	Truckee Sanitary District	3/25/13

In addition to written comments, verbal comments were offered by Thomas S. Selfridge, General Manager of the Truckee Sanitary District at the March 21, 2013 Nevada LAFCo Commission meeting. The verbal comments made by Mr. Selfridge indicated that he would be submitting written comments to the Draft EIR (see Letter C below). In addition, Mr. Selfridge verbally questioned the appropriateness of using the greenhouse gas significance thresholds of the Bay Area Air Quality Management District (BAAQMD) employed in the Draft EIR (see Response C-10 below) and asked for clarification of what exactly the term “secondary environmental effects” meant in the context of the Draft EIR document. The environmental consultant for the LAFCo Commission, PMC, responded to Mr. Selfridge’s comments during the meeting and has additionally responded in this FEIR. As noted above, Response C-10 of this document addresses the comment regarding the use of the BAAQMD Greenhouse Gas Emissions thresholds and a follow-up comment is made here re-stating that “secondary environmental effects” are the environmental effects associated with anticipated actions and associated growth that may occur after establishment of the new Truckee Sanitary District’s Sphere of Influence. The primary “secondary effect” of the proposed project is related to the potential for the inducement of growth resulting from the ability of Truckee Sanitary District to offer wastewater treatment and disposal service to the affected area if the project is approved by the LAFCo Commission.

2.3 COMMENTS AND RESPONSES

2.3.1 REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

State CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the Draft EIR and prepare a written response. The written response must address the significant environmental issue raised and must provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

issues associated with the project and do not need to provide all the information requested by commenters, as long as a good faith effort at full disclosure is made in the EIR (State CEQA Guidelines Section 15204).

State CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. State CEQA Guidelines Section 15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to State CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

State CEQA Guidelines Section 15088 recommends that where response to comments results in revisions to the Draft EIR, those revisions be noted as a revision to the Draft EIR or in a separate section of the Final EIR. As a result of the comment letters received, revisions have been made to the text of the Draft EIR. Readers are directed to Section 3.0, Errata, of this document for details concerning the resultant changes.

2.3.2 RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. Where changes to the Draft EIR text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text).

Letter A



California Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road
Rancho Cordova, CA 95670
(916) 358-2900
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



February 28, 2013

SR Jones, Executive Officer
Nevada County LAFCo
950 Maidu Court
Nevada, CA 95959

Subject: Truckee Sanitary District –Sphere of Influence Update, Draft Environmental Impact Report (SCH# 2012062087), Nevada County

Dear SR Jones:

On February 7, 2013, the Department of Fish and Wildlife (CDFW) received a draft Environmental Impact Report (DEIR) from Nevada County Local Agency Formation Commission regarding the Sphere of Influence (SOI) Update for the Truckee Sanitary District (TSD) (Project). The CDFW appreciates the Lead Agency's willingness to accept comments on the Project.

As a trustee for California's fish and wildlife resources, the CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the CDFW administers the California Endangered Species Act (CESA), the Native Plant Protection Act, and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources.

A-1

The CDFW offers the following comments and recommendations on the proposed Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resource Code §21000 et seq.

The CDFW's primary concerns relate to the secondary environmental effects of the Project, as explained below. The comments provided herein are based on the information provided in the DEIR and the CDFW's knowledge of sensitive and declining vegetation communities and species within the Town of Truckee and Nevada County. Comments are limited to the Project that, as proposed, will result in biological impacts.

A-2

Project Description

The purpose of the Project is to update the Sphere of Influence (SOI) for the Truckee Sanitation District (TSD). The SOI area for TSD is primarily located in northeastern Nevada County and includes portions of the Town of Truckee and vicinity. In addition, a portion of the existing District service area is located south of the Town of Truckee in the unincorporated Placer County areas of Donner Lake and Martis Valley.

A-3

Indirect Impacts to Biological Resources

The DEIR does not adequately address indirect impacts that could occur due to the Project. Indirect impacts may occur through increased human/wildlife interactions, encroachment by

Conserving California's Wildlife Since 1870

Letter A Cont.

SR Jones
February 28, 2013
Page 2 of 2

exotic weeds and area-wide changes in surface water flows due to development of previously undeveloped areas.

A-3
cont.

Increased Human/Wildlife Interactions

The proposed SOI will result in urban development of undeveloped areas, increasing the potential for human/wildlife interactions and exposure of species to the effects of urbanization, such as, higher volumes of vehicular traffic and pedestrians, increasing the amount and severity of indirect impacts to wildlife and habitat. Additionally, development of previously undeveloped land for residential uses can expose species to impacts from feral animals and unconfined pets.

A-4

Encroachment by Exotic Weeds

Generally, landscaping installed as part of development has relied heavily on exotic, non-native plant species for decoration. Many non-native species will spread to natural areas, causing native plant life to be replaced by exotic species, resulting in indirect impacts to the habitat of listed species such as modification or degradation of habitat.

A-5

Changes in Surface Water Flows

As development occurs, surface water flows normally increase due to an increase in impermeable surfaces through, for example, the placement of building materials and paving over permeable surfaces. In addition, surface water flows are modified due to changes in surface flow by point source stormwater infrastructure installed in order to handle greater flows from the increasing impermeable surfaces as well as from the introduction of drainage flows during seasons when waterways and wetland features are typically dry (commonly referred to as "summer nuisance flows"). Some cover types that contain habitat for listed species can be indirectly impacted by such changes. For example, seasonal wetland communities survive along a rigid set of soil, water and climatic conditions. Alteration of current inundation and desiccation regimes due to altered hydrology could substantially alter the characteristics of seasonal wetland habitat, resulting in loss or degradation of seasonal wetland habitat in developed and undeveloped areas of the proposed SOI.

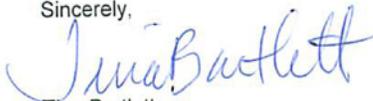
A-6

Conclusion

In conclusion, the CDFW finds that the DEIR should further discuss indirect impacts that could occur due to induced population growth. The CDFW staff is available to discuss our concerns, comments, and recommendations in greater detail. Please contact Tanya Sheya, Environmental Scientist at (916) 358-2953 or by email at Tanya.Sheya@wildlife.ca.gov.

A-7

Sincerely,



Tina Bartlett
Regional Manager

ec: Jeff Drongesen
Isabel Baer
Tanya Sheya
Department of Fish and Wildlife
State Clearinghouse

Letter A **Tina Bartlett, Regional Manager, California Department of Fish and Wildlife**

Response A-1: The commenter relates the mission of the California Department of Fish and Wildlife (CDFW). This comment is noted. It is understood that this comment is an introductory comment and further elaboration is forthcoming in subsequent comments.

Response A-2: The commenter notes that the CDFW's primary concerns relate to the secondary environmental effects of the project.

Section 3.3, Secondary Effects of the Project, of the Draft EIR addresses the environmental effects associated with anticipated actions and associated growth that may occur from establishment of the new SOI for the District. As stated on page 3.3-24 of the Draft EIR, the proposed project consists only of the establishment of a new SOI for the TSD as part of the mandated five-year Sphere of Influence review process for Nevada LAFCo, and no other actions (i.e., annexations, infrastructure extensions, or facility installations or improvements) are being sought at this time. Therefore, the proposed project does not result in any direct change to the physical environment that could trigger any significant environmental impacts. However, the establishment of a new SOI, or the inclusion of new land areas within an SOI, is the first step in a series of actions that would need to occur to allow for the provision of services to include wastewater service. Further, it is acknowledged in the Draft EIR that the inclusion of territory currently located within the Town of Truckee or the unincorporated area of Nevada County within the TSD Sphere of Influence area could help to facilitate growth and development opportunities consistent with these agencies' general plans and any development approvals currently in place.

The Town of Truckee General Plan and the Nevada County General Plan provide for land use development patterns and growth policies that allow for the orderly expansion of development to which TSD would provide supporting wastewater services. The associated general plan EIRs and subsequent project EIRs have evaluated the physical environmental effects of growth in the project area, making the appropriate assumptions regarding the provision of wastewater service. As noted above, the proposed update to the Sphere of Influence for the TSD would not result in the construction of any physical improvements or allow for the undertaking of any development not already permitted and contemplated by the Town or County general plan documents and their associated EIRs.

Section 3.3 of the Draft EIR provides a summary of the significant physical environmental impacts of general plan growth and subsequent development and infrastructure extension in the project area that the proposed new SOI would support. As identified in Response A-3 and A-6, the County and Town of Truckee adopted mitigation measures in the form of policy provisions that address biological and water resource impacts from planned development. The discussion of the significant

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

environmental impacts is based on technical analysis from the Nevada County General Plan EIR and the Town of Truckee General Plan EIR.

Response A-3:

The commenter states that the Draft EIR does not adequately address indirect impacts that could occur due to the project. These comments are responded to below and in Response A-4 through A-6.

The Town of Truckee General Plan and the Nevada County General Plan provide for land use development patterns and growth policies that allow for the orderly expansion of development to which TSD could provide supporting wastewater services in areas within the District's service area with the proposed SOI update. The associated general plan EIRs, subsequent project EIRs, or environmental studies evaluated the physical environmental effects of growth in the project area. Section 3.3 of the Draft EIR provides a summary of the significant physical biological resource-related environmental impacts of general plan growth and subsequent development and infrastructure extension in the project area that the proposed new SOI would support. The discussion of the significant environmental impacts is based on technical analysis from the Nevada County General Plan EIR and the Town of Truckee General Plan EIR.

As stated on pages 3.3-32 and 3.3-33 of the Draft EIR, development and human occupation of the proposed SOI area would result in the loss of forest, herbaceous, shrub, and water (including wetland and riparian habitats) vegetation communities (see Table 3.3-2) that may support special-status plant and wildlife species, as well as potentially obstruct wildlife movement. The Nevada County and Town of Truckee general plan EIRs identified these biological resource impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description-Biotic Resource; Truckee 2006, Chapter 4.3, Biological Resources). Comments regarding changes in surface water flows is addressed in Response A-6 below.

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address biological resource impacts include subsequent project evaluation of site-specific impacts and implementation of avoidance or offset measures, prohibition of structures in wildlife movement corridors, and protection and mitigation of impacts to impacted natural habitats. These mitigation measures and associated mitigating policy provisions include the following (see also Draft EIR Appendix 3.3):

- Nevada County General Plan policies 1.17, 1.18, 13.1, 13.2, and 13.8 and mitigation measures 1, 14, 15, 16, 16A, and 17 through 21
- Town of Truckee General Plan Conservation and Open Space Element policies P2.1, P4.1 through P4.5, P5.1, and P5.3 and actions A2.1, A4.1, A5.1, and A5.2

While biological resource impacts were identified as mitigated with policies under the Nevada County General Plan Final EIR, these impacts were identified as significant and unavoidable after mitigation for the Town of Truckee. The Town of Truckee adopted a statement of overriding

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, foster a rural quality of life, job generation, and economic benefits to the agency).

Thus, the indirect impacts identified by the commenter have been addressed in this Draft EIR as well as the Nevada County General Plan EIR and the Town of Truckee General Plan EIR. The commenter provides no additional information identifying that these EIRs did not adequately address the physical environmental effects of growth on biological resources.

Response A-4: The commenter states that the project will result in urban development of undeveloped areas, increasing potential impacts to wildlife as a result of increased human/wildlife interaction.

The commenter is referred to Response A-2 and Response A-3 outlining how this issue has been addressed in the DEIR and previous environmental documents. The proposed update to the Sphere of Influence for the TSD would not result in the construction of any physical improvements or allow for the undertaking of any development not already permitted and contemplated by the Town or County general plan documents and their associated EIRs.

Response A-5: The commenter states that typical landscaping employed by development uses invasive, exotic plant species that spread to natural areas and negatively impact native plant life and habitat.

The commenter is referred to Response A-2 and Response A-3 outlining how this issue has been addressed in the DEIR and previous environmental documents. The proposed update to the Sphere of Influence for the TSD would not result in the construction of any physical improvements or allow for the undertaking of any development not already permitted and contemplated by the Town or County general plan documents and their associated EIRs.

Response A-6: The commenter states that development can affect surface water flows, resulting in unnatural water flows that negatively impact wetland habitat.

The commenter is referred to Response A-2 and Response A-3. Also, as stated on page 3.3-35 of the Draft EIR, policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address hydrologic impacts include utilization of best management practices (BMPs) for construction and design of development (such as infiltration basins and other treatment features that avoid discharges to surface waters and wetlands except during large storm events), implementation of ongoing surface water quality monitoring, setbacks from surface water features, and installation of drainage control facilities to mitigate increases in drainage flows. These mitigation measures and associated mitigating policy provisions include the following (see also Draft EIR Appendix 3.3):

- Nevada County General Plan policies 3.1, 3.2, 3.4, 3.5, 3.13, 3.15, 16.15, and 16.16 and mitigation measure 16

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

- Town of Truckee General Plan Land Use, Conservation and Open Space, and Safety elements policies P1.1, P1.3, P2.1, P2.3, P2.4, P4.2, P4.3, P11.1, P11.2, and P11.5 and actions A1.1 and A2.1

Response A-7:

The commenter states that the Draft EIR should further discuss indirect impacts potentially resulting from the project. The commenter is referred to Responses A-2, A-3, and A-6 outlining how this issue has been addressed in the DEIR and previous environmental documents.

Letter B

PLACER COUNTY LOCAL AGENCY FORMATION COMMISSION

145 Fulweiler Ave, Ste 110, Auburn, California 95603 530-889-4097 lafco@placer.ca.gov

COMMISSIONERS:

March 21, 2013

Ron Treabess,
(Special Districts)

Ms. S.R. Jones
Executive Officer
Nevada LAFCO

Donna Barkle
(City)

Robert Weygandt
Vice Chair *(County)*

950 Maidu Ave.
Nevada City, CA 95959-8617

Gray Allen
(Special Districts)

RE: Truckee Donner Public Utility District
Draft Environmental Impact Report for SOI update

Jim Holmes
(County)

E. Howard Rudd
Chair *(Public)*

Dear Ms. Jones:

Miguel Ucovich
(City)

We have had the opportunity to review and comment on the Draft Environmental Impact Report for the Truckee Donner Public Utility District Sphere of Influence Update.

ALTERNATE COMMISSIONERS:

Jim Gray
(Public)

The EIR appears to comprehensively address the impacts of the proposed Sphere of Influence for the District; including both the Nevada County LAFCO preferred sphere and the District preferred sphere.

B-1

Jack Duran
(County)

Dr. Bill Kirby
(City)

The DEIR addresses the potential environmental impacts of the sphere proposals. Placer LAFCO will be commenting at a future date on the proposed Sphere of Influence proposal when it is proposed for consideration.

B-2

Brian Sheehan
(Special Districts)

STAFF:
Kris Berry
Executive Officer

Thank you for the opportunity to review and comment on this report. We would also like to take this time to thank the Commission for consideration of our concerns throughout this process. Although we are not considered the Principal County for purposes of determining the Sphere of Influence, decisions made by your Commission have the potential to directly impact future activity within Placer County.

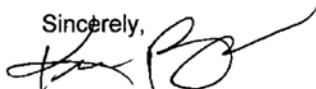
B-3

Linda Wilkie
Clerk to the Commission

William Wright
LAFCO Counsel

If you have any questions or need assistance, please feel free to contact me at (530) 889-4097.

Sincerely,



Kristina Berry, AICP
Executive Officer
Placer LAFCO

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

Letter B

Kristina Berry, Executive Officer, Placer County Local Agency Formation Commission

Response B-1: The commenter notes that they believe that the Draft EIR comprehensively addressed the impacts of the proposed project. This comment is noted.

Response B-2: The commenter states that Placer LAFCo will be commenting at a future date when the specific sphere of influence option is considered. The comment is noted for Nevada County LAFCo's consideration.

Response B-3: The commenter states while Placer County is not the principal county for purposes of determining the TSD Sphere of Influence, the decisions made by Nevada County LAFCo have the potential to directly impact future activity in Placer County. The comment is noted for Nevada County LAFCo's consideration.

Letter C

BOARD OF DIRECTORS
Robert W. Affeldt, DDS
Jerry Gilmore
Brian Kent Smart
Ron Sweet
Nelson Van Gundy



THOMAS S. SELFRIDGE, P.E.
General Manager
Chief Engineer

12304 Joerger Dr. • Truckee, California 96161-3312
Telephone (530) 587-3804 • Fax (530) 587-1340

March 25, 2013

Ms. SR Jones, Executive Officer
Nevada County LAFCo
950 Maidu Avenue
Nevada City, CA 95959-8617

RE: Comments on Draft Environmental Impact Report, TSD Sphere of Influence Update

Dear Ms. Jones:

Thank you for the opportunity to comment on the subject report. The District's written comments follow. These are intended to be in addition to oral comments made during the public hearing held on March 21, 2013.

C-1

For the most part, the comments below include a citation from the draft EIR, followed by a question or comment.

COMMENTS

Page 2.0-1, Section 2.1 Regional Setting: *The SOI boundary option preferred by the TSD extends northward from the Town of Truckee corporate boundaries to include all or portions of the Klondike Flat, Timber Trails, and Russell Valley areas along with an expanded SOI boundary east of the Town of Truckee to include the Juniper Hills project area.*

C-2

Comment: The area referred to above as "Timber Trails" should be "Tahoe Timber Trails."

Page 2.0-1, Section 2.1 Regional Setting: *The SOI boundary option recommended by the Nevada County Local Agency Formation Commission (LAFCo) would extend the SOI only in a northerly direction to encompass small areas outside of the District's existing service area boundary within or immediately adjacent to the town limits of the Town of Truckee.*

C-3

Comment: This description would seem to ignore the area of Hobart Mills, which is included in the LAFCo-recommended sphere.

Page 2.0-1, Section 2.2 Project Setting: *While the District's SOI boundaries include portions of Placer County, neither the LAFCo-recommended scenario nor the District-preferred scenario will affect those areas.*

C-4

Letter C Cont.

Ms. SR Jones, Executive Officer, Nevada LAFCo
March 25, 2013
Page 2

Comment: This statement is incorrect. Both sphere alternatives would seem to eliminate a large area in Placer County in the Coldstream area from the District's sphere.

C-4
cont.

Page 2.0-5, Section 2.5 Project Description: *The existing boundaries and service area of the TSD and the existing adopted District SOI boundary extend south of the Town of Truckee into Placer County in the Martis Valley and south Donner Lake areas (the SOI and service area boundaries are coterminous in Nevada County).*

C-5

Comments: 1) There is a missing "of" in the first sentence. 2) The text within the parentheses is incorrect. The District's boundary and sphere in Nevada County are not coterminous.

Page 2.0-5, Section 2.5 Project Description: *In general, the LAFCo-recommended SOI does not include areas that are not expected or anticipated to require district services.*

Comment: The District requests the DEIR authors revisit this language, as it likely originates from a time before the District advanced the concept of District-provided services in the areas included in the District-preferred alternative. We suggest that because there are 2 project alternatives being equally evaluated in the DEIR that this language be revised to be less conclusive at this point in the analysis. Ultimately, this is a determination that the Commission will be making at a later date, based in part on the findings of the environmental review.

C-6

Page 3.1-3, Section 3.1 Land Use: *Policy 8 of Subsection D (Amendments and Updates of Spheres) also prohibits the expansion of SOIs to include open space or prime agricultural land will not be approved if there is sufficient alternative land available for annexation within the existing SOI.*

C-7

Comment: It is unclear what policies and subsections are being referred to here. Are these references to California statute, or Nevada LAFCo policies?

Page 3.1-7, Impact 3.1.1: *The future provision of wastewater would assist Nevada County*

C-8

Comment: This text needs to be reworded.

Page 3.1-8, Impact 3.1.2: *As such, the cumulative development analysis includes consideration of planned projects in both TSD Sphere of Influence proposal scenarios as well as the Truckee Donner Public Utility District Sphere of Influence Update.*

C-9

Comment: It is unclear why there is reference to the Truckee Donner Public Utility District (TDPUD) Sphere of Influence Update in this section.

Page 3.2-11, Section 3.2.3: *For the purposes of evaluating the proposed project's GHG impacts, emissions resulting from the potential extent of growth that could be supported upon future annexation of the two different Spheres of Influence (SOIs) proposed will be quantified and compared to the BAAQMD threshold of 4.6 metric tons of CO₂e per service population annually, and the project itself will be compared with the strategies identified in the AB 32 Scoping Plan for a determination of consistency*

C-10

Letter C Cont.

Ms. SR Jones, Executive Officer, Nevada LAFCo
March 25, 2013
Page 3

Comment: This section of the DEIR is quite complicated and esoteric. It is unclear why the threshold of significance used in the setting is one adopted by the Bay Area Air Quality Management District. Is it reasonable and scientifically defensible to use such a threshold for eastern Nevada County? This is an important consideration, as it is used as the basis for determining significance and the conclusion that GHG emissions for both sphere alternatives are cumulative, considerable, and is a significant and unavoidable impact.

C-10
cont.

Page 3.2-14, Table 3.2-6: Russell Valley = 520 round trips annually for 27,248 miles (74.7 miles/day)

Comment: A round trip distance of 52.4 miles was used for the above calculation. The actual round trip distance is half that value or approximately 26 miles. Greenhouse gas emissions and impacts associated with wastewater hauling from Russell Valley should be adjusted accordingly.

C-11

Page 3.3-39, Section 3.3: *this impact conclusion is not applicable to the project area given that wastewater treatment capacity and public school services for development of the Martis Valley area have been documented to be adequate in the future in the Town of Truckee General Plan EIR and the Placer County Martis Valley Community Plan EIR.*

C-12

Comment: The reference to development of the Martis Valley area seems out of place.

Page 3.3-41, Section 3.3.4: *The cumulative setting for potential population growth inducement with the proposed project includes approved and proposed development in the Town of Truckee and in the surrounding areas of Nevada County, as well as the proposed SOI update for the Truckee Donner Public Utility District.*

C-13

Comment: The reference to the proposed update for the TDPUD in this context is in error or at least confusing.

Page 4.0-2, Section 4.2: *extends north to the Nevada County line*

Comment: Would this be more properly referred to as the Sierra County line?

C-14

Page 4.0-2, Section 4.2: *If no update is instigated, the current SOI would be reduced to encompass only the area of the current TSD service area, i.e., areas actually employing TSD services for wastewater conveyance currently, as differentiated from other areas within the TSD Sphere of Influence that are not currently receiving wastewater conveyance service from the District.*

C-15

Comment: This statement should be substantiated. Does this arise from statute, case law, or other source? It is unclear what would trigger such a reduction in a sphere. For example, if a LAFCo did not complete a sphere update in the required 5-year timeframe, would this provision automatically occur?

Letter C Cont.

Ms. SR Jones, Executive Officer, Nevada LAFCo
March 25, 2013
Page 4

OTHER COMMENTS

The term "growth-inducing" is used several times in the DEIR, particularly in the discussion of Secondary Environmental Effects of the Project. The DEIR correctly points out several times that the project (either alternative) is just the first step in a chain of events that could lead to actual development and growth (or concentrating population). The troublesome aspect of the term "growth-inducing" is that it omits the chain of events referenced above, and strongly suggests that the project in and of itself causes growth. We request that a term like "growth accommodating" be used instead, as that more accurately conveys the intent of the finding.

C-16

In closing, The District would like to once again go on record as supporting the "TSD-preferred sphere" option. That SOI includes four residential areas not included in the LAFCo-recommended SOI. These areas are all significantly developed and served by on-site (septic) wastewater systems. TSD believes that there is a substantial likelihood that these areas may be required to be served by a public sewer system in the near or long term timeframe associated with the SOI. Many of TSD's current customers (e.g., Donner Lake, Glenshire, Sierra Meadows, etc.) were historically served by septic systems and were subsequently converted to the public sewer system due to environmental impacts, public health concerns, and changing regulations. As more stringent environmental and public health regulations are promulgated, the likelihood of these areas seeking connection to the public sewer system increase. Thus, TSD believes the TSD-preferred SOI to be the appropriate SOI.

C-17

Thank you for the opportunity to comment on the DEIR. Please contact me if you have any questions or need additional information.

Sincerely,



Thomas S. Selfridge
General Manager-Chief Engineer

cc: District Board of Directors
Ruthann Ziegler, District General Counsel
Oz Butterfield, Consultant
Michael Holley, General Manager TDPUD

Letter C **Thomas S. Selfridge, General Manager-Chief Engineer, Truckee Sanitary District**

Response C-1: It is understood that this comment is an introductory comment and further elaboration is forthcoming in subsequent comments.

Response C-2: The commenter notes that the reference to “Timber Trails” on page 2.0-1 of the Draft EIR should be “Tahoe Timber Trails.”

The Draft EIR has been modified to reflect this, and the commenter is referred to FEIR Section 3.0, Errata. The following text has been added in Draft EIR Section 2.0, page 2.0-1, Regional Location:

“The SOI boundary option preferred by the TSD extends northward from the Town of Truckee corporate boundaries to include all or portions of the Klondike Flat, Tahoe Timber Trails, and Russell Valley areas along with an expanded SOI boundary east of the Town of Truckee to include the Juniper Hills project area.”

Response C-3: The commenter notes that the description of the LAFCo-recommended TSD Sphere of Influence on page 2.0-1 of the Draft EIR does not account for the Hobart Mills areas.

The Draft EIR has been modified to reflect this, and the commenter is referred to FEIR Section 3.0, Errata. The following text has been added in Draft EIR Section 2.0, page 2.0-1, Regional Location:

“The SOI boundary option recommended by the Nevada County Local Agency Formation Commission (LAFCo) would extend the SOI only in a northerly direction to encompass small areas outside of the District’s existing service area boundary within or immediately adjacent to the town limits of the Town of Truckee. This option would also include the Hobart Mills area within the TSD SOI.”

Response C-4: This commenter states that both of the proposed SOI scenarios (LAFCo-recommended and District-preferred) would omit a large area in Placer County in the Coldstream area.

The commenter is correct. As stated on page 2.0-9 of Section 2.0, Project Description, the area south of Donner Lake in Placer County that has been included in the existing TSD Sphere of Influence is proposed for designation as an Area of Concern under both the LAFCo-recommended and District-preferred SOI scenarios. The Area of Concern designation would assist the TSD to be aware of proposed development projects in the area that have potential to impact the District.

Page 2.0 of the Draft EIR has been modified to reflect this, and the commenter is referred to FEIR Section 3.0, Errata. The following text has been added in Draft EIR Section 2.0, page 2.0-1:

“The TSD boundary encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

County. While the District's SOI boundaries include portions of Placer County, neither the LAFCo-recommended scenario nor the District-preferred scenario will affect those areas, beyond designating the area south of Donner Lake in Placer County, which has been included in the existing TSD Sphere of Influence, as an Area of Concern under both the LAFCo-recommended and District-preferred SOI scenarios. The Area of Concern designation would assist the TSD to be aware of proposed development projects in the area that have potential to impact the District."

Response C-5: This commenter notes two errors on page 2.0-5 of the Draft EIR in regard to a grammar correction and the statement that the existing TSD SOI boundary and service area is coterminous with Placer County. The Draft EIR has been modified to address the comment, and the commenter is referred to FEIR Section 3.0, Errata. The following text has been revised in Draft EIR Section 2.0, page 2.0-5, to address this comment:

"The existing boundaries and service area of the TSD and the existing adopted District SOI boundary extend south of the Town of Truckee into Placer County in the Martis Valley and south of Donner Lake areas ~~(the SOI and service area boundaries are coterminous in Nevada County).~~"

Response C-6: The commenter requests that the Draft EIR language within Section 2.0, Project Description, be revised in order to preclude a conclusive determination within the Project Description. The Draft EIR has been modified to address the comment, and the commenter is referred to FEIR Section 3.0, Errata. The following text has been revised in Draft EIR Section 2.0, page 2.0-5:

~~"In general,~~ It is the intent of the LAFCo-recommended SOI option ~~does to~~ not include areas that are not expected or anticipated by LAFCo to require district services."

Response C-7: The commenter requests clarification regarding the Draft EIR citation of Policy 8 of Subsection D on page 3.1-3. The Draft EIR has been modified, and the commenter is referred to FEIR Section 3.0, Errata, to view the specific text change addressing the comment. The following text has been revised in Draft EIR Section 3.1, page 3.1-3:

"Policy 8 of Subsection D (Amendments and Updates of Spheres) of Section 56425 of the Government Code also prohibits the expansion of SOIs to include open space or prime agricultural land will not be approved if there is sufficient alternative land available for annexation within the existing SOI."

Response C-8: The commenter provides a partial sentence from page 3.1-7 of the Draft EIR and requests that the text be reworded to complete the sentence.

The commenter's request is unclear. The full sentence in question is presented on page 3.1-7 of the Draft EIR as follows:

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

"The future provision of wastewater would assist Nevada County and the Town of Truckee in attaining the extent of development anticipated in their general plans..."

The EIR consultant and Nevada LAFCo staff consider the statement accurate.

Response C-9: The commenter questions the wording of the sentence on page 3.1-8 of the Draft EIR. CEQA Guidelines Section 15130(b)(1) identifies that a cumulative impact discussion in an EIR should consider "...past, present, and probable future projects producing related or cumulative impacts..." The proposed SOI update for the Truckee Donner Public Utility District also has the potential to contribute cumulative environmental impacts associated with growth inducement.

Response C-10: The commenter questions the use and application of the Bay Area Air Quality Management District's (BAAQMD) greenhouse gas significance threshold for the proposed project.

As stated on page 3.2-12 of the Draft EIR, the Northern Sierra Air Quality Management District (NSAQMD) does not currently have an adopted threshold of significance for GHG emissions. As stated on pages 3.2-10 and 3.2-11, utilization of the BAAQMD's greenhouse gas threshold has been considered reasonable and appropriate by NSAQMD staff in the cases of recent environmental impact reports published in Nevada County, including the Rincon Del Rio EIR (certified on April 9, 2013). In addition, more recent direction from the NSAQMD (dated March 27, 2013) resulting from follow-up to this comment regarding appropriate greenhouse gas significance thresholds is described below (Longmire 2013):

Since the NSAQMD still has not adopted GHG [greenhouse gas] thresholds for CEQA purposes, my opinion is that it is okay to use whatever established methodology or thresholds you would like to use to address GHG emissions.

If you want to stick with BAAQMD the [Bay Area Air Quality Management District] methodology and thresholds, that is okay, too, as far as the NSAQMD is concerned.

BAAQMD greenhouse gas thresholds provide an approach for determining if a project would result in greenhouse gas emissions that would not meet state reduction efforts under AB 32, which has been supported as an appropriate significance threshold approach under published case law (*Citizens for Responsible Equitable Environmental Development v. City of Chula Vista (Target Corporation)*, 2011 Cal.).

It is further noted that use of the only other formally adopted GHG emissions standard in California, as promulgated by the San Luis Obispo County Air Pollution Control District, would not change the significance determination in this application, as the thresholds of significance are generally consistent with those used in the analysis of the DEIR. Additionally, use of the only other GHG emissions guidance protocol, as promulgated by the South Coast AQMD, also would not change the

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

significance determination in this application for the same reasons. Until such time as the NSAQMD adopts a local GHG emissions threshold for the basin or provides further direction as to a preferred set of standards to utilize, use of emissions thresholds from other entities is the only available option for the analysis of greenhouse gas emissions in Nevada County.

Response C-11: The commenter states that the estimated mileage for projected vehicle trips to Russell Valley was overestimated by a factor of 2 and that the greenhouse gas emissions analysis should be adjusted to reflect this.

As stated in Table 3.2-6 of the Draft EIR, the estimated distance in miles between TTSAs treatment facilities and Russell Valley was derived from Google Maps (52.4 miles round trip). While it may be the case that this estimated distance is overestimated by a factor of 2, reducing the assumed mileage traveled between TTSAs treatment facilities and Russell Valley as requested by the commenter would not result in a change to the significant and unavoidable impact determination. Thus, no change was made to the technical analysis of the Draft EIR.

Response C-12: The commenter questions the wording of a sentence on page 3.3-39 of the Draft EIR. The Draft EIR has been modified, and the commenter is referred to FEIR Section 3.0, Errata, to view the specific text change addressing the comment. The following text has been revised in Draft EIR Section 3.3, page 3.3-39:

“While the Nevada County General Plan EIR identified significant and unavoidable countywide wastewater and public school impacts, this impact conclusion is not applicable to the project area given that wastewater treatment capacity and public school services for development of ~~the Martis Valley SOI~~ area have been documented to be adequate in the future in the Town of Truckee General Plan EIR and the Placer County Martis Valley Community Plan EIR.”

Response C-13: The commenter questions the wording of a sentence on page 3.3-41 of the Draft EIR. While it is noted that the proposed SOI update for the Truckee Donner Public Utility District also has the potential to contribute cumulative environmental impacts associated with growth inducement, the context of this specific sentence-in-question requires revision. The Draft EIR has been modified and the commenter is referred to FEIR Section 3.0, Errata to view the specific text change addressing the comment. The following text has been revised in Draft EIR Section 3.3, page 3.3-41:

“The cumulative setting for potential population growth inducement with the proposed project includes approved and proposed development in the Town of Truckee and in the surrounding areas of Nevada County, as well as the proposed SOI update for the Truckee Sanitary District ~~Truckee Donner Public Utility District~~.”

Response C-14: The commenter questions the wording of a sentence on page 4.0-2 of the Draft EIR. The Draft EIR has been modified, and the commenter is referred to FEIR Section 3.0, Errata, to view the specific text change addressing the comment. The following text has been revised in Draft EIR Section 4.0, page 4.0-2:

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

"The present District SOI, established in 1983 and updated in 1998, includes the Town of Truckee and extends north to the Nevada ~~Nevada~~ Sierra County line."

Response C-15: The commenter questions the Draft EIR statement on page 4.0-2 that "if no update is instigated, the current SOI would be reduced to encompass only the area of the current TSD service area..." The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Nevada County Local Agency Formation Commission (LAFCo) to update the SOI for all applicable jurisdictions. An SOI is defined by Government Code Section 56425 as "a plan for the probable physical boundary and service area of a local agency or municipality." The No Project Alternative assumes that there is no need in the future to extend services outside of the TSD boundary and service area. If no update is instigated, Nevada LAFCo will not be in compliance with mandatory state law requirements for an updated sphere. Without an updated sphere, LAFCo does not have the required planning document to act as a legal basis for approval of annexations to the district. Therefore, under the law, no annexations should occur until the sphere is updated or the annexation is accompanied by a sphere amendment. This effectively is the equivalent of creating a co-terminous sphere until the update occurs.

Response C-16: The commenter suggests that the use of the term, "growth-inducing" throughout the Draft EIR be replaced with the term "growth-accommodating."

The comment is noted for Nevada County LAFCo's consideration. CEQA Guidelines Section 15126(d) and Section 15126.2(d) utilize the term "growth-inducing" and direct that a Draft EIR address this issue. Therefore, use of the term "growth-inducing" is directly responsive to the direction provided by the CEQA Guidelines and is common practice in the preparation of EIRs in both Nevada County and California as a whole. As stated on page 3.3-24 of the Draft EIR, the proposed project only consists of the establishment of a new Sphere of Influence for the TSD, and no other actions (i.e., annexations, infrastructure extensions, or facility installation or improvements) are being sought at this time. Therefore, the proposed project does not result in any direct change to the physical environment that could trigger any significant environmental impacts. However, the establishment of a new SOI is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place.

CEQA Guidelines Section 15126.2(d) explains that the physical environmental effects of induced growth are considered indirect impacts of a proposed project. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Response C-17:

The commenter states that they support the District-preferred SOI due to the likelihood that areas proposed for the SOI under this scenario will be required to be served by a public sewer system in the near or long term. In addition, the commenter notes that as more stringent regulations are enacted, there is an increased likelihood that these areas will need to seek connection to the public sewer system.

The comment is noted for Nevada County LAFCo's consideration.

REFERENCES

Longmire, Sam. 2013. Northern Sierra Air Management District. E-mail communications with PMC staff.

Nevada County. 1995a. *Nevada County General Plan Environmental Impact Report*.

———. 1995b. Nevada County Resolution No. 95530.

Truckee, Town of. 2006. *Town of Truckee 2025 General Plan Environmental Impact Report*.

3.0 ERRATA

3.1 INTRODUCTION

This section includes minor edits to the Draft EIR. These modifications resulted from response to comments received during the Draft EIR public review period and Nevada County LAFCo staff edits.

Revisions herein do not result in new significant environmental impacts and do not constitute significant new information, nor do they alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text).

3.2 CHANGES AND EDITS TO THE DRAFT EIR

ES EXECUTIVE SUMMARY

No revisions.

1.0 INTRODUCTION

No revisions.

2.0 PROJECT DESCRIPTION

The following text has been modified in Draft EIR Section 2.0, page 2.0-1:

The SOI boundary option preferred by the TSD extends northward from the Town of Truckee corporate boundaries to include all or portions of the Klondike Flat, Tahoe Timber Trails, and Russell Valley areas along with an expanded SOI boundary east of the Town of Truckee to include the Juniper Hills project area.

The following text has been revised in DEIR Section 2.0, page 2.0-1:

The SOI boundary option recommended by the Nevada County Local Agency Formation Commission (LAFCo) would extend the SOI only in a northerly direction to encompass small areas outside of the District's existing service area boundary within or immediately adjacent to the town limits of the Town of Truckee. This option would also include the Hobart Mills area within the TSD SOI.

The following text has been revised in Draft EIR Section 2.0, page 2.0-1:

The TSD boundary encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. While the District's SOI boundaries include portions of Placer County, neither the LAFCo-recommended scenario nor the District-preferred scenario will affect those areas, beyond designating the area south of Donner Lake in Placer County, which has been included in the existing TSD Sphere of Influence, as an Area of Concern under both the LAFCo-recommended and District-preferred SOI scenarios. The Area of Concern designation would assist the TSD to be aware of proposed development projects in the area that have potential to impact the District.

The following text has been revised in Draft EIR Section 2.0, page 2.0-5:

3.0 ERRATA

The existing boundaries and service area of the TSD and the existing adopted District SOI boundary extend south of the Town of Truckee into Placer County in the Martis Valley and south of Donner Lake areas (~~the SOI and service area boundaries are coterminous in Nevada County~~).

The following text has been revised in Draft EIR Section 2.0, page 2.0-5:

~~In general, It is the intent of the LAFCo-recommended SOI~~ does to not include areas that are not expected or anticipated to required district services.

3.1 LAND USE

The following text has been revised in Draft EIR Section 3.1, page 3.1-3:

Policy 8 of Subsection D (Amendments and Updates of Spheres) of Section 56425 of the Government Code also prohibits the expansion of SOIs to include open space or prime agricultural land will not be approved if there is sufficient alternative land available for annexation within the existing SOI.

The following text has been revised in Draft EIR Section 3.1, page 3.1-7:

The future provision of wastewater service would assist Nevada County and the Town of Truckee in attaining the extent of development anticipated in their general plans...

3.2 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

No revisions.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

The following text has been revised in Draft EIR Section 3.3, page 3.3-39:

While the Nevada County General Plan EIR identified significant and unavoidable countywide wastewater and public school impacts, this impact conclusion is not applicable to the project area given that wastewater treatment capacity and public school services for development of ~~the Martis Valley SOI~~ area have been documented to be adequate in the ~~future in the~~ Town of Truckee General Plan EIR ~~and the Placer County Martis Valley Community Plan EIR~~.

The following text has been revised in Draft EIR Section 3.3, page 3.3-41:

The cumulative setting for potential population growth inducement with the proposed project includes approved and proposed development in the Town of Truckee and in the surrounding areas of Nevada County, as well as the proposed SOI update for the Truckee Sanitary District ~~Truckee Donner Public Utility District~~.

4.0 ALTERNATIVES

The following text has been revised in Draft EIR Section 4.0, page 4.0-2:

The present District SOI, established in 1983 and updated in 1998, includes the Town of Truckee and extends north to the ~~Nevada~~ Sierra County line.

The following text has been revised in Draft EIR Section 4.0, page 4.0-2:

If no update is ~~instigated~~ completed, the current SOI would be reduced to encompass only the area of the current TSD boundary and service area, i.e., areas actually employing TSD services for wastewater conveyance currently, as differentiated from other areas within the TSD Sphere of Influence that are not currently receiving wastewater conveyance service from the District.

5.0 LONG-TERM IMPLICATIONS OF THE PROJECT

No revisions.

6.0 REPORT PREPARERS

No revisions.

NEVADA COUNTY LOCAL
AGENCY FORMATION
COMMISSION
SPHERE OF INFLUENCE UPDATE FOR
TRUCKEE SANITARY DISTRICT
DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse No. 2012062087

Prepared for:

NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION
950 MAIDU AVENUE
NEVADA CITY, CA 95959

Prepared by:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

FEBRUARY 2013

NEVADA COUNTY
SPHERE OF INFLUENCE UPDATE FOR
TRUCKEE SANITARY DISTRICT
DRAFT ENVIRONMENTAL IMPACT REPORT

Prepared for:

NEVADA COUNTY LOCAL AGENCY FORMATION COMMISSION
950 MAIDU AVENUE
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Prepared by:

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2729 PROSPECT PARK DRIVE, SUITE 220
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FEBRUARY 2013

**Nevada County
Local
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Formation
Commission**

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Patrick Flora
Cities Alternate

Nate Beason
County Alternate

Ed Beckenbach
Districts Alternate

Josh Susman
Cities Alternate

SR Jones
Executive Officer

P. Scott Browne
Legal Counsel

Deborah Gilcrest
Clerk/Analyst

Kate Duroux
Assistant Clerk

NOTICE OF AVAILABILITY

TRUCKEE SANITARY DISTRICT SPHERE OF INFLUENCE UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE No 2012062087

FEBRUARY 6, 2013

LEAD AGENCY: Nevada County LAFCo

PROJECT TITLE: Truckee Sanitary District (TSD) Sphere of Influence (SOI) Update

PROJECT LOCATION:

The TSD Sphere of Influence area is primarily located in northeastern Nevada County and includes portions of the Town of Truckee and vicinity. In addition, a portion of the existing District service area is located south of the Town of Truckee in the unincorporated Placer County areas of Donner Lake and Martis Valley.

PROJECT DESCRIPTION:

The proposed project consists of the update of the TSD's SOI. This EIR will review two potential SOI boundary options supporting Nevada County LAFCo's mandated five-year review of the District SOI and service plan. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Nevada County LAFCo has prepared a Draft Environmental Impact Report (EIR) to address the specific environmental effects of establishing the new SOI under both the LAFCo-recommended SOI option and the District-preferred SOI option. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project:

- Land Use
- Climate Change and Greenhouse Gases
- Secondary Environmental Effects of the Project

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **February 6, 2013**, and end on **March 25, 2013**. Written comments should be sent to the following address:

SR Jones, LAFCo Executive Officer
Nevada County LAFCo
950 Maidu Avenue
Nevada City, CA 95959-8617
Phone: 530-265-7180
Email: SR.Jones@co.nevada.ca.us

PUBLIC MEETING: A public meeting to receive comments on the adequacy of the Draft EIR will be held on **March 21, 2013, at 10:00 a.m. at Truckee Town Council Chambers at 10183 Truckee Airport Road, Truckee, CA 96161** before the Nevada County LAFCo.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following location as well as on-line at <http://www.mynevadacounty.com/nc/lafco/Pages/Home.aspx>

Nevada County LAFCo
950 Maidu Avenue
Nevada City, CA 95959-8617

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Appendix 1.0	NOP/Initial Study/Comments
Appendix 3.2-A	CalEEMod Modeling Results
Appendix 3.3-A	Mitigating Policies and Measures

ES EXECUTIVE SUMMARY

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate section of the environmental analysis (i.e., Section 3.1 through Section 3.3).

ES1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) has been prepared by the Nevada County Local Agency Formation Commission (LAFCo) to analyze the potential environmental effects associated with implementation of the proposed Municipal Services Review Update for the Truckee Sanitary District in Nevada County, California. This EIR evaluates environmental impacts within the Truckee Sanitary District (TSD; District) service area for both the LAFCo-recommended TSD Sphere of Influence (SOI) and the TSD-preferred SOI. The current SOI boundary encompasses two identifiable population centers, the Town of Truckee and Martis Valley, as well as sparsely populated surrounding territories. The district also extends south of Truckee into Placer County in Martis Valley.

ES2 PROJECT SUMMARY

The proposed project consists of the update of the TSD's SOI. This EIR will review two potential SOI boundary options supporting Nevada County LAFCo's mandated five-year review of the District SOI and service plan. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option.

The Truckee Sanitary District provides wastewater collection services in the Truckee and Martis Valley areas; the District encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. The District conveys wastewater flows to the Tahoe-Truckee Sanitation Agency wastewater treatment plant. The TSD serves 9,764 equivalent dwelling units and 840 commercial accounts.

ES3 PROJECT ALTERNATIVES SUMMARY

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. Section 4.0, Project Alternatives, provides a qualitative analysis of three scenarios:

- Alternative 1 – No Project Alternative
- Alternative 2 – Juniper Hills
- Alternative 3 – Existing Sphere of Influence

ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Nevada County LAFCo was identified as the lead agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, Nevada County LAFCo prepared and distributed a Notice of Preparation (NOP) of an EIR on June 29, 2012. See Section 1.0, Introduction, for an expanded discussion of the NOP process and project-related comments from interested parties.

ES5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table ES-1 displays a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures and policies that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Sections 3.1 through 3.3).

Implementation of the proposed project is anticipated to result in an updated TSD Sphere of Influence (either LAFCo-recommended or District-preferred). Neither of the proposed SOI updates (LAFCo-recommended or TSD-preferred) would specifically implement or directly result in the construction of any new facilities at this time. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority within the Sphere of Influence area. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either Nevada County or the Town of Truckee, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans. However, the establishment of a new SOI is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place.

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. Of the potential environmental impacts discussed in the DEIR, three are considered significant and unavoidable.

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 3.1.1 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries.	LS	None required.	LS
Impact 3.1.2 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries. The proposed project would also not contribute to any consistency issues associated with applicable land use policies and regulations.	LCC	None required.	LCC
Climate Change and Greenhouse Gases			
Impact 3.2.1 The proposed project could result in a net increase in greenhouse gas emissions and could result in a significant impact on the environment.	CC	None available.	SU
Impact 3.2.2 Implementation of the proposed project would result in a net increase in greenhouse gas emissions, yet would not conflict with the goals of AB 32, and thus would not result in a significant impact on the environment.	LCC	None required.	LCC

S – Significant CC – Cumulatively Considerable LS – Less Than Significant SU – Significant and Unavoidable NI – No Impact
 PS – Potentially Significant LCC – Less than Cumulatively Considerable CS – Cumulatively Significant SM – Significant but Mitigatable

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Secondary Environmental Effects of the Project			
Impact 3.3.1 The proposed update of the Sphere of Influence for the TSD would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new SOI could induce growth or a concentration of population that may result in physical environmental impacts.	S	None available.	SU
Impact 3.3.2 The proposed project, along with all existing, approved, proposed, and reasonably foreseeable development in Nevada County, could induce growth or a concentration of population that may result in physical environmental impacts.	CC	None available.	SU

S – Significant CC – Cumulatively Considerable LS – Less Than Significant SU – Significant and Unavoidable NI – No Impact
 PS – Potentially Significant LCC – Less than Cumulatively Considerable CS – Cumulatively Significant SM – Significant but Mitigatable

1.0 INTRODUCTION

This Draft Environmental Impact Report (Draft EIR; DEIR) was prepared in accordance with and in fulfillment of the California Environmental Quality Act (CEQA) and CEQA Guidelines. An environmental impact report (EIR) is described in CEQA Guidelines Section 15121(a) as a public informational document that analyzes the significant environmental effects of a project, identifies ways to minimize the significant impacts, and describes reasonable alternatives to the project. Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development where feasible, and obligated to balance a variety of public objectives, including economic, environmental, and social factors. CEQA requires that an EIR be prepared by the agency with primary responsibility over the project (the lead agency).

1.1 PURPOSE OF THE EIR

CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. Therefore, pursuant to CEQA, the Nevada County Local Agency Formation Commission (LAFCo), acting as the lead agency, has prepared this Draft EIR to provide the public with information about the potential environmental effects of the proposed scenarios of the Nevada County LAFCo Sphere of Influence Update for the Truckee Sanitary District (proposed project; project).

For the purposes of CEQA, the term “project” refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, Nevada County LAFCo has determined that adoption and implementation of the proposed project is a project within the definition of CEQA.

1.2 INTENDED USES OF THE EIR

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires Nevada County LAFCo to update the Sphere of Influence (SOI) for all applicable jurisdictions in the county. An SOI is defined by Government Code Section 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality.” As part of the decision-making process, Nevada County LAFCo is required to review and consider the potential environmental effects that could result from the proposed project.

This EIR has been prepared in a manner that provides complete and adequate CEQA coverage for all actions and approvals associated with the proposed project. These actions include approval of one of the two proposed SOI update options proposed for the Truckee Sanitary District (TSD; District) (described in detail in Section 2.0, Project Description).

This Draft EIR is intended to evaluate the environmental impacts of implementation of the proposed project. This Draft EIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all actions associated with the project.

1.3 RELATIONSHIP TO MUNICIPAL GENERAL PLANS

The Truckee Sanitary District (TSD) provides wastewater collection services in the Truckee and Martis Valley areas and encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. The proposed amendments to the existing TSD Sphere of Influence for both project scenarios would affect District SOI boundaries within the jurisdiction of the Town of Truckee and Nevada County, which are areas regulated by the Town of Truckee General Plan (2005) and the Nevada County General Plan (1994). The

1.0 INTRODUCTION

portions of the District's existing SOI within Placer County would not be affected by the proposed project.

Pursuant to Sections 15168 and 15161 of the CEQA Guidelines, which address project and program environmental impact reports, respectively, and utilizing the provisions established via CEQA Guidelines Section 15150, Incorporation by Reference, this Draft EIR will utilize and draw upon the analysis and conclusions of previously completed environmental impact reports completed for programs and projects within the proposed project area. Existing environmental documents which are intended to be utilized and relied upon for this project include program EIRs prepared and certified for the Town of Truckee General Plan and Nevada County General Plan.

1.4 TRUSTEE AND RESPONSIBLE AGENCIES

For the purpose of CEQA, the term "trustee agency" means a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. The term "responsible agency" includes all public agencies other than the lead agency that may have discretionary actions associated with the proposed project. For this action, the Nevada County Local Agency Formation Commission (LAFCo) has been identified as the CEQA lead agency. While portions of the project could be located outside of Nevada County and in Placer County, Placer County has assumed the role of a responsible agency for the project and not as the lead agency. Nevada County LAFCo, operating under a Memorandum of Understanding with the adjacent counties, has been designated as the lead agency for this action, as the majority of the project land area falls within Nevada County and within the jurisdictional boundary of Nevada County LAFCo.

The proposed project would not specifically implement or directly result in the construction of any new facilities. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority within the Sphere of Influence area. The jurisdiction for land use matters for all of the land areas within the proposed SOI would remain with either Nevada County or the Town of Truckee, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans. As a result, there are no interests in the proposed project that concern trustee agencies or responsible agencies.

1.5 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, identification of significant irreversible environmental impacts, and growth-inducing and cumulative impacts. The environmental issues addressed in the Draft EIR were established through review of environmental documentation developed for the site, environmental documentation for nearby projects, and responses to the Notice of Preparation (NOP). Based upon these comments, agency consultation, and review of the project application, Nevada County LAFCo determined the scope for this Draft EIR.

This Draft EIR is organized in the following manner:

EXECUTIVE SUMMARY

This section provides a project narrative and identifies environmental impacts and mitigation measures through a summary matrix consistent with CEQA Guidelines Section 15123.

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview of the EIR.

SECTION 2.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project, including intended objectives, background information, and physical and technical characteristics.

SECTION 3.0 – ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

Section 3.0 contains an analysis of environmental topic areas as identified below. Each subsection contains a description of the existing setting of the project area and of the regulatory environment, identifies standards of significance, identifies project-related impacts, and recommends mitigation measures.

The following major environmental topics are addressed in this section:

- 3.1 – Land Use
- 3.2 – Climate Change and Greenhouse Gases
- 3.3 – Secondary Environmental Effects of the Project

SECTION 4.0 –PROJECT ALTERNATIVES

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or substantially lessen the any of the significant effects of the project. This section discusses alternatives to the proposed project, including the CEQA mandatory “No Project” alternative, that are intended to avoid or reduce significant environmental impacts of the proposed project.

SECTION 5.0 – LONG-TERM IMPLICATIONS OF THE PROJECT

This section contains discussions and analysis of significant environmental effects that cannot be avoided if the project is implemented.

SECTION 6.0 – REPORT PREPARERS

This section lists all authors and agencies that assisted in the preparation of the EIR by name, title, and company or agency affiliation.

1.0 INTRODUCTION

APPENDICES

This section includes all notices and other procedural documents pertinent to the EIR, as well as all technical material prepared to support the analysis.

1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR will involve the following procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

In accordance with Section 15082 of the CEQA Guidelines, Nevada County LAFCo prepared a Notice of Preparation (NOP) of an EIR for the project on June 29, 2012. The NOP was circulated to the public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. The 30-day comment period closed on July 30, 2012. The NOP and comments from interested parties are presented in **Appendix 1.0-A**.

DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. Upon completion of the Draft EIR, Nevada County LAFCo will file the Notice of Completion (NOC) with the California Office of Planning and Research to begin the public review period (Public Resources Code Section 21161).

PUBLIC NOTICE/PUBLIC REVIEW

Concurrent with the NOC, Nevada County LAFCo will provide public notice of the availability of the Draft EIR for public review and invite comment from the general public, agencies, organizations, and other interested parties. Public comment on the Draft EIR will be accepted in written form via common carrier or in electronic mail (e-mail) form. Public comment will also be accepted orally at public hearings. Notice of the time and location of the hearing will be published prior to the hearing. All comments or questions regarding the Draft EIR should be addressed to:

SR Jones, LAFCo Executive Officer
NEVADA COUNTY LAFCo
950 Maidu Avenue
Nevada City, CA 95959-8617

RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and contain any revisions to the Draft EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

Nevada County LAFCo will review and consider the Final EIR and may certify the Final EIR if it also finds that the Final EIR is adequate and complete. The rule of adequacy generally holds that the EIR can be certified if it shows a good faith effort at full disclosure of environmental

information and provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, Nevada County LAFCo may take action to recommend approval, revise, or reject either of the two separate TSD Sphere of Influence scenarios. A decision to approve either scenario (LAFCo-recommended or District-preferred) would be accompanied by written findings in accordance with CEQA Guidelines Section 15091. If applicable, Nevada County LAFCo may approve one of the project scenarios even with significant and unavoidable environmental impacts by making a finding of overriding considerations as outlined in Section 15093.

1.7 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

Nevada County LAFCo received three comment letters on the NOP for the Nevada County LAFCo Sphere of Influence Update for the Truckee Sanitary District project Draft EIR. The NOP and comments from interested parties, which included Placer County, TSD, and Caltrans, are presented in **Appendix 1.0-A**. Major issues addressed in the project comments are summarized below. The list does not summarize all comments received on the project.

- While the term “Area of Concern” was created as policy to denote geographical areas beyond a sphere of influence in which it is believed land use decisions or other governmental actions of one local agency may impact upon another local agency, “Area of Concern” is not a legal term under the Cortese-Knox-Hertzberg Local Government Reorganization Act. Placer County will be very attentive to the Area of Concern delineation associated with the proposed project.
- Any work or traffic control that encroaches onto the state right-of-way (ROW) requires an encroachment permit that is issued by Caltrans.

1.8 IMPACT TERMINOLOGY

This Draft EIR uses the following terminology to describe environmental effects of the proposed project:

Standards of Significance: A set of criteria used by the lead agency to determine at what level or “threshold” an impact would be considered significant. Significance criteria used in this EIR include the CEQA Guidelines; factual or scientific information; regulatory performance standards of local, state, and federal agencies; and jurisdictional goals, objectives, and policies.

Less Than Significant Impact: A less than significant impact would cause no substantial change in the environment. No mitigation is required.

Significant Impact: A significant impact would cause, or would potentially cause, a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance. Mitigation measures and/or project alternatives are identified to reduce project effects to the environment.

Cumulatively Considerable Impact: A cumulatively considerable impact would result in a new substantial change in the environment from effects of the project when evaluated in the context of reasonably foreseeable development in the surrounding area.

1.0 INTRODUCTION

REFERENCES

Nevada County. 1994. *Nevada County General Plan* (amended through 2010).

———. 1995. *Nevada County General Plan Draft Environmental Impact Report*.

Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*.

———. 2006. *Town of Truckee 2025 General Plan Draft Environmental Impact Report*.

2.0 PROJECT DESCRIPTION

This section of the Draft EIR is the project description for the proposed Sphere of Influence Update for the Truckee Sanitary District (proposed project; project). The purpose of the project description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. As described in Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, a complete project description must contain the following information but is not required to supply extensive details beyond that needed for evaluation and review of the environmental impact:

- The location of the proposed project;
- A statement of project objectives;
- A general description of the project's technical, economic, and environmental characteristics; and
- A statement briefly describing the intended uses of the EIR.

2.1 REGIONAL LOCATION

This EIR evaluates potential environmental impacts associated with the adoption of a Sphere of Influence (SOI) boundary for the Truckee Sanitary District (TSD; District). The TSD Sphere of Influence is primarily located in northeastern Nevada County and includes the Town of Truckee and vicinity. In addition, a portion of the existing SOI and existing District service area is located south of the Town of Truckee in the unincorporated Placer County areas of Donner Lake and Martis Valley.

The SOI boundary option preferred by the TSD extends northward from the Town of Truckee corporate boundaries to include all or portions of the Klondike Flat, Timber Trails, and Russell Valley areas along with an expanded SOI boundary east of the Town of Truckee to include the Juniper Hills project area. The SOI boundary option recommended by the Nevada County Local Agency Formation Commission (LAFCo) would extend the SOI only in a northerly direction to encompass small areas outside of the District's existing service area boundary within or immediately adjacent to the town limits of the Town of Truckee. Both of the SOI options evaluated in this document are located entirely within the existing SOI boundary of the Truckee Sanitary District.

2.2 PROJECT SETTING

The TSD boundary encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. While the District's SOI boundaries include portions of Placer County, neither the LAFCo-recommended scenario nor the District-preferred scenario will affect those areas. Consequently, the 11 square miles of TSD jurisdictional boundaries and service area currently within Placer County would not be reduced or expanded under the proposed project. The TSD operates and maintains an extensive wastewater collection system serving 9,764 equivalent dwelling units and 840 commercial accounts. The TSD's collection system consists of 350 miles of gravity pipelines, 4,435 manholes, 41 lift stations, and other assets, valued at \$49 million. The TSD conveys wastewater flow to the Tahoe-Truckee Sanitation Agency (TTSA) treatment facility in Truckee. The District, formed in 1906 with initial facilities installed in 1908, is one of the oldest sanitary districts in California.

In 1923, realizing the need for improved wastewater treatment and protection of the Truckee River, the TSD constructed and placed into service an Imhoff Tank and a series of stabilization ponds located approximately 1 mile east of the current Town of Truckee on the bank of the Truckee River. Effluent from this tank was discharged into the ponds, with disposal by means of

2.0 PROJECT DESCRIPTION

percolation into the ground and evaporation to the atmosphere. Since the formation of the TISA, all wastewater collected by the Truckee Sanitary District is processed by the TISA treatment facility.

The specific powers that the TSD Board of Directors may exercise under the Sanitary District Act of 1923 are the acquisition, planning, construction, reconstruction, alteration, enlargement, laying, renewing, replacing, maintenance, and operation of:

- Garbage dump sites, garbage collection, and disposal systems
- Sewers, drains, septic tanks and sewerage collection and disposal systems, outfall treatment works, and other sanitary disposal systems
- Stormwater drains and stormwater collection, outfall and disposal systems, and water reclamation and distribution systems
- Water recycling and distribution systems

Currently, the TSD provides “sewerage” collection services. Other services are considered “latent powers,” which could be provided by the District if approved by Nevada County LAFCo.

The present TSD SOI, established in 1983 (the Nevada County portion was updated in 1998), includes the Town of Truckee and extends north to the Nevada County line. In general, the Sphere of Influence covers any area in the vicinity of Truckee with a potential to request services. **Figure 2.0-1** depicts the TSD’s current boundaries and existing SOI (adopted in 1983, updated in 1998).

2.3 PROJECT OBJECTIVES

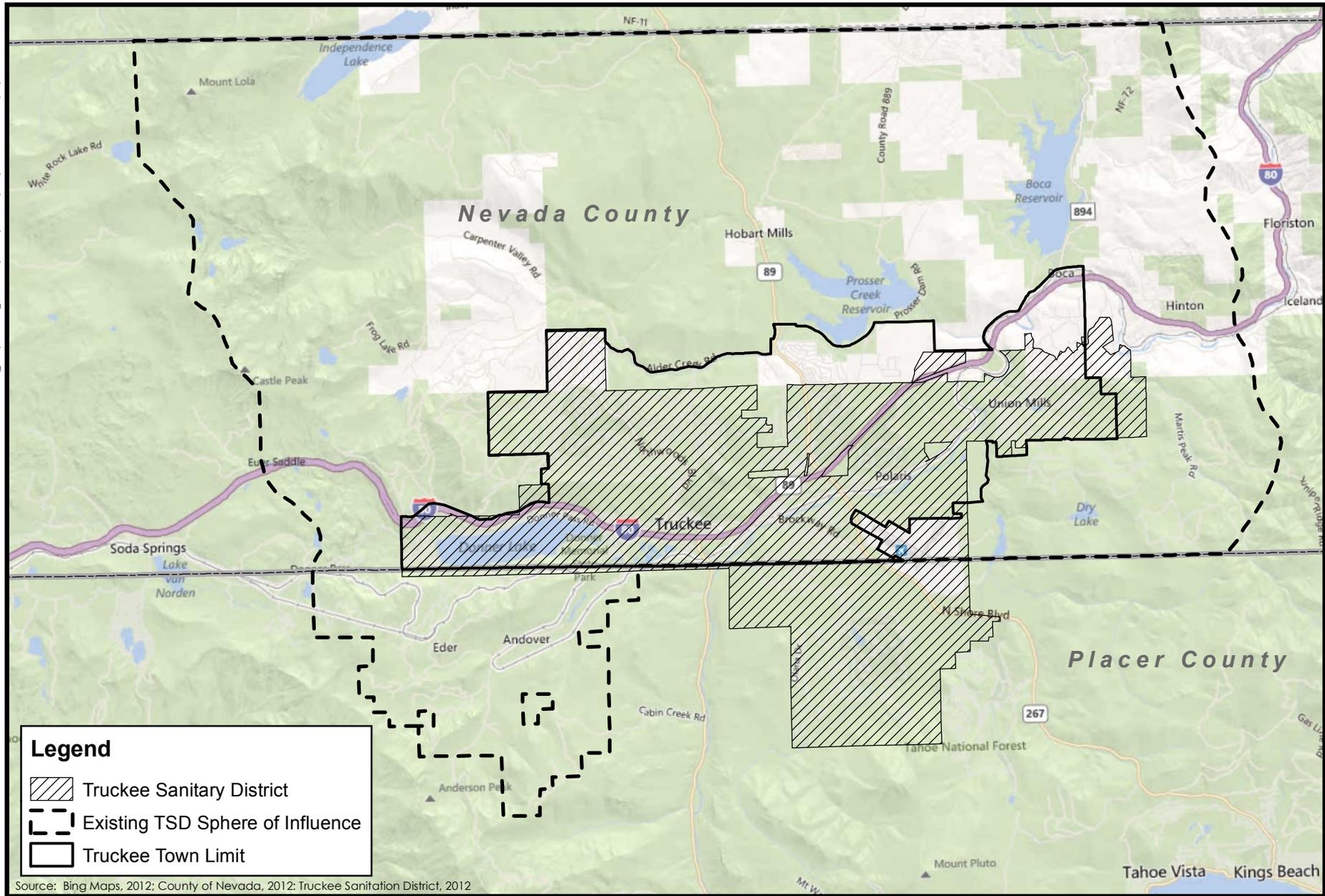
The objective of the proposed project is to:

- Update the TSD SOI as required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Sections 56425 and 56430, consistent with public service conditions present or reasonably foreseeable in the proposed SOI amendment area.

2.4 PROJECT CHARACTERISTICS

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires Nevada County LAFCo to update the SOI for all applicable jurisdictions in the county. An SOI is defined by Government Code Section 56076 as “a plan for the probable physical boundary and service area of a local agency determined by the commission.” As part of the decision-making process, Nevada County LAFCo is required to review and consider the potential environmental effects that could result from the proposed project.

T:\GIS\NEVADA_COUNTY\MXD\LAF\CO.TSD\FIGURE 1.MXD - 6/26/2012 @ 2:59:20 PM



Legend

-  Truckee Sanitary District
-  Existing TSD Sphere of Influence
-  Truckee Town Limit

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012



Figure 2.0-1
Existing Sphere of Influence



The proposed project consists of an update of the TSD's Sphere of Influence. This EIR will review two potential SOI boundary options supporting Nevada County LAFCo's mandated five-year review of the TSD Sphere of Influence and service plan. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option. Neither scenario would affect the areas of TSD's existing service within Placer or Nevada counties.

It is again noted that neither of the proposed scenarios, the LAFCo-recommended or District-preferred scenarios, would specifically implement or directly result in the construction of any new facilities. The action of Nevada County LAFCo on this matter is the first action in a series of actions and approvals that would need to occur prior to any physical development activity. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority or land use approval authority. The jurisdiction for land use matters for all of the land areas within the proposed SOI would remain with the Town of Truckee or Nevada County, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans.

2.5 PROJECT DESCRIPTION

The proposed project involves the adoption of a SOI boundary by Nevada County LAFCo establishing the near-term and long-term service SOI boundaries for the Truckee Sanitary District. The project evaluated in this EIR contains two potential SOI boundary areas for consideration by Nevada County LAFCo. The two options evaluated in this EIR are labeled the LAFCo-recommended SOI and the Truckee Sanitary District-preferred SOI. Both of the potential SOI areas encompass the same identifiable population centers, the Town of Truckee and Martis Valley areas, as well as various sparsely populated surrounding territories generally falling within the unincorporated area of Nevada County and located north and east of the Town of Truckee.

The existing boundaries and service area of the TSD and the existing adopted District SOI boundary extend south of the Town of Truckee into Placer County in the Martis Valley and south Donner Lake areas (the SOI and service area boundaries are coterminous in Nevada County). Neither of the two SOI options analyzed in this document differs in the areas suggested for incorporation into the District SOI area south of the Town of Truckee and within the Martis Valley and Northstar area (e.g., within Placer County). The Northstar area is currently served with wastewater service by the Northstar Community Services District (NCSD).

The two separate TSD SOI scenarios are described below.

Nevada County LAFCo-Recommended Sphere of Influence Boundary

The LAFCo-recommended SOI boundary for the Truckee Sanitary District is described below and is depicted on **Figure 2.0-2**. In general, the LAFCo-recommended SOI does not include areas that are not expected or anticipated to required district services. As required by Commission policy, the LAFCo-recommended SOI defines the probable boundary of the agency's service area 20 years hence (the long-term horizon), as well as a near-term development horizon for lands likely to be annexed prior to the next SOI review or update (typically within five years). The SOI also designates areas of concern to indicate an area in which land use actions may have direct or indirect impacts on the District.

- **Near-Term Sphere:** The near-term sphere includes the following areas:

2.0 PROJECT DESCRIPTION

- Areas 1, 2, and 3: Three “island” areas that are surrounded by the TSD service area and are within the boundaries of the Town of Truckee.
- Area 4: A “pocket” area along Alder Drive that is surrounded by TSD on the east, west, and south and is within the boundaries of the Town of Truckee.
- Area 5: A 558-acre property within the jurisdictional SOI of the Town of Truckee. This parcel is adjacent to the Tahoe Donner subdivision and owned by the Tahoe Donner Association. This property is designated for Residential and for Resource Conservation/Open Space by the Town of Truckee General Plan.
- Area 6: Three parcels on Teton Way within the Town of Truckee SOI. These properties are south of the Tahoe Donner subdivision and designated Resource Conservation/Open Space by the Town of Truckee General Plan.
- Area 7: A large area north of current TSD boundaries within the Town of Truckee west of Highway 89 North. This area includes a range of properties, including large undeveloped parcels and a small residential neighborhood adjacent to Highway 89 (also known as State Route 89).
- Area 8: A large area north of current TSD boundaries within the Town of Truckee, east of Highway 89 North. This area includes Prosser Lakeview Estates, a small-lot residential neighborhood, as well as larger residential lots and undeveloped parcels.
- Area 9: A residentially developed neighborhood, the Meadows, on larger lots within the Town of Truckee south of Interstate 80.
- Area 10: A large parcel north of the airport owned by the TTSA and within the boundaries of the Town of Truckee. This parcel is designated Resource Conservation/Open Space by the Town’s General Plan.
- **Long-Term Sphere:** The long-term sphere includes:
 - Area 11: An undeveloped area in the Town of Truckee’s SOI north of the town boundaries and designated by the Town’s General Plan as Residential Cluster/10 Acres.
 - Area 12: An undeveloped area south of Interstate 80 and east of the Town of Truckee’s northeast boundary and within the Town’s SOI. The Town’s General Plan designates this area for Planned Development.
 - Area 13: The Hirschdale neighborhood east of the Town of Truckee but within the Town of Truckee SOI. This area includes small residential developed lots that utilize private septic systems. The area is designated for Residential use by the Town’s General Plan.
 - Area 14: The Hobart Mills Planned Development area, which is located approximately 6 miles north of the TSD’s northern boundaries in the unincorporated area. This area has been designated for Planned Development by Nevada County’s General Plan and is currently developed as an industrial site.
 - Area 16: An undeveloped area in the Town of Truckee’s SOI, north of Interstate 80 and Donner Lake, designated by the Town’s General Plan for Residential Cluster/10 Acres.

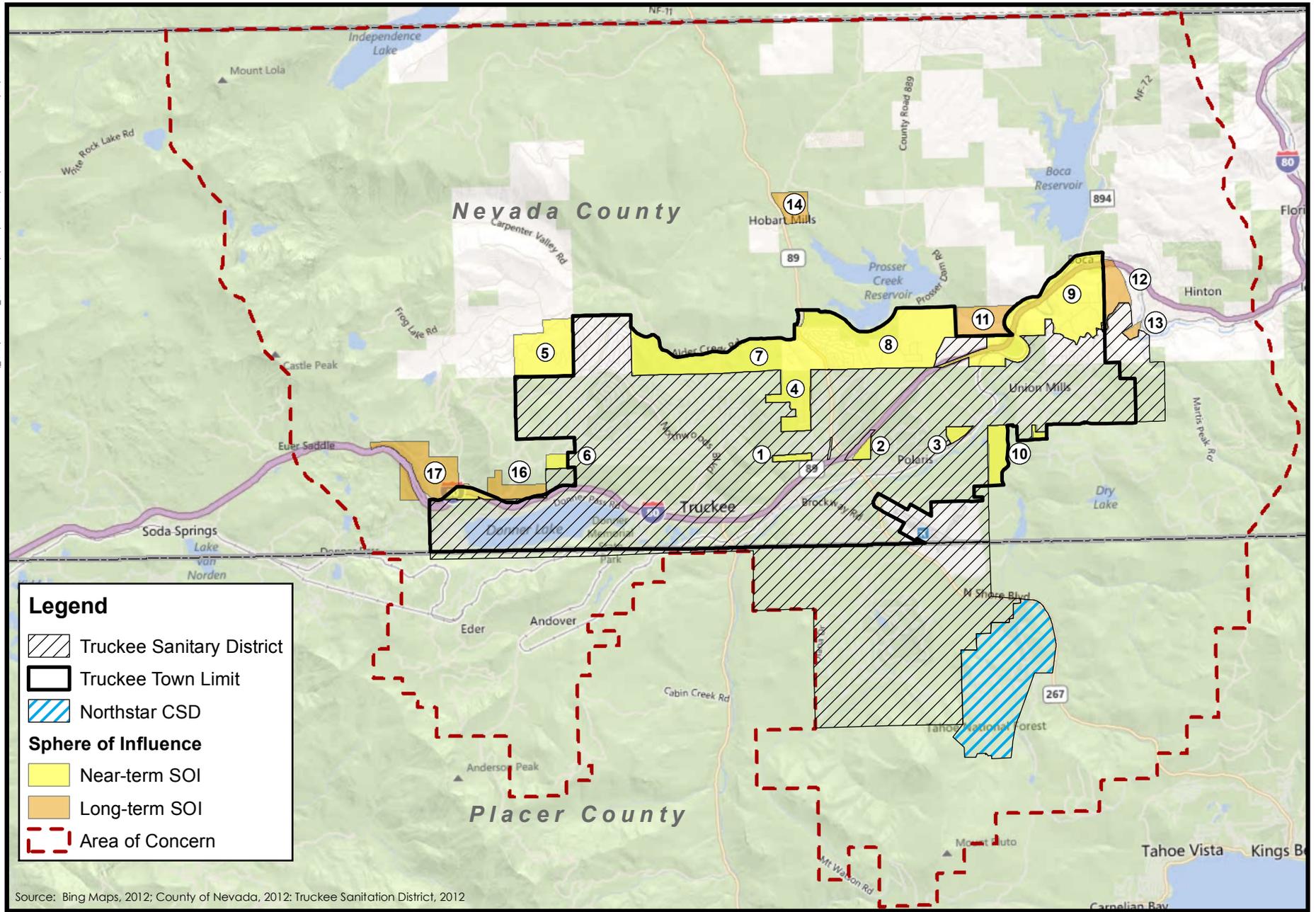


Figure 2.0-2
LAFCo Recommended Sphere of Influence

- Area 17: An undeveloped area west of the TSD and within the Town of Truckee's SOI, including territory on both the north and south sides of Interstate 80. This area is designated for Planned Residential Development by the Town's General Plan.
- **Areas of Concern:** Areas of concern include portions of the existing TSD Sphere of Influence that are designated as forestland in Nevada County. It is unlikely that the area will develop, but it may be of concern to the TSD if Nevada County entertained a development proposal.

The other areas of concern are located in Placer County. One overlaps the district boundaries and sphere of influence of the Northstar Community Services District (NCSD), in recognition of the fact that the TSD conveys wastewater from Northstar to the Tahoe-Truckee Sanitation Agency treatment facility. This relationship is a contractual one and results in the TSD having an interest in potential additional demands on its system. The Area of Concern designation would help focus attention on any potential conflicts between the SOIs of the two agencies. Since the principal county for the NCSD is Placer County and the principal county for the TSD is Nevada County, consultation between Nevada County LAFCo and Placer County LAFCo is needed.

Similarly, the area south of Donner Lake in Placer County that has been included in the existing TSD Sphere of Influence is proposed for designation as an Area of Concern. The Area of Concern designation would assist the TSD to be aware of proposed development projects in the area that have potential to impact the District.

Truckee Sanitary District-Preferred Sphere of Influence Boundary

The District-preferred SOI boundary would also remove areas that are in government ownership and unlikely to be developed or which are public land areas and will not be developed. However, in addition to the areas included in the LAFCo-recommended SOI, the District-preferred SOI alternative would retain four areas in the SOI that could, under certain circumstances, require service from the TSD. These areas, as depicted on **Figure 2.0-3**, include:

- The Juniper Hills area south of the Town of Truckee. This area includes 163 parcels, 100 of which are in residential use with private septic systems.
- The Klondike Flats area west of Highway 89 North. This area includes 21 residential parcels, 13 of which are improved with private septic systems.
- The Tahoe Timber Trails private camping community. This area involves three parcels with 553 individual campsites and several community septic/leach field systems.
- The Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

While wastewater needs in these four areas are currently met via some form of on-site system, the TSD indicates that a number of factors could result in a need for the TSD's collection services, including:

- Groundwater or surface water contamination due to poorly functioning systems.
- Undesirable maintenance and costs associated with on-site systems.

2.0 PROJECT DESCRIPTION

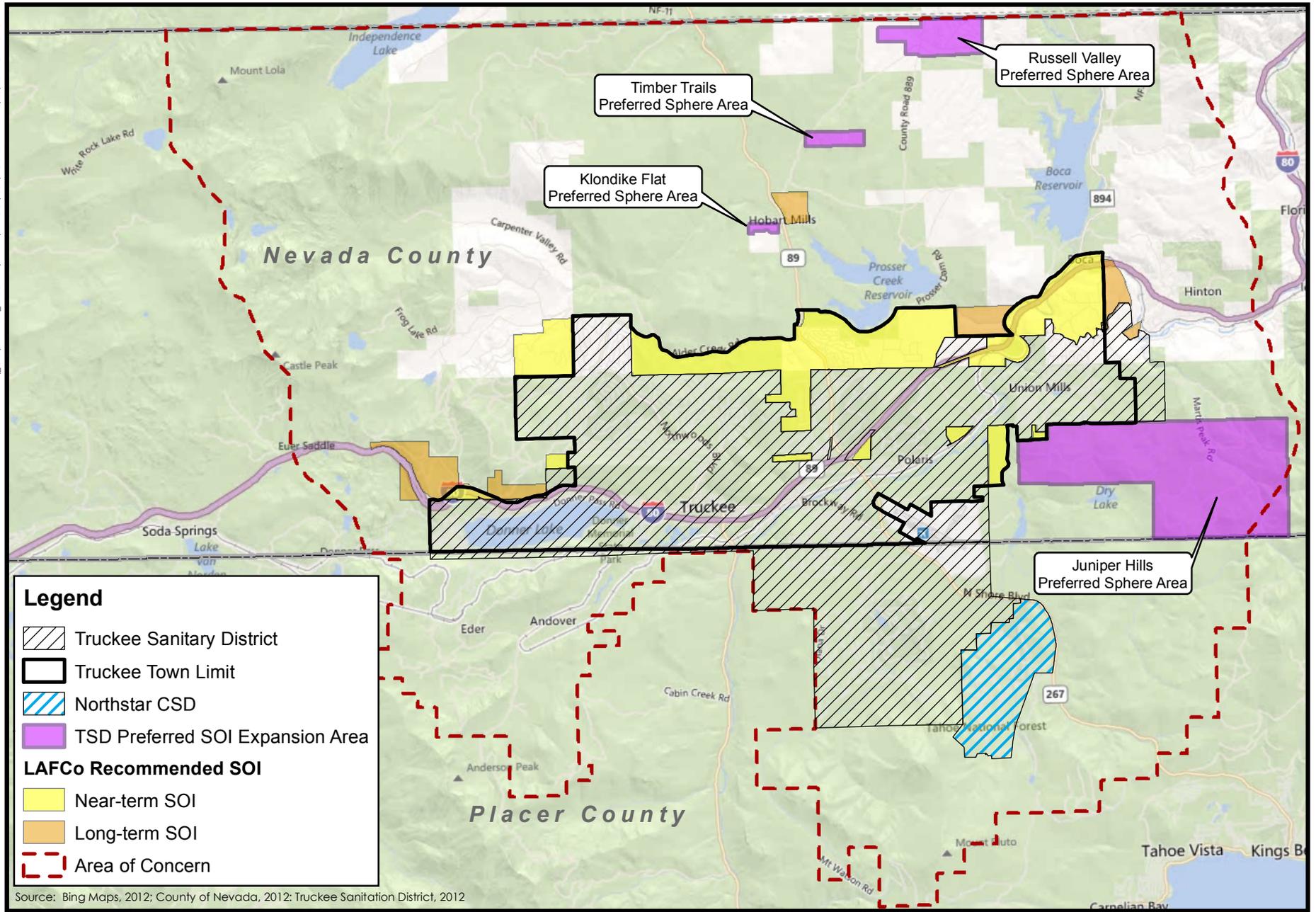
- Desire to convert areas currently used for septic tanks and leach fields for other uses.
- New regulations by the State and/or County that may prohibit or discourage new septic systems and encourage conversion of existing units.

The TSD indicates that the four areas could be served on a periodic basis by the District using sewer hauling trucks, which would convey septage from individual septic tanks or central collection basins to the Tahoe-Truckee Sanitation Agency wastewater treatment plant. In addition, the TSD has indicated that in the case of Juniper Hills, which is located directly adjacent to the Town of Truckee and thus existing wastewater conveyance infrastructure, the TSD could serve this area by direct connection utilizing pump systems and a force main.

2.6 INTENDED USES OF THE EIR AND APPROVAL PROCESS

Nevada County LAFCo will review and consider the Final EIR and may certify the Final EIR if it also finds that the Final EIR is adequate and complete. Upon review and consideration of the Final EIR, Nevada County LAFCo may take action to recommend approval, revise, or reject either of the two separate TSD Sphere of Influence scenarios. A decision to approve either scenario (LAFCo-recommended or District-preferred) would be accompanied by written findings in accordance with CEQA Guidelines Sections 15091 and 15093.

T:\GIS\NEVADA_COUNTY\MXD\LAFCO\ISD\FIGURE 3.MXD - 8/23/2012 @ 11:54:51 AM



Legend

- Truckee Sanitary District
- Truckee Town Limit
- Northstar CSD
- TSD Preferred SOI Expansion Area

LAFCo Recommended SOI

- Near-term SOI
- Long-term SOI
- Area of Concern

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012



Figure 2.0-3

Truckee Sanitary District Preferred Sphere of Influence



REFERENCES

Nevada County. 1994. *Nevada County General Plan* (amended through 2010).

Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*.

3.0 ENVIRONMENTAL ANALYSIS

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

The following is an introduction to the environmental analysis for the proposed project, including a discussion of general assumptions used in the analysis and a discussion regarding the cumulative analysis. The reader is referred to the individual technical sections of this Draft EIR (Sections 3.1 through 3.3) for further information on the specific assumptions and methodologies used in the analysis for each particular technical subject.

ANALYSIS ASSUMPTIONS USED TO EVALUATE THE IMPACTS OF THE PROJECT

As stated in Section 2.0, Project Description, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Nevada County Local Agency Formation Commission (LAFCo) to update the Sphere of Influence (SOI) for all applicable jurisdictions in the county. An SOI is defined by Government Code Section 56076 as “a plan for the probable physical boundary and service area of a local agency determined by the commission.” LAFCo’s future actions relative to the District (e.g., annexation of lands requiring a district’s services) must be consistent with the SOI. As part of the decision-making process, Nevada County LAFCo is required to review and consider the potential environmental effects that could result from the proposed project.

The proposed project consists of the update of the SOI of the Truckee Sanitary District (TSD; District). This EIR will review two potential SOI boundary options supporting Nevada County LAFCo’s mandated five-year review of the TSD Sphere of Influence and service plan. The first option is identified as the LAFCo-recommended SOI option, and the second is identified as the District-preferred SOI option. Neither scenario proposes the change of any existing land use designations or facilitates the construction of any physical infrastructure. Although local agency formation commissions are prohibited from requiring changes in land use or zoning, LAFCo must consider land use and related service needs when determining the appropriate SOI for an agency.

While the proposed project would not specifically implement or directly result in the construction of any new facilities, the SOI determines the areas the District may ultimately annex and serve, and may therefore indirectly facilitate the future development of these areas. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority within the Sphere of Influence or service areas. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either Nevada County or the Town of Truckee, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans. While the District’s SOI boundaries include portions of Placer County, neither the LAFCo-recommended scenario nor the District-preferred scenario proposes to affect those areas. Consequently, the 11 square miles of TSD jurisdictional boundaries and service area currently within Placer County would not be reduced or expanded under the proposed project.

ENVIRONMENTAL IMPACT REPORTS USED IN THIS EIR

Pursuant to Sections 15168 and 15161 of the California Environmental Quality Act (CEQA) Guidelines, which address project and program Environmental Impact Reports, respectively, and utilizing the provisions established via CEQA Guidelines Section 15150, Incorporation by Reference, this Draft EIR will utilize and draw upon the analysis and conclusions of previously completed environmental impact reports completed for programs and projects within the proposed project area. Existing environmental documents which are intended to be utilized and relied upon for this project include program EIRs prepared and certified for the Town of Truckee General Plan and the Nevada County General Plan. These environmental documents, along with various other adopted and/or certified environmental documents, shall be utilized and relied upon for this effort because the geography of their analysis is consistent with the area

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

of the proposed Sphere of Influence options being considered for this effort (see analysis in Section 3.3).

STRUCTURE OF THE ENVIRONMENTAL IMPACT ANALYSIS

Sections 3.1 through 3.3 of this Draft EIR contain a detailed description of current setting conditions (including applicable regulatory setting) and an evaluation of the direct and indirect environmental effects resulting from implementation of the proposed project. The individual technical sections of the Draft EIR include the following information:

Existing Setting

This subsection includes a description of the physical setting associated with the technical area of discussion, consistent with CEQA Guidelines Section 15125. The existing setting is based on conditions as they existed when the Notice of Preparation for the proposed project was released on June 29, 2012.

Regulatory Framework

This subsection identifies applicable federal, state, regional, and local plans, policies, laws, and regulations that apply to the technical area of discussion.

Impacts and Mitigation Measures

Numerous mitigations have been adopted by the land use agencies (Town of Truckee and Nevada County) relative to impacts resulting from growth and development within the project area (see Section 3.1). This section identifies the impacts of both proposed SOI scenarios, the significance of the impact, and whether feasible mitigation is available to LAFCo to address the impact.

APPROACH TO THE CUMULATIVE IMPACT ANALYSIS

Definition of Cumulative Setting

CEQA Guidelines Section 15130 requires that EIRs include an analysis of the cumulative impacts of a project when the project's effect is considered cumulatively considerable. Cumulative environmental effects of the proposed project are generally based on information provided in the Town of Truckee General Plan (2005) and Town of Truckee General Plan EIR (2006), as well as the Nevada County General Plan (1994) and Nevada County General Plan EIR (1995), with identification of the project's contribution to the cumulative condition and updated information on the cumulative setting based on currently approved and proposed development projects in the Town of Truckee and/or Nevada County. (See Section 3.1 for a discussion of proposed and approved development projects in the proposed SOI areas.)

Consideration of Cumulative Impacts

Each technical section in the Draft EIR considers whether the project's effect on anticipated cumulative setting conditions is cumulatively considerable (i.e., a significant effect). The determination of whether the project's impact on cumulative conditions is considerable is based on applicable public agency standards, consultation with public agencies, and/or expert opinion. In addition, as described above, the environmental effects of potential development of the proposed project are considered in the cumulative impact analysis.

REFERENCES

Nevada County. 1994. *Nevada County General Plan* (amended through 2010).

———. 1995. *Nevada County General Plan Draft Environmental Impact Report*.

Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*.

———. 2006. *Town of Truckee 2025 General Plan Draft Environmental Impact Report*.

3.1 LAND USE

This section addresses the potential environmental impacts of the project associated with land use and related consistency with applicable plans and policies. Existing land uses in the project area are characterized in the context of the Nevada County and Town of Truckee general plans and zoning ordinances, as well as other adopted plans and policies. The analysis focuses on potential conflicts with applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental effect associated with the establishment of the proposed SOI. While the Truckee Sanitary District's Sphere of Influence (SOI) currently includes portions of Placer County, the portions of the TSD's existing SOI within Placer County would not be affected by the proposed project.

3.1.1 EXISTING SETTING

PROJECT AREA

The Truckee Sanitary District (TSD; District) encompasses approximately 39 square miles in Nevada and Placer counties, of which 28 square miles are in Nevada County. While this EIR reviews two potential SOI boundary options (LAFCo-recommended and District-preferred) supporting the Nevada County Local Agency Formation Commission's (LAFCo's) mandated five-year review of the TSD Sphere of Influence, neither scenario would affect the portions of the TSD's existing SOI within Placer County. Both the LAFCo-recommended SOI boundary TSD and the District-preferred SOI include several Town of Truckee and Nevada County land uses, as described below.

EXISTING LAND USES

Regional Land Use Conditions

The Truckee-Tahoe region is composed of areas of Nevada and Placer counties, the Town of Truckee, and part of the State of Nevada's Washoe County. Land use in the region is primarily associated with leisure, tourism, and outdoor recreational activities. The region is dominated by national forests, Lake Tahoe, and several large state parks, although regional attractions also include the Town of Truckee, the Truckee River, the Truckee-Tahoe Airport, Donner Lake, Squaw Valley, and Alpine Meadows. The Town of Truckee, with the highest density of historic sites in California, initially developed around the emigrant trail, served soon after as a station for the Transcontinental Railroad, and was later known for logging and winter sports.

Lake Tahoe, often referred to as the Jewel of the Sierra, attracts visitors from around the world. World-class ski resorts in the area, including Northstar-at-Tahoe, Heavenly Valley, Boreal Ridge, Squaw Valley, and Alpine Meadows, offer a variety of winter recreational activities. In addition, a wide variety of summer activities can be found in the region, including golf, water sports, hiking, fishing, and mountain biking.

The region also contains many residential developments, a large concentration of secondary or recreational homes, public and private recreational areas and facilities, and commercial and industrial areas.

Project Area Land Use Conditions

A wide range of existing land uses characterize the project area, consisting of the urban areas (residential, commercial, industrial, and public uses) of the Town of Truckee and adjoining areas, rural residential uses, and forested and open space along the perimeter of the project area. The California Department of Finance estimates that the Nevada County unincorporated area has a

3.1 LAND USE

current (2012) population of 65,564 and 31,738 dwelling units, while the Town of Truckee is estimated at a population of 15,918 and 12,845 dwelling units. Based on review of geographic information system (GIS) data for the project area, the LAFCo-recommended SOI area currently contains 355 dwelling units and an estimated population of 817, while the TSD-preferred SOI area currently contains 527 dwelling units and an estimated population of 1,212.

Significant transportation features in the project area include Interstate 80, State Route 89, State Route 267, and the Truckee-Tahoe Airport. Significant natural resources in the project area include the forests, the Truckee River, Donner Lake, Martis Creek, Martis Reservoir, Dry Lake, Prosser Creek Reservoir, and Boca Reservoir.

3.1.2 REGULATORY FRAMEWORK

FEDERAL AND STATE

There are no federal or state regulations applicable to the proposed project.

REGIONAL

Nevada County LAFCo Policies for Spheres of Influence

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires Nevada County LAFCo to update the SOI for all applicable jurisdictions in the county. An SOI is defined by Government Code Section 56076 as "a plan for the probable physical boundary and service area of a local agency determined by the commission." LAFCo must consider and prepare a written statement of its determinations regarding the SOI with respect to the following four factors, as stated in Section 56425(e) of the Government Code:

- 1) *The present and planned land use in the area, including agricultural and open-space lands.*
- 2) *The present and probable need for public facilities and services in the area.*
- 3) *The present capacity of public facilities and adequacy of public services provided by the agency.*
- 4) *Any social or economic communities of interest in the area that the commission determines are relevant to the agency.*

General policies regarding the boundaries of proposed and updated SOIs include the following:

1. *Consistency Requirement. Every Sphere of Influence Plan must be consistent with LAFCo's policies and procedures, the State Legislature's policy direction to LAFCo, the sphere plans of all other agencies in the area, the commission's statement of written determinations with respect to its review of municipal services in the area, and with the long-range planning goals for the area.*
2. *Sphere Boundaries. When establishing the boundaries of a sphere of influence for an agency, LAFCo will consider the factors listed in Section 56425(e) of the Government Code as noted above.*

With respect to Factor 2), above, LAFCo will not include lands that are unlikely to require the services provided by the agency—for example, lands not designated for development by the applicable general plan, territory where development is constrained by topographical factors, or areas where the projected and historical growth rates do not indicate a need for service within the time frame of the sphere plan.

With respect to Factor 3), above, LAFCo will not include areas in an agency's sphere of influence which cannot feasibly be served by the agency within a time frame consistent with the sphere plan.

Policy 8 of Subsection D (Amendments and Updates of Spheres) also prohibits the expansion of SOIs to include open space or prime agricultural land will not be approved if there is sufficient alternative land available for annexation within the existing SOI.

Town of Truckee

General Plan

The General Plan is a legal document that serves as the “constitution” for the community’s land use and development activities. California Government Code Section 65300 requires that the General Plan be a comprehensive, long-term document for the physical development of the town. As part of this development, future growth must be examined.

The Truckee General Plan (2005) addresses many issues that are directly related to and influence land use decisions. In addition to land use, state law requires general plans to address circulation, housing, conservation of natural resources, preservation of open space, noise environment, and protection of public safety (California Government Code Section 65302). These issues are discussed in the General Plan to the extent that they apply to Truckee. The Truckee General Plan also addresses community character and economic development as topics of special interest. Related to land use, the Truckee General Plan identifies specific goals, policies, and actions.

Zoning Regulations

The Zoning Ordinance and Zoning Map of the Town of Truckee, found in the Town’s Development Code (Title 18), provide specific development and land use regulations for the Truckee. The Zoning Ordinance is designed to implement the General Plan and promote, protect, and preserve the general public health, safety, and welfare of the Town of Truckee.

Nevada County

General Plan

The Nevada County General Plan was adopted in 1995 and amended in 2010. The General Plan encompasses all unincorporated areas of the county and serves as the overall guiding policy document for land use, development, and environmental quality for Nevada County. The Land Use Map of the General Plan designates the general distribution and intensity of all uses of land in the area through the land use designations. As part of the General Plan, the Land Use Map is the site-specific map that illustrates the desired arrangement and location of land uses. The Land Use Element of the General Plan identifies land use goals, objectives, and policies

3.1 LAND USE

designed to balance growth between rural and urban areas, as well as providing a balance between housing, employment, natural resources, and services in the county.

Zoning Ordinance

The Nevada County Zoning Ordinance (Chapter II of the Land Use and Development Code) provides specific development and land use standards for all unincorporated areas of the county with the intent of implementing and ensuring consistency with the goals, objectives, and policies of the Nevada County General Plan. The Zoning Ordinance sets forth zoning districts for the unincorporated areas of the county, with regulations for each district governing the uses of land and structures and comprehensive site development standards.

Summary of Truckee and Nevada County General Plan Designations

Table 3.1-1 identifies the acreage and land use designation of both proposed SOIs.

**TABLE 3.1-1
GENERAL PLAN DESIGNATIONS AND ACREAGES FOR BOTH PROPOSED SOIS**

Land Use Designation	Acreage	Overview of Allowed Uses in Designation
Nevada County General Plan		
Open Space	17.3 LAFCo-Recommended Scenario	This designation allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production.
	186.7 TSD-Preferred Scenario	
Recreation	259.8 LAFCo-Recommended Scenario	Designation provides for a wide range of recreation uses and supporting services. Such uses may include destination resorts, including country clubs, ski resorts, golf clubs and golf courses, marinas, campgrounds providing a full range of services, and other similar uses.
	259.8 TSD-Preferred Scenario	
Forest-640	15.7 LAFCo-Recommended Scenario	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses.
	217.0 TSD-Preferred Scenario	
Forest-160	169.0 LAFCo-Recommended Scenario	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses.
	1,584.1 TSD-Preferred Scenario	
Forest-40	37.5 LAFCo-Recommended Scenario	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses.
	279.2 TSD-Preferred Scenario	
Rural-30	14.9 LAFCo-Recommended Scenario	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area,

Land Use Designation	Acreage	Overview of Allowed Uses in Designation
	14.9 TSD-Preferred Scenario	availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation.
Rural-20	0 LAFCo-Recommended Scenario	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation.
	2,849.6 TSD-Preferred Scenario	
Rural-10	518.4 LAFCo-Recommended Scenario	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation.
	518.4 TSD-Preferred Scenario	
Rural-5	5.9 LAFCo-Recommended Scenario	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation.
	5.9 TSD-Preferred Scenario	
Estate	16.7 LAFCo-Recommended Scenario	Designation provides for low-density residential development at a minimum lot size of 3 acres per dwelling unit in areas which are essentially rural in character.
	16.7 TSD-Preferred Scenario	
High Density Residential	5.4 LAFCo-Recommended Scenario	Designation provides for high-density residential development (up to 20 dwelling units per acre). This acreage includes a Mobile Home combining zoning district that is consistent with the current development of the site.
	5.4 TSD-Preferred Scenario	
Planned Development	721.4 LAFCo-Recommended Scenario	The Hobart Mills Master Plan is located in this designation and is approved for 30-acre industrial park, 40 acres of recreation and 63 acres of open space. The remaining land area is zoned as an Interim Development Reserve that holds the land for future development proposals.
	899.6 TSD-Preferred Scenario	
Town of Truckee General Plan		
Resource Conservation/Open Space	722.4 LAFCo-Recommended Scenario	Designation is applied to areas containing significant natural resources, including forestland and rangeland, open space uses such as bikeways, trails, and other public areas, lands with environmentally sensitive features such as important wildlife habitat, wetlands, and wildlife movement corridors, areas containing significant scenic vistas, and areas containing important mineral resources.
	722.4 TSD-Preferred Scenario	
Residential 1dwelling unit/10 acres	739.0 LAFCo-Recommended Scenario	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas,

3.1 LAND USE

Land Use Designation	Acreage	Overview of Allowed Uses in Designation
	739.0 TSD-Preferred Scenario	are determined appropriate for new clustered residential development.
Residential 1 dwelling unit/5 acres	658.8 LAFCo-Recommended Scenario	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development.
	658.8 TSD-Preferred Scenario	
Residential 0.5–1 dwelling unit/acre	134.1 LAFCo-Recommended Scenario	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development.
	134.1 TSD-Preferred Scenario	
Residential 1–2 dwelling units/acre	312.0 LAFCo-Recommended Scenario	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development.
	312.0 TSD-Preferred Scenario	
Industrial	47.8 LAFCo-Recommended Scenario	Designation applies to a variety of industrial and office uses.
	47.8 TSD-Preferred Scenario	
Public	1,301.7 LAFCo-Recommended Scenario	Designation provides for government or special district owned and operated facilities, including quasi-public facilities that may be found in a variety of urban and rural settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly owned (or proposed) lands intended for development with public facilities.
	1,301.7 TSD-Preferred Scenario	

Source: Nevada County and Town of Truckee GIS mapping data 2012; Nevada County 1994; Town of Truckee 2005

3.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the CEQA Guidelines Appendix G thresholds of significance as adopted by Nevada County LAFCo. These thresholds indicate that a project would have a significant impact if it would:

- 1) Physically divide an established community.
- 2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Initial Study prepared for the proposed project determined that the approval of either of the proposed SOIs would not place structures and/or land uses incompatible with existing land use or otherwise disrupt or divide the physical arrangement of an established community and would

not conflict with an applicable land use plan. There are also no habitat conservation plans or natural community conservation plans in the proposed SOI areas. Thus, standards of significance 1 and 3 are not addressed in this EIR.

The establishment of a new SOI is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County which could support growth and development consistent with these agencies' general plans and any development approvals currently in place. The secondary environmental effects of supported growth include land use impacts, which are addressed in Section 3.3, Secondary Environmental Effects of the Project, of this Draft EIR.

METHODOLOGY

Evaluation of potential land use impacts of the proposed project was based on review of planning documents pertaining to the proposed project areas of each of the two separate SOI scenarios, respectively (LAFCo-recommended and District-preferred), including the Town of Truckee General Plan and the Nevada County General Plan.

IMPACTS AND MITIGATION MEASURES

Consistency with Applicable Plans and Policies (Standard of Significance 2)

Impact 3.1.1 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries. This impact is **less than significant** for both scenarios.

Nevada County and Town of Truckee Land Use Policy and Regulation Consistency

The establishment of the new Sphere of Influence for the TSD under either scenario would not change or conflict with Town of Truckee or Nevada County general plan and zoning designations, as the SOI is associated with the future provision of wastewater service. The future provision of wastewater would assist Nevada County and the Town of Truckee in attaining the extent of development anticipated in their general plans (see **Tables 3.3-3** and **3.3-4** regarding extent of development potential). In addition, Town of Truckee Municipal Code Section 18.92.120 and Nevada County Code Section L-VI1.7 require residential and nonresidential subdivisions to connect to public wastewater systems where available. Thus, the proposed project under both SOI scenarios would not result in any conflicts with land use policies and standards of the Town of Truckee or Nevada County.

Nevada County LAFCo Spheres of Influence Policies

The proposed new Sphere of Influence under the LAFCo-recommended TSD SOI would consist of land areas designated for development, with most of these areas located within the Truckee town limit. Some of these land areas within the near-term SOI are currently developed with residential uses (e.g., portions of areas 7, 8, and 9; see **Figure 2.0-2**). Long-term SOI land areas are largely undeveloped but have land use designations that provide for development and are adjacent to the Town of Truckee (with the exception of area 14, Hobart Mills—an approved industrial project). Thus, the LAFCo-recommended TSD SOI is consistent with general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries), as well as with Policy 8 (Open Space and Prime Agricultural Land) of Subsection D (Amendments and Updates of Spheres).

3.1 LAND USE

As noted in Section 2.0, Project Description, the TSD-preferred SOI would add four areas to the LAFCo-recommended TSD Sphere of Influence that could, under certain circumstances, require service from the TSD. These areas, as depicted on **Figure 2.0-3**, include:

- The Juniper Hills area south of the Town of Truckee. This area includes 163 parcels, 100 of which are in residential use with private septic systems.
- The Klondike Flats area west of Highway 89 North. This area includes 21 residential parcels, 13 of which are improved with private septic systems.
- The Tahoe Timber Trails private camping community. This area involves three parcels with 553 individual campsites and several community septic/leach field systems.
- The Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

While wastewater needs in these four areas are currently met via some form of on-site system, the TSD indicates that a number of factors could result in a need for the TSD's collection services. This would be consistent with general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries), as well as with Policy 8 (Open Space and Prime Agricultural Land) of Subsection D (Amendments and Updates of Spheres).

Mitigation Measures

None required.

3.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for potential population growth inducement with the proposed project includes approved and proposed development in the Town of Truckee as well as in the surrounding areas of Nevada County. For the purposes of evaluating the potential cumulative impacts of the proposed project, all foreseeable development within and adjacent to the proposed project area is considered. As such, the cumulative development analysis includes consideration of planned projects in both TSD Sphere of Influence proposal scenarios as well as the Truckee Donner Public Utility District Sphere of Influence Update.

Cumulative Consistency with Applicable Plans and Policies (Standard of Significance 2)

Impact 3.1.2 The proposed update of the Sphere of Influence for the TSD would not conflict with Town of Truckee or Nevada County land use policies or regulations or Nevada County LAFCo policies related to the extent of the SOI boundaries. The proposed project would also not contribute to any consistency issues associated with applicable land use policies and regulations. This impact is **less than cumulatively considerable** for both scenarios.

As stated under Impact 3.1.1, there are no conflicts with the Town of Truckee, Nevada County, or Nevada County LAFCo policies or regulations related to either proposed SOI scenario. The proposed project (under both scenarios) is consistent with these agencies' land use provisions.

and would not contribute to any conflicts under cumulative conditions. Thus, this impact is **less than cumulatively considerable**.

Mitigation Measures

None available.

3.1 LAND USE

REFERENCES

Nevada County. 1994. *Nevada County General Plan* (amended through 2010).

———. 2000. *Nevada County Land Use and Development Code*.

Truckee, Town of. 2003. *Town of Truckee Title 18 – Development Code*.

———. 2005. *Town of Truckee 2025 General Plan*.

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

This section of the Draft EIR provides a discussion of the proposed project's effect on greenhouse gas emissions and the associated effects of climate change. The California Environmental Quality Act (CEQA) requires that lead agencies consider the reasonably foreseeable adverse environmental effects of projects they are considering for approval.

3.2.1 EXISTING SETTING

EXISTING CLIMATE SETTING

Since the early 1990s, scientific consensus holds that the world's population is releasing greenhouse gases faster than the earth's natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land-use changes, and other human activities. This release of gases, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), creates a blanket around the earth that allows light to pass through but traps heat at the surface preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of greenhouse gases beyond natural levels. The overabundance of greenhouse gases in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

While often used interchangeably, there is a difference between the terms "climate change" and "global warming." According to the National Academy of Sciences, climate change refers to any significant, measurable change of climate lasting for an extended period of time that can be caused by both natural factors and human activities. Global warming, on the other hand, is an average increase in the temperature of the atmosphere caused by increased greenhouse gas emissions. The use of the term climate change is becoming more prevalent because it encompasses all changes to the climate, not just temperature.

To fully understand global climate change, it is important to recognize the naturally occurring greenhouse effect and to define the greenhouse gases that contribute to this phenomenon. Various gases in the earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are CO₂, CH₄, N₂O, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Table 3.2-1 provides descriptions of the primary greenhouse gases attributed to global climate change, including a description of their physical properties, primary sources, and contribution to the greenhouse effect.

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

**TABLE 3.2-1
GREENHOUSE GASES**

Greenhouse Gas	Description
Carbon Dioxide (CO ₂)	Carbon dioxide is a colorless, odorless gas. CO ₂ is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
Methane (CH ₄)	Methane is a colorless, odorless gas that is not flammable under most circumstances. CH ₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of methane to the atmosphere. Natural sources of methane include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. Methane's atmospheric lifetime is about 12 years. ²
Nitrous oxide (N ₂ O)	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by both natural and human-related sources. Primary human-related sources of N ₂ O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N ₂ O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N ₂ O is approximately 120 years. ³
Hydrofluorocarbons (HFCs)	Hydrofluorocarbons are man-made chemicals, many of which have been developed as alternatives to ozone-depleting substances for industrial, commercial, and consumer products. The atmospheric lifetime for HFCs varies from just over a year for HFC-152a to 260 years for HFC-23. Most of the commercially used HFCs have atmospheric lifetimes less than 15 years (e.g., HFC-134a, which is used in automobile air conditioning and refrigeration, has an atmospheric life of 14 years). ⁴
Perfluorocarbons (PFCs)	Perfluorocarbons are colorless, highly dense, chemically inert, and nontoxic. There are seven PFC gases: perfluoromethane (CF ₄), perfluoroethane (C ₂ F ₆), perfluoropropane (C ₃ F ₈), perfluorobutane (C ₄ F ₁₀), perfluorocyclobutane (C ₄ F ₈), perfluoropentane (C ₅ F ₁₂), and perfluorohexane (C ₆ F ₁₄). Natural geological emissions have been responsible for the PFCs that have accumulated in the atmosphere in the past; however, the largest current source is aluminum production, which releases CF ₄ and C ₂ F ₆ as byproducts. The estimated atmospheric lifetimes for CF ₄ and C ₂ F ₆ are 50,000 and 10,000 years, respectively. ^{4,5}
Sulfur Hexafluoride (SF ₆)	Sulfur hexafluoride is an inorganic compound that is colorless, odorless, nontoxic, and generally nonflammable. SF ₆ is primarily used as an electrical insulator in high voltage equipment. The electric power industry uses roughly 80 percent of all SF ₆ produced worldwide. Significant leaks occur from aging equipment and during equipment maintenance and servicing. SF ₆ has an atmospheric life of 3,200 years. ⁴

Sources: ¹EPA 2011a, ²EPA 2011b, ³EPA 2010a, ⁴EPA 2010b, ⁵EFCTC 2003

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Gases with high global warming potential, such as HFCs, PFCs, and SF₆, are the most heat-absorbent. Methane traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential (GWP). Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. **Table 3.2-2** shows the GWPs for different greenhouse gases for a 100-year time horizon.

**TABLE 3.2-2
GLOBAL WARMING POTENTIAL FOR GREENHOUSE GASES**

Greenhouse Gas	Global Warming Potential
Carbon Dioxide (CO ₂)	1
Methane (CH ₄)	21
Nitrous Oxide (N ₂ O)	310
Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs)	6,500
Sulfur Hexafluoride (SF ₆)	23,900

Source: California Climate Action Registry 2009

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is a significant emitter of CO₂ in the world and produced 477 million gross metric tons of carbon dioxide equivalent in 2008 (CARB 2010). Consumption of fossil fuels in the transportation sector was the single largest source of California’s GHG emissions in 2008, accounting for 36.4 percent of total GHG emissions in the state (CARB 2010). This category was followed by the electric power sector (including both in-state and out-of-state sources) (24.3 percent) and the industrial sector (19.3 percent) (CARB 2010).

EFFECTS OF GLOBAL CLIMATE CHANGE

California can draw on substantial scientific research conducted by experts at various state universities and research institutions. With more than a decade of concerted research, scientists have established that the early signs of climate change are already evident in the state—as shown, for example, in increased average temperatures, changes in temperature extremes, reduced snowpack in the Sierra Nevada, sea level rise, and ecological shifts.

Many of these changes are accelerating—locally, across the country, and around the globe. As a result of emissions already released into the atmosphere, California is anticipated to face intensifying climate changes in coming decades (CNRA 2009). Generally, research indicates that California should expect overall hotter and drier conditions with a continued reduction in winter snow (with concurrent increases in winter rains), as well as increased average temperatures, and accelerating sea-level rise. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing (CNRA 2009).

Climate change temperature projections identified in the 2009 California Climate Adaptation Strategy suggest the following (CNRA 2009):

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

- Average temperature increase is expected to be more pronounced in the summer than in the winter season.
- Inland areas are likely to experience more pronounced warming than coastal regions.
- Heat waves are expected to increase in frequency, with individual heat waves also showing a tendency toward becoming longer, and extending over a larger area, thus more likely to encompass multiple population centers in California at the same time.
- As GHGs remain in the atmosphere for decades, temperature changes over the next 30 to 40 years are already largely determined by past emissions. By 2050, temperatures are projected to increase by an additional 1.8 to 5.4°F (an increase one to three times as large as that which occurred over the entire 20th century).
- By 2100, the models project temperature increases between 3.6 and 9°F.

Precipitation levels are expected to change over the 21st century, though models differ in determining where and how much rain and snowfall patterns may change (CNRA 2009). Eleven out of 12 precipitation models run by the Scripps Institution of Oceanography suggest a small to significant (12–35 percent) overall decrease in precipitation levels by mid-century (CNRA 2009). In addition, higher temperatures increase evaporation and make for a generally drier climate, as higher temperatures hasten snowmelt. Moreover, the 2009 California Climate Adaptation Strategy concludes that more precipitation may fall as rain rather than as snow, with important implications for water management in the state. California communities have largely depended on runoff from yearly established snowpack to provide the water supplies during the warmer, drier months of late spring, summer, and early autumn. With rainfall and meltwater running off earlier in the year, the state may face increasing challenges of storing the water for the dry season while protecting Californians downstream from floodwaters during the wet season.

According to the 2009 California Climate Adaptation Strategy, the impacts of climate change in California have the potential to include, but are not limited to, the areas discussed in **Table 3.2-3**.

**TABLE 3.2-3
POTENTIAL STATEWIDE IMPACTS FROM CLIMATE CHANGE**

Potential Statewide Impact	Description
Public Health	Climate change is expected to lead to an increase in ambient (i.e., outdoor) average air temperature, with greater increases expected in summer than in winter months. Larger temperature increases are anticipated in inland communities as compared to the California coast. The potential health impacts from sustained and significantly higher than average temperatures include heat stroke, heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases, diabetes, nervous system disorders, emphysema, and epilepsy. Numerous studies have indicated that there are generally more deaths during periods of sustained higher temperatures, and these are due to cardiovascular causes and other chronic diseases. The elderly, infants, and socially isolated people with pre-existing illnesses who lack access to air conditioning or cooling spaces are among the most at risk during heat waves.

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

Potential Statewide Impact	Description
Floods and Droughts	<p>The impacts of flooding can be significant. Results may include population displacement, severe psychosocial stress with resulting mental health impacts, exacerbation of pre-existing chronic conditions, and infectious disease. Additionally, impacts can range from a loss of personal belongings, and the emotional ramifications from such loss, to direct injury and/or mortality.</p> <p>Drinking water contamination outbreaks in the United States are associated with extreme precipitation events. Runoff from rainfall is also associated with coastal contamination that can lead to contamination of shellfish and contribute to food-borne illness. Floodwaters may contain household, industrial, and agricultural chemicals as well as sewage and animal waste. Flooding and heavy rainfall events can wash pathogens and chemicals from contaminated soils, farms, and streets into drinking water supplies. Flooding may also overload storm and wastewater systems, or flood septic systems, also leading to possible contamination of drinking water systems.</p> <p>Drought impacts develop more slowly over time. Risks to public health that Californians may face from drought include impacts on water supply and quality, food production (both agricultural and commercial fisheries), and risks of waterborne illness. As surface water supplies are reduced as a result of drought conditions, the amount of groundwater pumping is expected to increase to make up for the water shortfall. The increase in groundwater pumping has the potential to lower the water tables and cause land subsidence. Communities that utilize well water will be adversely affected by drops in water tables or through changes in water quality. Groundwater supplies have higher levels of total dissolved solids compared to surface waters. This introduces a set of effects for consumers, such as repair and maintenance costs associated with mineral deposits in water heaters and other plumbing fixtures, and on public water system infrastructure designed for lower salinity surface water supplies. Drought may also lead to increased concentration of contaminants in drinking water supplies.</p>
Water Resources	<p>The state's water supply system already faces challenges to provide water for California's growing population. Climate change is expected to exacerbate these challenges through increased temperatures and possible changes in precipitation patterns. The trends of the last century—especially increases in hydrologic variability—will likely intensify in this century. The state can expect to experience more frequent and larger floods and deeper droughts. Rising sea level will threaten the Delta water conveyance system and increase salinity in near-coastal groundwater supplies. Planning for and adapting to these simultaneous changes, particularly their impacts on public safety and long-term water supply reliability, will be among the most significant challenges facing water and flood managers this century.</p>
Forests and Landscapes	<p>Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, wildfire occurrence statewide could increase from 57 percent to 169 percent by 2085. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state.</p>

Source: CNRA 2009

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

3.2.2 REGULATORY FRAMEWORK

FEDERAL REGULATION AND THE CLEAN AIR ACT

In the past, the US Environmental Protection Agency (EPA) has not regulated greenhouse gases under the Clean Air Act (CAA) because it asserted that the act did not authorize the EPA to issue mandatory regulations to address global climate change and that such regulation would be unwise without an unequivocally established causal link between GHGs and the increase in global surface air temperatures. However, the US Supreme Court held that the EPA must consider regulation of motor vehicle GHG emissions. In *Massachusetts v. Environmental Protection Agency et al.*, twelve states and cities, including California, together with several environmental organizations, sued to require the EPA to regulate GHGs as pollutants under the Clean Air Act (127 S. Ct. 1438 [2007]). The Court ruled that GHGs fit within the Clean Air Act's definition of a pollutant and that the EPA did not have a valid rationale for not regulating GHGs. In response to this ruling, the EPA made an endangerment finding that greenhouse gases pose a threat to the public health and welfare. This is the first step necessary for the establishment of federal GHG regulations under the Clean Air Act.

In April 2010, the EPA issued the final rule on new standards for GHG emissions and fuel economy for light-duty vehicles in model years 2017–2025. In November 2010, the EPA published the *PSD [Prevention of Significant Deterioration] and Title V Permitting Guidance for Greenhouse Gases*, which provides the basic information that permit writers and applicants need to address GHG emissions regulated under the Clean Air Act. In that document, the EPA described the Tailoring Rule in the regulation of GHG emissions. With the Tailoring Rule, the EPA established a phased schedule in the regulation of stationary sources. The first phase of the Tailoring Rule began January 2, 2011, and focuses the GHG permitting programs on the largest sources with the most Clean Air Act permitting experience. In step two, which began June 1, 2011, the rule expands to cover large sources of GHGs that may not have been previously covered by the Clean Air Act for other pollutants. The rule also describes the EPA's commitment to future rulemaking that will describe subsequent steps of the Tailoring Rule for GHG permitting (EPA 2010d).

FEDERAL HEAVY-DUTY NATIONAL PROGRAM

In August 2011, the EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced the first-ever program to reduce greenhouse gas emissions and improve fuel efficiency of heavy-duty trucks and buses. The EPA and the NHTSA have each adopted complementary standards under their respective authorities covering model years 2014–2018, which together form a comprehensive Heavy-Duty National Program. The goal of the joint rulemakings is to present coordinated federal standards that help manufacturers to build a single fleet of vehicles and engines that are able to comply with both. The EPA and the NHTSA have adopted standards for CO₂ emissions and fuel consumption, respectively, tailored to each of three main regulatory categories: (1) combination tractors; (2) heavy-duty pickup trucks and vans; and (3) vocational vehicles. The EPA has additionally adopted standards to control HFC leakage from air conditioning systems in pickups and vans and combination tractors. Also exclusive to the EPA program are the EPA's N₂O and CH₄ standards that will apply to all heavy-duty engines, pickups, and vans. For purposes of this program, the heavy-duty fleet incorporates all on-road vehicles rated at a gross vehicle weight at or above 8,500 pounds, and the engines that power them, except those covered by the current GHG emissions and Corporate Average Fuel Economy standards for model year 2012–2016 passenger vehicles.

The Heavy-Duty National Program is projected to reduce fuel use and GHG emissions from medium- and heavy-duty vehicles, from semi trucks to the largest pickup trucks and vans, as well

as all types and sizes of work trucks and buses in between. Vehicles covered by this program make up the transportation segment's second largest contributor to oil consumption and GHG emissions. This comprehensive program is designed to address the urgent and closely intertwined challenges of dependence on oil, energy security, and global climate change. The EPA and the NHTSA estimate that the combined standards will reduce CO₂ emissions by about 270 million metric tons and save about 530 million barrels of oil over the life of vehicles built for the 2014 to 2018 model years, providing \$49 billion in net program benefits. A second phase of regulations is planned for model years beyond 2018. The goals would include spurring innovation as well as updating the assessment of actual emissions and fuel use from this sector. Such future regulation would also be designed to align with similar programs developed outside the United States.

STATE

Executive Order S-3-05

Executive Order S-3-05 (State of California) proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra's snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, to the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

The Executive Order directed the Secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce greenhouse gas emissions to the target levels. The Secretary will also submit biannual reports to the governor and state legislature describing (1) progress made toward reaching the emission targets, (2) impacts of global warming on California's resources, and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the Secretary of CalEPA created a Climate Action Team made up of members from various state agencies and commissions. The Climate Action Team released its first report in March 2006 and continues to release periodic reports on progress. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

Assembly Bill 32, the California Global Warming Solutions Act of 2006

Assembly Bill (AB) 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599) requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The gases that are regulated by AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, nitrogen trifluoride, and sulfur hexafluoride. The reduction to 1990 levels will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs CARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then CARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that CARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap, institute a schedule to meet the emissions cap, and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves

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reductions in GHG emissions necessary to meet the cap. CARB is implementing this program. The CARB Board adopted a draft resolution for formal cap-and-trade rulemaking on December 16, 2010, and is developing offset protocols and compliance requirements. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

Climate Change Scoping Plan

In October of 2008, CARB published its Climate Change Proposed Scoping Plan, which is the State's plan to achieve GHG reductions in California required by AB 32. The Scoping Plan contains the main strategies California will implement to achieve reduction of 169 million metric tons (MMT) of CO₂e, or approximately 30 percent from the state's projected 2020 emission level of 596 MMT of CO₂e under a business-as-usual scenario (this is a reduction of 42 MMT CO₂e, or almost 10 percent, from 2002–2004 average emissions). The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations are from improving emission standards for light-duty vehicles (estimated reductions of 31.7 MMT CO₂e), implementation of the Low-Carbon Fuel Standard (15.0 MMT CO₂e), energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMT CO₂e), and a renewable portfolio standard for electricity production (21.3 MMT CO₂e). The Scoping Plan identifies the local equivalent of AB 32 targets as a 15 percent reduction below baseline greenhouse gas emissions level, with baseline interpreted as greenhouse gas emissions levels between 2003 and 2008. The Scoping Plan states that land use planning and urban growth decisions will play an important role in the state's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. (Meanwhile, CARB is also developing an additional protocol for community emissions.) CARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emission sectors. The Scoping Plan states that the ultimate GHG reduction assignment to local government operations is to be determined. With regard to land use planning, the Scoping Plan expects approximately 5.0 MMT CO₂e will be achieved associated with implementation of Senate Bill 375, which is discussed further below. The Climate Change Proposed Scoping Plan was approved by CARB on December 11, 2008.

The status of the Scoping Plan had been uncertain as a result of a court decision in the case of *Association of Irrigated Residents v. California Air Resources Board* (San Francisco Superior Court Case No. CPF-09-509562). The court found that CARB, in its CEQA review, had not adequately explained why it selected a scoping plan that included a cap-and-trade program rather than an alternative plan. While CARB disagrees with the trial court finding and has appealed the decision, in order to remove any doubt about the matter and in keeping with CARB's interest in public participation and informed decision-making, CARB revisited the alternatives. The revised analysis includes the five alternatives included in the original environmental analysis: a "no project" alternative (that is, taking no action at all); a plan relying on a cap-and-trade program for the sectors included in a cap; a plan relying more on source-specific regulatory requirements with no cap-and-trade component; a plan relying on a carbon fee or tax; and a plan relying on a variety of proposed strategies and measures. The revised analysis relies on emissions projections updated in light of current economic forecasts, accounting for the economic downturn since 2008 and reduction measures already approved and put in place.

The public hearing to consider approval of the AB 32 Scoping Plan Functional Equivalent Document (including the Supplement) and the AB 32 Scoping Plan was held on August 24, 2011. On this date, the Scoping Plan was re-approved by the Board.

Senate Bill 1368

Senate Bill (SB) 1368 (codified at Public Utilities Code Chapter 3) is the companion bill of AB 32. SB 1368 required the California Public Utilities Commission (CPUC) to establish a greenhouse gas emission performance standard for baseload generation from investor-owned utilities by February 1, 2007. The bill also required the California Energy Commission (CEC) to establish a similar standard for local publicly owned utilities by June 30, 2007. These standards cannot exceed the greenhouse gas emission rate from a baseload combined-cycle natural-gas-fired plant. The legislation further requires that all electricity provided to California, including imported electricity, must be generated from plants that meet the standards set by the CPUC and the CEC.

Senate Bill 1078, Governor's Order S-14-08, and Senate Bill 2(1X) (California Renewables Portfolio Standards)

Senate Bill 1078 (Public Utilities Code Sections 387, 390.1, and 399.25 and Article 16) addresses electricity supply and requires that retail sellers of electricity, including investor-owned utilities and community choice aggregators, provide a minimum 20 percent of their supply from renewable sources by 2017. This Senate Bill will affect statewide GHG emissions associated with electricity generation. In 2008, Governor Schwarzenegger signed Executive Order S-14-08, which set the renewable portfolio standard target to 33 percent by 2020. It directed state government agencies and retail sellers of electricity to take all appropriate actions to implement this target.

Prior to the Executive Order, the CPUC and the CEC were responsible for implementing and overseeing the Renewables Portfolio Standards. The Executive Order shifted that responsibility to the California Air Resources Board (CARB), requiring them to adopt regulations by July 31, 2010. CARB is required by current law, AB 32 of 2006, to regulate sources of greenhouse gases to meet a state goal of reducing greenhouse gas emissions to 1990 levels by 2020 and an 80 percent reduction of 1990 levels by 2050.

In March 2011, Senate Bill 2 (1X) establishing S-14-08 as law passed the state's legislature. While Senate Bill 2 (1X) contains the same targets as Governor's Order S-14-08 (33 percent of supply from renewable sources by 2020), as an executive order it did not have the force of law (Governor's Orders can be reversed by future governors). The proposed project would receive energy service from the electric retailer, Truckee Donner Public Utility District (TDPUD). The Renewables Portfolio Standard program under Senate Bill 2 (1X) specifically excludes local publicly owned electric utilities like the TDPUD from the definition of "retail seller." Instead, local publicly owned electric utilities, such as the TDPUD, are required to implement a Renewables Portfolio Standard, but are given flexibility in developing utility-specific targets, timelines, and resource eligibility rules.

LOCAL

Northern Sierra Air Quality Management District

The project is under the jurisdiction of the Northern Sierra Air Quality Management District (NSAQMD), which regulates air quality according to the standards established in the federal and state Clean Air Acts and amendments to those acts. The NSAQMD comprises three contiguous, mountainous, rural counties in northeastern California (Nevada, Sierra, and Plumas counties) and

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regulates air quality through its permitting authority and through air quality-related planning and review activities over most types of stationary emission sources.

The NSAQMD has not yet established significance thresholds for greenhouse gas emissions from project operations.

3.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

Per Appendix G of the State CEQA Guidelines, impacts related to climate change are considered significant if implementation of the proposed project would result in any of the following:

- 1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- 2) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

To meet the GHG emission targets of AB 32, California would need to generate less GHG emissions in the future than current levels. It is recognized, however, that for most projects there is no simple metric available to determine if a single project would substantially increase or decrease overall GHG emission levels or conflict with the goals of AB 32. Moreover, emitting CO₂ into the atmosphere is not itself an adverse environmental effect. It is the increased concentration of GHG emissions in the atmosphere resulting in global climate change and the associated consequences of climate change that results in adverse environmental effects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of GHGs into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is impossible to discern whether the presence or absence of GHGs emitted by the project would result in any altered conditions.

However, the State of California has established GHG reduction targets and has determined that GHG emissions as they relate to global climate change are a source of adverse environmental impacts in California that should be addressed under CEQA. Although AB 32 did not amend CEQA, it identifies the myriad environmental problems in California caused by global warming (Health and Safety Code Section 38501[a]). In response to the relative lack of guidance on addressing GHGs and climate change, SB 97 was passed in order to amend CEQA by directing the Office of Planning and Research to prepare revisions to the State CEQA Guidelines addressing the mitigation of GHGs or their consequences. These revisions to the State CEQA Guidelines went into effect in January 2010.

Thresholds of significance illustrate the extent of an impact and are a basis from which to apply mitigation measures. Significance thresholds for GHG emissions resulting from land use development projects have not been established in Nevada County. In June 2010, the Bay Area Air Quality Management District (BAAQMD) published its greenhouse gas threshold.¹ Utilization of

¹The thresholds BAAQMD adopted were called into question by a minute order issued January 9, 2012, in *California Building Industry Associated v. BAAQMD*, Alameda Superior Court Case No RG10548693. On March 5, 2012, the Alameda

BAAQMD's GHG threshold has been considered reasonable and appropriate by NSAQMD staff in the cases of recent environmental impact reports published in Nevada County, such as the Town of Truckee Coldstream Specific Plan DEIR (Truckee 2011) and the Nevada County Rincon Del Rio DEIR (Nevada County 2012). If the proposed project would generate GHG emissions above the threshold level, it would be considered to contribute substantially to a cumulative impact and the impact would be considered significant. The proposed project would also be considered to have a significant impact if it would be in conflict with the AB 32 goals for reducing GHG emissions. This DEIR assesses the proposed project's potential to result in a significant GHG impact by determining its consistency with strategies identified in the AB 32 Scoping Plan for reducing GHG emissions. As stated previously, the AB 32 Scoping Plan contains the main strategies California is implementing to achieve reduction of 169 MMT of CO₂e, or approximately 30 percent from the state's projected 2020 emissions level of 596 MMT of CO₂e under a business-as-usual scenario. The AB 32 Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory.

METHODOLOGY

As stated above, the NSAQMD does not currently have an adopted threshold of significance for GHG emissions. In June 2010, the BAAQMD published its GHG threshold in which projects resulting in more than 4.6 metric tons of CO₂e per service population (residents plus employees) per year are considered to result in a significant impact (BAAQMD 2011). The BAAQMD thresholds were chosen based on the substantial evidence that such thresholds represent quantitative and/or qualitative levels of GHG emissions, compliance with which means that the environmental impact of the GHG emissions will normally not be cumulatively considerable under CEQA (BAAQMD 2011). Compliance with such thresholds will be part of the solution to the cumulative GHG emissions problem, rather than hinder the State's ability to meet its goals of reduced statewide GHG emissions under AB 32. For the purposes of evaluating the proposed project's GHG impacts, emissions resulting from the potential extent of growth that could be supported upon future annexation of the two different Spheres of Influence (SOIs) proposed will be quantified and compared to the BAAQMD threshold of 4.6 metric tons of CO₂e per service population annually, and the project itself will be compared with the strategies identified in the AB 32 Scoping Plan for a determination of consistency. The resultant GHG emissions of proposed project implementation were calculated using the California Emissions Estimator Model (CalEEMod), version 2011.1.1, computer program (see **Appendix 3.2-A**).

IMPACTS AND MITIGATION MEASURES

GHG Emissions (Standard of Significance 1)

Impact 3.2.1 The proposed project could result in a net increase in greenhouse gas emissions and could result in a significant impact on the environment. This impact is **cumulatively considerable**.

County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the thresholds were valid on the merits, but found that the adoption of the thresholds was a project under CEQA. The court issued a writ of mandate ordering the BAAQMD to set aside the thresholds and cease dissemination of them until the BAAQMD had complied with CEQA. The claim made in the case concerned the CEQA impacts of adopting the thresholds; that is, how the thresholds would affect land use development patterns. Those issues are not relevant to the scientific soundness of the BAAQMD's analysis of what levels of pollutants should be deemed significant, or the threshold to use in assessing any air quality-related impact the project would have on the existing environment. These thresholds are based on substantial evidence identified in Appendix D of the Guidelines and are therefore used in this analysis.

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GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact.

It is important to note that neither of the proposed scenarios, LAFCo-recommended or District-preferred, would specifically implement or directly result in the construction of any new facilities. Neither Nevada County LAFCo nor the Truckee Sanitary District (TSD; District) has any land use regulatory authority. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either the Town of Truckee or Nevada County, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans. Furthermore, GHG emissions are already being generated by current land use activities.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

The LAFCo-recommended boundary for the TSD Sphere of Influence proposes to generally amend the overall area of the District's SOI to be reduced to only include the Town of Truckee as well as developed areas adjacent to the Town of Truckee, which are under the jurisdiction of Nevada County (see **Figure 2.0-2**). This would result in a substantial reduction of the TSD Sphere of Influence as compared with existing conditions due to the removal of territory in public ownership and areas that are not expected or anticipated to be developed from the existing District SOI.

Table 3.3-3 of Section 3.3 of this DEIR identifies the extent of growth potential in the LAFCo-recommended SOI (near term and long term). The total development potential shown in **Table 3.3-3** does not factor existing development. It should be noted that this growth could occur without the proposed update of the SOI given that wastewater service can also be provided through septic systems.

For the purposes of projecting GHG emissions that could result from the LAFCo-recommended SOI boundary, emissions generated from the maximum growth potential in the LAFCo-recommended SOI (near term and long term) are quantified.² Estimated GHG emissions resulting from these activities are summarized in **Table 3.2-4**.

² No aspect of the proposed project would specifically implement or directly result in the construction of any new facilities. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either the Town of Truckee or Nevada County, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans.

TABLE 3.2-4
ESTIMATED GREENHOUSE GAS EMISSIONS – MAXIMUM GROWTH POTENTIAL IN LAFCO-RECOMMENDED SPHERE OF INFLUENCE (METRIC TONS PER YEAR)

Emissions Source	Carbon Dioxide (CO ₂)	Methane (CH ₄)	Nitrous Oxide (N ₂ O)	CO ₂ e
Area Source (landscaping, hearth)	1,932	0.81	0.08	1,974
Energy	4,802	0.13	0.06	4,824
Mobile	20,799	1.27	0.00	20,826
Waste	6,522	385	0.00	14,616
Water	6,479	83	2.13	8,887
Total	40,534	470	2.27	51,127

Source: CalEEMod version 2011.1.1. The extent of growth potential in the LAFCo-recommended SOI (near term and long term) is projected at 824 residential units and 542,100 square feet of industrial building space per **Table 3.3-3** of Section 3.3. See **Appendix 3.2-1** for emission model outputs.

Table 3.2-5 depicts the projected GHG emissions per service population for the project. The service population associated with the growth potential in the LAFCo-recommended SOI (near term and long term) was determined by estimating the number of potential residents and employees that would be accommodated with realization of the maximum growth potential in the LAFCo-recommended SOI. According to the Energy Information Administration (EIA; 1995), there is an average of one employee per 1,750 square feet of industrial building space, and applying this ratio to the industrial square footage growth potential in the LAFCo-recommended SOI (near term and long term) equals 310 potential employees (542,100 square feet of industrial building space ÷ 1,750 = 310). According to the California Department of Finance (DOF; 2012), the average residential unit in Nevada County houses 2.3 persons. The application of this ratio to the residential unit growth potential in the LAFCo-recommended SOI (near term and long term) equals 1,895 potential residents (824 x 2.3 = 1,895).

TABLE 3.2-5
LAFCO-RECOMMENDED SPHERE OF INFLUENCE GREENHOUSE GAS EMISSIONS PER SERVICE POPULATION

	Emissions	Jobs	Population	Service Population (SP)	MTCO ₂ e/SP/Year
Growth Potential in the LAFCo-Recommended SOI (Near Term and Long Term)	51,127	310	1,895	2,205	23.2

Based on the population and employment figures listed in **Table 3.2-5**, the projected service population associated with the maximum growth potential within the LAFCo-recommended SOI would be 2,205. Dividing the GHG emissions for this maximum growth potential yields a metric ton per service population ratio of 23.2.

District-Preferred Truckee Sanitary District Sphere of Influence

Similar to the LAFCo-recommended scenario, the District-preferred SOI boundary would also remove areas that are in government ownership and unlikely to be developed or which are

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public land areas and will not be developed. However, the District-preferred SOI scenario would retain four areas in the current SOI that could, under certain circumstances, require service from the TSD. These areas, as depicted on **Figure 2.0-3**, include the Juniper Hills area south of the Town of Truckee, the Klondike Flats area west of Highway 89 North, the Tahoe Timber Trails private camping community, and the Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

The existing communities of Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the existing TSD collection system. While they could be connected by pump systems and force mains, the TSD indicates that these areas would be served (if TSD service is requested) using sewer hauling trucks from existing individual or central collection basins. In other words, wastewater from the existing and planned development at Russell Valley, Tahoe Timber Trails, and Klondike Flats would not be conveyed through miles of infrastructure to the existing Tahoe-Truckee Sanitation Agency (TTSA) facilities for treatment and disposal if serviced by the TSD. Rather, wastewater would be hauled by truck from these areas to the existing TTSA facilities for treatment and disposal, which at the time of this analysis has adequate capacity to manage the additional flow and loading. Under these septage hauling scenarios, Klondike Flats could necessitate up to 4 trips per week, the Tahoe Timber Trails campgrounds could necessitate up to 20 trips per week during their peak occupancy period, though during the winter no service would be required, and finally Russell Valley could necessitate up to 10 trips per week, according to the TSD.

The case of the Juniper Hills area is slightly different, as this area is located adjacent to the Town of Truckee on the east side. As noted above, this area is approved for 163 residential parcels, of which 100 are already developed and served by individual septic systems. Due to the proximity of the Juniper Hills area to the Town of Truckee, existing TSD wastewater conveyance facilities are currently available for use if this area is converted from septic systems to the public sewer in the future. Therefore, in the case of Juniper Hills, wastewater would be conveyed through existing infrastructure that exists throughout Truckee.

For the purposes of projecting GHG emissions that would result from the District-preferred SOI boundary, emissions generated from truck trips to haul wastewater from Russell Valley, Tahoe Timber Trails, and Klondike Flats to the TTSA facilities for treatment and disposal are quantified as well as emissions generated from the pumping of wastewater from Juniper Hills to TTSA facilities. Estimated emissions resulting from these activities are summarized in **Table 3.2-6**.

**TABLE 3.2-6
DISTRICT-PREFERRED SPHERE OF INFLUENCE
GREENHOUSE GAS EMISSIONS (METRIC TONS PER YEAR)**

Activity	CO ₂ e (metric tons)
Wastewater Hauling Truck Trips ¹	28
Wastewater Pumping ²	5
Total	33

¹ Emissions quantified with CalEEMod. Distance in miles between TTSA treatment facilities and Russell Valley, Klondike Flats, and Tahoe Timber Trails derived from Google Maps – Russell Valley = 520 round trips annually for 27,248 miles (74.7 miles/day). Klondike Flats = 208 round trips annually for 3,536 miles (9.7 miles/day). Tahoe Timber Trails = 520 round trips annually for 10,504 miles (28.8 miles/day).

² Emissions quantified with CEC’s Redefining Estimates of Water-Related Energy Use in California (2006). Wastewater generation rate assumptions derived from the Town of Truckee Coldstream Specific Plan DEIR (2011) and applied to all 163 parcels of Juniper Hills. See **Appendix 3.2-A** for data inputs.

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Table 3.3-4 of Section 3.3 of this DEIR identifies the extent of growth potential in the District-preferred SOI. The total development potential shown in **Table 3.3-4** does not factor existing development. It should be noted that this growth could occur without the proposed update of the SOI given that wastewater service can also be provided through septic systems.

For the purposes of projecting GHG emissions that could result from the District-preferred SOI boundary, emissions generated from the maximum growth potential in the District-preferred SOI are quantified.³ Estimated GHG emissions resulting from these activities are summarized in **Table 3.2-7**.

TABLE 3.2-7
ESTIMATED GREENHOUSE GAS EMISSIONS – MAXIMUM GROWTH POTENTIAL IN DISTRICT-PREFERRED SPHERE OF INFLUENCE (METRIC TONS PER YEAR)

Emissions Source	Carbon Dioxide (CO ₂)	Methane (CH ₄)	Nitrous Oxide (N ₂ O)	CO ₂ e
Wastewater Hauling & Pumping Activities (Table 3.2-6)	33	0.00	0.00	33
Area Source (landscaping, hearth)	2,298	0.96	0.10	2,348
Energy	5,479	0.15	0.07	5,505
Mobile	23,628	1.44	0.00	23,658
Waste	6,544	387	0.00	14,666
Water	6,513	84	2.14	8,930
Total	44,495	473	2.31	55,140

*Source: CalEEMod version 2011.1.1. The extent of growth potential in the District-preferred SOI is projected at 980 residential units and 542,100 square feet of industrial building space per **Table 3.3-4** of Section 3.3. See **Appendix 3.2-1** for emission model outputs.*

Table 3.2-8 depicts the projected GHG emissions per service population for the project. The service population associated with the growth potential in the District-preferred SOI was determined by estimating the number of potential residents and employees that would be accommodated with realization of the maximum growth potential in the District-preferred SOI. According to the EIA (1995), there is an average of one employee per 1,750 square feet of industrial building space, and applying this ratio to the industrial square footage growth potential in the District-preferred SOI equals 310 potential employees (542,100 square feet of industrial building space ÷ 1,750 = 310). According to the DOF (2012), the average residential unit in Nevada County houses 2.3 persons. The application of this ratio to the residential unit growth potential in the District-preferred SOI equals 2,254 potential residents (980 x 2.3 = 2,254).

³ No aspect of the proposed project would specifically implement or directly result in the construction of any new facilities. Neither Nevada County LAFCo nor the TSD has any land use regulatory authority. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either the Town of Truckee or Nevada County, and neither Nevada County LAFCo nor the TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable general plans.

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**TABLE 3.2-8
DISTRICT-PREFERRED GREENHOUSE GAS EMISSIONS
PER SERVICE POPULATION**

	Emissions	Jobs	Population	Service Population (SP)	MTCO ₂ e/SP/Year
Growth Potential in the District-Preferred SOI	55,140	310	2,254	2,564	21.5

Based on the population and employment figures listed in **Table 3.2-8**, the projected service population associated with the maximum growth potential within the District-preferred SOI would be 2,254. Dividing the GHG emissions for this maximum growth potential yields a metric ton per service population ratio of 21.5.

Summary of Environmental Effects of Greenhouse Gas Emissions for Both SOI Scenarios

As shown, realization of the maximum growth potential of both the LAFCo-recommended SOI and the District-preferred SOI would exceed the BAAQMD threshold of 4.6 metric tons of CO₂e per service population. Therefore, both the LAFCo-recommended SOI and the District-preferred SOI could result in a net increase in cumulative GHG emissions, and the potential contribution to GHGs is thus considered **cumulatively considerable** and is a **significant and unavoidable** impact.

Mitigation Measures

The establishment of a new SOI is the first step in a series of actions that support the planned growth envisioned in the applicable general plans. The only means legally available to LAFCo of mitigating the impacts would be to reduce the sphere and restrict the amount of growth by restricting the extension of wastewater service. This alternative is considered infeasible for the following reasons:

1. Reduction in the sphere would result in an inconsistency between the LAFCo sphere and the urban development planned by the land use agencies.
2. The land use agencies have adopted multiple mitigation measures in their general plans to mitigate much of the adverse impact of the planned growth.
3. Reduction in the sphere will reduce economic growth, jobs, and housing within the region as found by the applicable land use agencies in their resolutions adopting the EIRs for their general plans.
4. The planned growth does not conflict with LAFCo's mission to promote orderly growth and protect agricultural and open space resources. The agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

Therefore, this impact would remain **significant and unavoidable**.

AB 32 Compliance (Standard of Significance 2)

Impact 3.2.2 Implementation of the proposed project would result in a net increase in greenhouse gas emissions, yet would not conflict with the goals of AB 32, and thus would not result in a significant impact on the environment. This impact is **less than cumulatively considerable**.

The project is considered to have a significant impact if it would be in conflict with the AB 32 goals for reducing GHG emissions. In December 2008, CARB approved the AB 32 Scoping Plan outlining the State’s strategy to achieve the 2020 GHG emissions limit. This Scoping Plan, developed by CARB in coordination with the Climate Action Team, proposes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce dependence on oil, diversify California’s energy sources, save energy, create new jobs, and enhance public health. The Scoping Plan contains a list of 39 recommended actions contained in plan Appendices C and E. This list is also shown in **Table 3.2-9**.

**TABLE 3.2-9
RECOMMENDED ACTIONS OF CLIMATE CHANGE SCOPING PLAN**

Measure Number	Measure Description
Transportation	
T-1	Pavley I and II – Light-Duty Vehicle Greenhouse Gas Standards
T-2	Low Carbon Fuel Standard (Discrete Early Action)
T-3	Regional Transportation-Related Greenhouse Gas Targets
T-4	Vehicle Efficiency Measures
T-5	Ship Electrification at Ports (Discrete Early Action)
T-6	Goods Movement Efficiency Measures. Ship Electrification at Ports System-Wide Efficiency Improvements
T-7	Heavy-Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)
T-8	Medium- and Heavy-Duty Vehicle Hybridization
T-9	High-Speed Rail
Electricity and Natural Gas	
E-1	Energy Efficiency (32,000 GWh of Reduced Demand) Increased Utility Energy Efficiency Programs More Stringent Building & Appliance Standards Additional Efficiency and Conservation Programs
E-2	Increase Combined Heat and Power Use by 30,000 GWh (net reductions include avoided transmission line loss)
E-3	Renewables Portfolio Standard (33% by 2020)

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Measure Number	Measure Description
E-4	Million Solar Roofs (including California Solar Initiative, New Solar Homes Partnership, and solar programs of publicly owned utilities) Target of 3000 MW Total Installation by 2020
CR-1	Energy Efficiency (800 Million Therms Reduced Consumptions) Utility Energy Efficiency Programs Building and Appliance Standards Additional Efficiency and Conservation Programs
CR-2	Solar Water Heating (AB 1470 goal)
Green Buildings	
GB-1	Green Buildings
Water	
W-1	Water Use Efficiency
W-2	Water Recycling
W-3	Water System Energy Efficiency
W-4	Reuse Urban Runoff
W-5	Increase Renewable Energy Production
W-6	Public Goods Charge (Water)
Industry	
I-1	Energy Efficiency and Co-Benefits Audits for Large Industrial Sources
I-2	Oil and Gas Extraction GHG Emission Reduction
I-3	GHG Leak Reduction from Oil and Gas Transmission
I-4	Refinery Flare Recovery Process Improvements
I-5	Removal of Methane Exemption from Existing Refinery Regulations
Recycling and Waste Management	
RW-1	Landfill Methane Control (Discrete Early Action)
RW-2	Additional Reductions in Landfill Methane Increase the Efficiency of Landfill Methane Capture
RW-3	High Recycling/Zero Waste Commercial Recycling Increase Production and Markets for Compost Anaerobic Digestion Extended Producer Responsibility Environmentally Preferable Purchasing
Forests	
F-1	Sustainable Forest Target

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Measure Number	Measure Description
High Global Warming Potential (GWP) Gases	
H-1	Motor Vehicle Air Conditioning Systems: Reduction of Refrigerant Emissions from Non-Professional Services (Discrete Early Action)
H-2	SF ₆ Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)
H-3	Reduction of Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)
H-4	Limit High GWP Use in Consumer Products Discrete Early Action (Adopted June 2008)
H-5	High GWP Reductions from Mobile Sources Low GWP Refrigerants for New Motor Vehicle Air Conditioning Systems Air Conditioner Refrigerant Leak Test During Vehicle Smog Check Refrigerant Recovery from Decommissioned Refrigerated Shipping Containers Enforcement of Federal Ban on Refrigerant Release during Servicing or Dismantling of Motor Vehicle Air Conditioning Systems
H-6	High GWP Reductions from Stationary Sources High GWP Stationary Equipment Refrigerant Management Program: Refrigerant Tracking/Reporting/Repair Deposit Program Specifications for Commercial and Industrial Refrigeration Systems Foam Recovery and Destruction Program SF Leak Reduction and Recycling in Electrical Applications Alternative Suppressants in Fire Protection Systems Residential Refrigeration Early Retirement Program
H-7	Mitigation Fee on High GWP Gases
Agriculture	
A-1	Methane Capture at Large Dairies

The strategies included in the Scoping Plan that apply to all future development, including the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI, are contained in **Table 3.2-10**, which also summarizes the extent to which future development in Nevada County and the Town of Truckee would comply with strategies to help California reach the emissions reduction targets.

**TABLE 3.2-10
AB 32 COMPLIANCE**

Strategy	Project Compliance
Energy Efficiency Measures	
Energy Efficiency Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). Renewable Portfolio Standard Achieve a 33 percent renewable energy mix statewide by	Compliant All future development in California, including that associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI, will comply with the updated Title 24 standards, including the new 2010 California Building Code (CBC), for building construction. These standards require new buildings to reduce water consumption by 20 percent, which results in less energy consumption for

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

Strategy	Project Compliance
<p>2020.</p> <p>Green Building Strategy</p> <p>Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.</p>	<p>pumping water.</p> <p>In addition, the current renewable energy mix in the energy service area encompassing the District-preferred SOI boundary is already 22 percent (CEC 2012) and on pace to achieve the required energy mix by 2020.</p>
<p>Water Conservation and Efficiency Measures</p>	
<p>Water Use Efficiency</p> <p>Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.</p>	<p>Compliant</p> <p>As stated, all future development in California, including that associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI, will comply with the updated Title 24 standards, including the new 2010 California Building Code (CBC), for building construction. These standards require new buildings to reduce water consumption by 20 percent, which results in less energy consumption for pumping water.</p>
<p>Transportation and Motor Vehicle Measures</p>	
<p>Vehicle Climate Change Standards</p> <p>AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles and light-duty trucks. Regulations were adopted by CARB in September 2004.</p> <p>Light-Duty Vehicle Efficiency Measures</p> <p>Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency.</p> <p>Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures</p> <p>Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles.</p> <p>Low Carbon Fuel Standard</p> <p>CARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California’s transportation fuels by at least 10 percent by 2020.</p>	<p>Compliant</p> <p>The project does not involve the manufacture of vehicles. However, vehicles that are purchased and used within the project site would comply with any vehicle and fuel standards that CARB adopts.</p>
<p>Regional Transportation-Related Greenhouse Gas Targets</p> <p>Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.</p>	<p>Compliant</p> <p>Specific regional emission targets for transportation emissions do not directly apply to this project; regional GHG reduction target development is outside the scope of this project. The project will comply with any plans developed in Nevada County.</p>
<p>Measures to Reduce High Global Warming Potential (GWP) Gases</p>	<p>Compliant</p> <p>New products used or serviced on the industrial land</p>

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

Strategy	Project Compliance
<p>CARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. CARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air conditioning systems, and ensuring that existing car air conditioning systems do not leak.</p>	<p>uses would comply with future CARB rules and regulations.</p>
Forests	
<p>Urban Forestry A statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.</p>	<p>Compliant All future development associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI within unincorporated Nevada County will comply with Section L-II 4.2 – Community Design Standards, of the Nevada County Municipal Code. These standards provide design interpretations for commercial, industrial, and residential development that address landscaping requirements. All future development associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI within the Town of Truckee will comply with Chapter 18.40, Landscape Standards, which provides standards for the location and types of landscaping to be provided in various areas of proposed developments, including setbacks, disturbed areas, parking areas, along streets, along property lines, and in buffer areas between incompatible uses. These standards also provide incentives for the preservation of native plants and trees.</p>
Recycling and Waste Management	
<p>High Recycling/Zero Waste Achieve 50 percent statewide Recycling Goal: Achieving the state’s 50 percent waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions associated with energy-intensive material extraction and production as well as methane emission from landfills.</p>	<p>Compliant All future development associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI are required to divert 50 percent of all solid waste from landfill facilities.</p>

All future development associated with the maximum development potential of both the LAFCo-recommended SOI and the District-preferred SOI would be subject to all applicable California state regulatory requirements, which would also reduce GHG emissions. As shown in **Table 3.2-10**, future development would comply with the strategies to help California reach the emissions reduction targets. This impact is therefore **less than cumulatively considerable**.

Mitigation Measures

None required.

3.2 CLIMATE CHANGE AND GREENHOUSE GASES

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3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

This section addresses the environmental effects associated with anticipated actions and associated growth that may occur after establishment of the new Truckee Sanitary District's Sphere of Influence.

3.3.1 EXISTING SETTING

The Truckee Sanitary District (TSD; District) encompasses approximately 39 square miles in Nevada and Placer counties in the Martis Valley area, of which 28 square miles are in Nevada County. While this EIR reviews two potential SOI boundary options (LAFCo-recommended and District-preferred) supporting the Nevada County Local Agency Formation Commission's (LAFCo's) mandated five-year review of the TSD Sphere of Influence, neither scenario would affect the portions of the TSD's existing SOI within Placer County. The following is a description of the existing physical setting conditions of the project area (land area consisting of both the LAFCo-recommended and District-preferred Spheres of Influence).

NATURAL RESOURCES OF THE PROJECT AREA

Aesthetics

Existing Visual Character

Located in the north-central Sierra Nevada mountain range, the project area consists of a combination of publicly and privately held lands. The terrain of Martis Valley ranges from gently sloping within the Valley center to steep ridges to the south, east, and west.

The visual character of the project area and surrounding region can be generally described as three primary landform types: mountains (mountainsides, slopes, ridges and peaks), forests (gently sloping forestlands), and valley (open meadow within the valley floor). Both the mountain and the valley classifications are visually sensitive areas with regard to development potential. A range of land uses characterize the project area that consist of the urban areas (residential, commercial, industrial, and public uses) of the Town of Truckee and adjoining areas, rural residential uses, and forested and open space along the perimeter of the project area.

Locally and state recognized scenic highways in the project area include State Route (SR) 267 and SR 89 (north of the Town of Truckee). In addition to State Routes 267 and 89, Schaffer Mill Road in Placer County is generally considered a scenic corridor with expansive views of the open valley area.

Nighttime Lighting Conditions

At nighttime, the project area has varied nighttime lighting conditions that include high ambient lighting from urban uses in the Town of Truckee and developments adjacent to the town in both Nevada and Placer counties, a low ambient light level, consistent with rural residential areas, and intrinsically dark landscape associated with the forest, recreational, and publicly owned areas located outside of developed areas.

Air Quality

The project area is located in the eastern portion of the Mountain Counties Air Basin (MCAB), which consists of nine counties or portions of counties stretching from Plumas County on the north to Mariposa County on the south. The Northern Sierra Air Quality Management District (NSAQMD) is the local agency for air quality planning with authority over air pollutant sources.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

The MCAB has large variations in terrain and consequently exhibits large variations in climate, both of which affect air quality. The western portions of the MCAB slope relatively gradually with deep river canyons running from southwest to northeast toward the crest of the Sierra Nevada. East of the divide, the slope of the Sierra is steeper, but river canyons are relatively shallow. Based on historical data (1948 to 2006) obtained from the Truckee Ranger Station, average temperatures in the project area range from a January low of approximately 14.9 degrees Fahrenheit to a July high of approximately 82.1 degrees Fahrenheit (Town of Truckee 2011).

The prevailing wind direction over the county is westerly. However, the terrain of the area has a great influence on local winds, so that wide variability in wind direction can be expected. Afternoon winds are generally channeled up-canyon, while nighttime winds generally flow down-canyon. Winds are, in general, stronger in spring and summer and lighter in fall and winter. Periods of calm winds and clear skies in fall and winter often result in strong, ground-based inversions forming in mountain valleys. These layers of very stable air restrict the dispersal of pollutants, trapping these pollutants near the ground, representing the worst conditions for local air pollution.

Regional airflow patterns have an effect on air quality patterns by directing pollutants downwind of sources. Localized meteorological conditions, such as light winds and shallow vertical mixing, as well as topographical features, such as surrounding mountain ranges, create areas of high pollutant concentrations by hindering dispersal. An inversion layer is produced when a layer of warm air traps cooler air close to the ground. Such temperature inversions hamper dispersion by stratifying contaminated air near the ground.

Existing Air Quality

Select criteria air pollutants, emission sources, and associated health and welfare effects are summarized in **Table 3.3-1**.

**TABLE 3.3-1
SUMMARY OF SELECT CRITERIA AIR POLLUTANTS' COMMON SOURCES AND EFFECTS**

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Ozone (O ₃), a colorless or bluish gas.	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NO _x) in the presence of sunlight. Motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles and dyes.
Particulate matter (PM), airborne solid particle and liquid particles. Grouped into two categories: PM ₁₀ and PM _{2.5} .	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Carbon monoxide (CO), an odorless, colorless gas.	Formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, effecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Nitrogen dioxide (NO ₂), a reddish-brown gas.	Fuel combustion in motor vehicles and industrial sources. Motor vehicles; electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming, and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.
Sulfur dioxide (SO ₂), a colorless, nonflammable gas.	Formed when fuel containing sulfur, such as coal and oil, is burned; when gasoline is extracted from oil; or when metal is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, large ships, and fuel combustion in diesel engines.	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel; damage crops and natural vegetation. Impairs visibility. Precursor to acid rain.

Both the California Air Resources Board (CARB) and the US Environmental Protection Agency (EPA) use the above type of monitoring data to designate areas according to attainment status for criteria air pollutants established by the agencies. The purpose of these designations is to identify those areas with air quality problems and thereby initiate planning efforts for improvements. The three basic designation categories are nonattainment, attainment, and unclassified. Unclassified is used in an area that cannot be classified on the basis of available information as meeting or not meeting ambient air quality standards. In addition, the California designations include a subcategory of the nonattainment designation, called nonattainment-transitional, which is given to nonattainment areas that are progressing and nearing attainment.

The eastern portion of Nevada County is currently designated nonattainment for state ozone and PM₁₀ ambient air quality standards. Although the western portion of Nevada County is designated nonattainment for the federal 8-hour ozone standard, the eastern portion of the county, including the Town of Truckee, remains in attainment for the federal 8-hour ozone standard. Nevada County is designated attainment or unclassified for the remaining state and federal ambient air quality standards.

Toxic Air Contaminants

Toxic air contaminants (TACs) are not considered criteria pollutants in that TACs are not addressed through the setting of federal or state ambient air quality standards. Instead, the EPA and CARB regulate hazardous air pollutants (HAPs) and TACs, respectively, through statutes and regulations that generally require the use of the maximum or best available control technology to limit emissions. In conjunction with NSAQMD rules, they establish the regulatory framework for toxic air contaminants. At the national levels, the EPA has established National Emission Standards for HAPs (NESHAPs), as required by the federal Clean Air Act Amendments. These are technology-based source-specific regulations that limit allowable emissions of HAPs.

At the state level, CARB has authority for the regulation of emissions from motor vehicles, fuels, and consumer products. In 1998, CARB added diesel-exhaust particulate matter (DPM) to the list of toxic air contaminants. DPM is the primary TAC of concern for mobile sources. Of all controlled toxic air contaminants, emissions of DPM are estimated to be responsible for about 70 percent of the total ambient TAC risk. CARB has made the reduction of the public's exposure to DPM one of its highest priorities, with an aggressive plan to require cleaner diesel fuel and cleaner diesel engines and vehicles.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Local air districts have authority over stationary or industrial sources. All projects that require air quality permits from the NSAQMD are evaluated for TAC emissions. The NSAQMD limits emissions and public exposure to TACs through a number of programs. The NSAQMD prioritizes TAC-emitting stationary sources, based on the quantity and toxicity of the TAC emissions and the proximity of the facilities to sensitive receptors. The NSAQMD also requires a comprehensive health risk assessment for facilities that are classified in the significant-risk category, pursuant to Assembly Bill (AB) 2588.

Current potential sources of TACs in the project area include mobile emissions from Interstate 80 and railroad operations.

Biological Resources

Dominant vegetation communities present within the project area include conifer forest, hardwood forest, mixed coniferous/hardwood forest, shrub, herbaceous, and water. **Table 3.3-2** summarizes the acreage of these communities for both the LAFCo-recommended SOI boundary and the TSD-preferred SOI.

**TABLE 3.3-2
VEGETATION COMMUNITY TYPES IN PROJECT AREA**

LAFCo-Recommended SOI Boundary (Near-Term and Long-Term)	
Vegetation Types/Coverage	Acreage
Conifer forest	3,570
Shrub	2,063
Herbaceous	182
Water	61
Barren	246
Urban (developed)	166
Mixed conifer and hardwood forest	14
Hardwood forest	10
TSD-Preferred SOI Boundary	
Vegetation Types/Coverage	Acreage
Conifer forest	7,984
Shrub	2,399
Herbaceous	396
Water	65
Barren	294
Urban (developed)	190
Mixed conifer and hardwood forest	19
Hardwood forest	22

Source: Nevada County and Town of Truckee GIS mapping data

Plant and Wildlife Species in the Project Area

Conifer Forest/Hardwood Forest/Mixed Conifer and Hardwood Forest Vegetation Communities

This vegetation cover comprises the following major vegetation associations: eastside pine, lodgepole pine, mixed conifer, subalpine conifer, and white fir. Dominant tree species found in mixed coniferous forest habitats include Jeffrey pine (*Pinus jeffreyi*), white fir (*Abies concolor*), sugar pine (*P. lambertiana*), ponderosa pine (*P. ponderosa*), lodgepole pine (*P. contorta* ssp. *murrayana*), and western white pine (*P. monticola*). Plant species known to grow in the understory include Indian paintbrush (*Castilleja pinetorum*), snowberry (*Symphoricarpos mollis*), mule ears (*Wyethia mollis*), Sierra currant (*Ribes nevadense*), and mountain pride (*Penstemon newberryi*) (Placer County 2004).

Special-status plant species¹ with potential to occur in this vegetation community include scalloped moonwort (*Botrychium crenulatum*), mingan moonwort (*B. minganense*), Bolander's brachia (*Bruchia bolanderi*), mud (shore) sedge (*Carex limosa*), Nevada daisy (*Erigeron eatonii* var. *nevadincola*), Plumas ivesia (*Ivesia sericoleuca*), Webber's ivesia (*Ivesia webberi*), broad-nerved hump-moss, Stebbins' phacelia (*Phacelia stebbinsi*), and alder buckthorn (*Rhamnus alnifolia*) (Town of Truckee 2006, 2011; Placer County 2004).

This vegetation community provides cover, foraging, and breeding habitat for a large diversity of resident and migratory wildlife. Avian species associated with these habitats include western tanager (*Piranga ludoviciana*), western wood peewee (*Contopus sordidulus*), hairy woodpecker (*Picoides villosus*), mountain chickadee (*Poecile gambeli*), white-breasted nuthatch (*Sitta carolinensis*), brown-headed cowbird (*Molothrus ater*), chipping sparrow (*Spizella passerina*), Oregon junco (*Junco hyemalis thurberi*), yellow-rumped warbler (*Dendroica coronata*), northern flicker (*Colaptes auratus*), and Steller's jay (*Cyanocitta stelleri*). Mammalian species associated with mixed coniferous forest habitats include lodgepole chipmunk (*Tamias speciosus*), mule deer (*Odocoileus hemionus*), California vole (*Microtus californicus*), black bear (*Ursus americanus*), raccoon (*Procyon lotor*), mountain lion (*Felis concolor*), and western gray squirrel (*Sciurus griseus*).

Special-status wildlife species with potential to occur in this vegetation community include northern goshawk (*Accipiter gentilis*), bald eagle (*Haliaeetus leucocephalus*), osprey (*Pandion haliaetus*), California wolverine (*Gulo gulo luteus*), and Sierra Nevada red fox (*Vulpes vulpes necator*) (Town of Truckee 2006, 2011; Placer County 2004).

Shrub Vegetation Community

The bitterbrush, basin sagebrush, and western juniper vegetation associations are found within this vegetation community in the project area. This habitat is dominated by sagebrush (*Artemisia tridentata*); however, rabbitbrush (*Chrysothamnus nauseosus*), western juniper (*Juniperus occidentalis* var. *occidentalis*), squirrel tail (*Elymus elymoides*), and bitterbrush (*Purshia tridentata*) are also associated with this habitat in the project area. Scattered trees, such as Jeffrey pine and ponderosa pine, are found interspersed throughout this habitat.

¹ Special-status species are defined as:

- Listed, proposed, or candidate for listing under the California and/or federal Endangered Species Acts;
- Protected under other regulations (e.g., local policies, Migratory Bird Treaty Act);
- California Department of Fish and Game's (CDFG's) Species of Special Concern and California Fully Protected Species; or
- Designated as species of concern by California Native Plant Society (CNPS) (List 1A, 1B, or 2).

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Special-status plant species with potential to occur in this vegetation community include Donner Pass buckwheat (*Eriogonum umbellatum torreyanum*).

In addition to providing shelter, this vegetation community provides excellent foraging opportunities for wildlife species. Additionally, several species of birds and small mammals utilize this habitat for nesting. Avian species commonly associated with Great Basin sage scrub habitats include violet green swallow (*Tachycineta thalassina*), turkey vulture (*Cathartes aura*), American robin (*Turdus migratorius*), mountain chickadee, mourning dove (*Zenaida macroura*), northern flicker, chipping sparrow, vesper sparrow (*Pooecetes gramineus*), and Oregon junco. This habitat also provides forage for mule deer migrating through the project area.

Special-status wildlife species with potential to occur in this vegetation community include western white-tailed jackrabbit (*Lepus townsendii*) and American badger (*Taxidea taxus*) (Town of Truckee 2006, 2011; Placer County 2004).

Herbaceous Vegetation Community

The montane mixed chaparral, huckleberry oak, and snowbrush vegetation associations are found in the montane chaparral habitats within the project area. Montane chaparral habitat is characterized predominantly by shrubs such as manzanita (*Arctostaphylos patula*), huckleberry oak (*Quercus vaccinifolia*), tobacco brush (*Ceanothus velutinus*), snowbrush (*Ceanothus cordulatus*), and bitterbrush; however, herbaceous species including wild onions (*Allium* spp.) and mule ears (*Wyethia* spp.) also occur here.

The annual grass/forbs, wet meadow, perennial grass, and mixed meadow vegetation associations are found in the montane meadow habitats within this vegetation community. Montane meadow habitats are characterized predominantly by grasses and forbs; however, shrubs, such as various willows (*Salix* spp.), are also found here. In some cases, plant species associated with montane meadows have adapted to the saturated soil conditions present within these habitats. Species typically associated with these areas include meadow barley (*Hordeum brachyantherum*), common monkeyflower (*Mimulus guttatus*), clover (*Trifolium* spp.), Indian paintbrush, mint (*Mentha* sp.), shooting star (*Dodecatheon jeffreyi*), and yarrow (*Achillea millefolium*) (Placer County 2004). Additional herbaceous species associated with this habitat include fireweed (*Epilobium angustifolium*), cinquefoil (*Potentilla* sp.), and primrose (*Primula* sp.).

Special-status plant species with potential to occur in this vegetation community include scalloped moonwort, mingan moonwort, Bolander's bruchia, mud (shore) sedge, English sundew (*Drosera anglica*), American manna grass (*Glyceria grandis*), Plumas ivesia, Webber's ivesia, Santa Lucia dwarf rush (*Juncus luciensis*), broad-nerved hump-moss, Stebbins' phacelia, alder buckthorn, and marsh skullcap (*Scutellaria galericulata*) (Town of Truckee 2006, 2011; Placer County 2004a).

Wildlife species found utilizing this habitat include species similar to those associated with the Great Basin sage scrub habitat within the project area (see above discussion). Montane meadow habitats support numerous resident and migratory wildlife species. Such species include American robin, mountain chickadee, cliff swallow (*Petrochelidon pyrrhonota*), killdeer (*Charadrius vociferus*), mourning dove, northern flicker, California mule deer, western bluebird (*Sialia mexicana*), and green-tailed towhee (*Pipilo chlorurus*).

Water Vegetation Community

Riparian scrub habitats associated with this community comprise the following vegetation associations: willow, quaking aspen, and willow-aspen. Riparian scrub habitat is found adjacent

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

to streams within the project area and is dominated by plant species that have adapted to the wet soil conditions found along stream margins. Species typical of riparian habitats in the Sierra Nevada include willow (*Salix* sp.), alder (*Alnus tenuifolia*), cottonwood (*Populus* sp.), and quaking aspen (*Populus tremuloides*) (Placer County 2004).

The Truckee River, Trout Creek, Cold Creek, Donner Creek, Martis Creek, Juniper Creek, Monte Carlo Creek, and the tributaries associated with these drainages are stream habitats, typically supporting minimal vegetation within the banks. However, the vegetation growing adjacent to these streams includes hydrophytic species such as carex (*Carex* spp.), juncus (*Juncus* sp.), and barley (*Hordeum brachyantherum*). In some locations within the project area, these habitats occur adjacent to riparian scrub and montane meadow habitats.

Special-status plant species with potential to occur in this vegetation community include American manna grass, Santa Lucia dwarf rush, and alder buckthorn.

Numerous wildlife species utilize riparian scrub habitats. Such species include raccoon, western gray squirrel, California mule deer, northern flicker, mountain chickadee, and lodgepole chipmunk. Wildlife utilizing stream habitats include mostly aquatic species such as bullfrog (*Rana catesbeiana*), Pacific chorus frog (*Pseudacris regilla*), and various freshwater fish species. Numerous wildlife species also forage within stream habitats, such as raccoon and belted kingfisher (*Ceryle alcyon*).

Special-status wildlife species with potential to occur in this vegetation community include: Lahonton cutthroat trout (*Oncorhynchus clarkii henshawi*), mountain yellow-legged frog (*Rana muscosa*), Sierra Nevada yellow-legged frog (*Rana sierra*), harlequin duck (*Histrionicus histrionicus*), yellow warbler (*Setophaga petechia*), willow flycatcher (*Empidonax traillii*), Sierra Nevada mountain beaver (*Aplodontia rufa Californica*), Sierra Nevada snowshoe hare (*Lepus americanus tahoensis*), and Sierra Nevada red fox (Town of Truckee 2006, 2011; Placer County 2004).

Climate Change and Greenhouse Gases

The reader is referred to Section 3.2 of this Draft EIR.

Geology and Soils

During the last glacial period, glaciers were the main sculptors of the existing terrain in the Martis Valley watershed. They shaped valleys and deposited rock debris over large areas, including the project area. As a result, the region's topography is atypical with high rugged slopes such as those located in the southern part of the project area and the lower valley floor along the Placer County/Nevada County border. Within the Martis Valley basin and along Martis Creek at the county border, the land elevation is approximately 5,830 feet above mean sea level (msl). But in the eastern portion of the valley, Martis Peak rises up to approximately 8,742 feet above msl. To the south, Mt. Pluto dominates the skyline at an elevation of approximately 8,617 feet above msl. High ground between these two peaks is maintained by ridgelines that separate Martis Valley from the Tahoe Basin to the south. From these ridges, the ground surface falls away in a northerly direction until it meets the floor of Martis Valley.

Throughout the Truckee Basin and across a large portion of the project area, there are Miocene-Pliocene andesites underlying the terrain and helping to maintain the area's high relief. Small isolated areas are also underlain by bedrock consisting of Pliocene andesite and Pleistocene basalt. Deposition of both these units postdates the Pliocene-Pleistocene deformation that took place within this region prior to its recent glaciation. In low-lying areas of the Martis Valley basin,

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the surface is covered mostly by lower Pleistocene nonmarine sedimentary rocks composed of fluvial and lacustrine gravel, sand, silt and clay, and upper Pleistocene glacial deposits.

The Truckee and Tahoe basins and Sierra Valley all appear to be related parts of a large graben situated along a westerly margin of the Basin and Range province. Large-scale analysis indicates that generation of this province may have been the result of oblique extension caused by a combination of internal extension and dextral shear regimes related to the dextral shearing mechanism of the San Andreas Fault located along the western margin of the North American Plate.

On a smaller scale, the geometry of late Tertiary and Quaternary faults in the western Basin and Range province, including faults located within the Truckee Basin, can be used to characterize the regional strain that has affected the project area. Faults in the region occur mostly in four distinct orientations and are related by orthorhombic symmetry. This pattern relates their orientation to regional tectonic strain with the same trend. The age of most of these faults can be inferred from offsets of the mafic lava flows located in the project area and surrounding region. Most movement on those faults located in the area occurred between five and one million years ago (Placer County 2004).

Slope Stability

In general, the steeper hillsides located in the region are concentrated in areas where ground surface elevations are greater than 6,500 feet above msl and underlain by Miocene-Pliocene volcanic rocks of andesitic composition. Below this elevation and at the foot of steeper hillsides, the terrain becomes more flat as it leaves mountain areas and onto valley floors and open meadows. A majority of the Martis Valley area has been identified as having moderate to high stability. Low stability areas are generally located east of State Route 267 and in the northeastern portion of the Martis Valley Community Plan area in Placer (Placer County 2004).

Avalanches

The term avalanche, if unmodified, refers to down-slope movements of a mass of snow and/or ice; this mass of frozen water can also be accompanied by other materials. Avalanches are classified by the type of snow involved. These include climax, combination, damp snow, delayed action, direct action, dry snow, hangfire, and windslab avalanches. Sometimes the term avalanche is used to describe those landslides in which the material catches a pocket of underlying air, thus reducing underlying friction and resulting in incredibly rapid downslope movement of snow and/or ice. As movement becomes much more rapid because of lower cohesion, higher water content and steeper slopes the definition of an avalanche can grade from debris slides to debris flows and from debris slide to debris avalanche. Debris slides and, less commonly, debris avalanches may have slump blocks at their heads. In debris slides, the moving mass breaks up into smaller and smaller particles as it advances toward the foot of the slope and the movement is usually slow. In debris avalanches, progressive failure is more rapid and the whole mass, either because it is quite wet or because it is on a steep slope, liquefies, at least in part, and flows and tumbles downhill. These movements are commonly along a stream channel and may advance well beyond the foot of the slope. Debris avalanches generally take place along long narrow drainage ways and often leave a serrated or V-shaped scar tapering uphill at the head in contrast to the horseshoe-shaped scarp of a slump.

Avalanches most frequently occur on northerly- and easterly-facing slopes inclined at angles greater than 29 degrees, but under the right combination of factors, avalanches can be released under a wide variety of slopes with any aspect.

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The project area has a typically maritime climate with generally deep snowpack, mild temperatures, and strong southerly to southwesterly winds. Although avalanches have the potential to occur on steeper slopes in the region, they are not likely to occur on the terrain that is dominated by more subtle surface features.

Faults and Seismic Hazards

Earthquakes threaten man-made improvements either by directly shearing the ground surface beneath structures and/or by causing the ground to oscillate back and forth or side to side as their energy waves migrate through earth's subsurface materials. Based on review of available professional and published reports, the potential for both mechanisms appears to be present in certain locations in the region. In the past, geologists have prepared various reports in an attempt to delineate the potential level of seismic risk imposed on improvements in the Martis Valley area by future earthquakes that may originate from faults in the region.

Surface Rupture

The ground surface may rupture due to shearing action at a fault's trace or intersection with the ground surface. The types of ground failure will be the result of the type of movement along the fault, including right lateral, left lateral, normal, thrusting, or a combination of these movements. According to published reports, several normal faults are located across the project area and in the immediate surrounding area. Therefore, in the event of movement along one of these faults, the hanging-wall block will most likely move downward in relation to the foot-wall block, thus causing the ground surface across the fault to step downward. This differential movement could destroy structures situated atop the fault, including foundations underneath structures, roadways, and earth embankments. The degree of differential movement would be a function of relative movement of hanging and foot-walls located adjacent to the fault. Because of the seismic characteristics in this portion of the Basin and Range province, overall movement along fault structures will likely be more oblique, with a small striking component present with the more dominant dip component.

Ground Shaking

The project area is located within Seismic Zone 3, an area with potential for earthquake damage. In populated areas, the greatest potential for loss of life and property damage is a result of ground shaking from a nearby earthquake. The degree of damage depends on many interrelated factors. Among these factors are the Richter magnitude, focal depth, distance from the causative fault, source mechanism, duration of shaking, high rock accelerations, type of surficial deposits or bedrock, degree of consolidation of surficial deposits, presence of high groundwater, topography, and design, type, and quality of building construction.

Since numerous fault structures are present within the project area and the region, there is a high probability that the region will experience a seismic event sometime in the future that could result in shaking of the ground surface. Two of these faults, the Stampede Valley (also Dog Valley Fault zone) and Lake Tahoe faults, have experienced movement within the past 10,000 years and are therefore considered as active.

The project area is situated in a region that has endured damage of at least VII on the Modified Mercalli Intensity (MMI) scale. (i.e., everyone runs outdoors; damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures, considerable in poorly built or badly designed structures; some chimneys broken; noticed by persons driving cars). (Placer County 2004)

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Liquefaction

The threat of damage to future improvements from liquefaction is low because subsurface conditions underlying most of the project area (shallow soil overlaying bedrock) are generally lacking in the required combination of deep saturated soils, soil type, and high groundwater needed for failure. In order for liquefaction to occur there must be a sudden large decrease in shearing strength in cohesionless saturated soils along with an associated large increase in the groundwater's pore water pressure.

Soil Stability

The project area and surrounding region are underlain mostly by upper Cenozoic andesites. This material is a fine-grained extrusive rock that is equivalent in geochemistry to granodiorite and diorite, which are medium to coarse-grained intrusives. Their mineral assemblage is composed from zero to approximately 10 percent quartz, 50 to 60 percent feldspar that is mostly dominated by sodium plagioclase, 10 percent mica (wet minerals), and approximately 20 percent amphibole. These minerals are dominated by a geochemistry that is typical of the silicates and composed of silica, oxygen, sodium, iron, magnesium, calcium, aluminum, and potassium. Andesite is a fine-grained volcanic rock with intermediate composition and its color falls between acidic (felsitic) and ultrabasic (basaltic) rocks. It is commonly porphyritic, in that larger crystals are found in a finer-grained mineral matrix. This characteristic is due mainly to two or more stages of cooling by the lava as it migrates upward then out onto the ground surface. (Placer County 2004)

Residual soils found on the ground surface are considered as erosional end-member products of the underlying andesitic bedrock. According to the US Department of Agriculture in cooperation with the Soil Conservation Service, University of California Agricultural Experiment Station, and through the US Forest Service utilizing their Soil Survey for the Tahoe National Forest, the project area is covered by several soil types. These residual soils typically consist of particles with a wide grain size distribution ranging from smaller clays to larger cobbles and boulders. The larger rock fragments tend to be angular to subangular, but as they evolve through the natural process of chemical disintegration, they become subrounded to rounded.

Mineral Resources

The project area has been identified for its mineral resource potential specifically for deposits of construction aggregate resources. There are currently aggregate quarries in operation in the project area near the Truckee River.

Hydrology and Water Quality

Surface Water

Surface water resources in the project area are part of the greater Truckee River watershed and includes a network of creeks (e.g., Donner, Cold, Trout, Martis, and Juniper), seasonal lakes, and reservoirs. Runoff from precipitation is the primary source of surface water supply, although there are numerous springs in the area. Surface water is not the main source of domestic water supply in the project area, but Truckee River watershed surface waters are the main source of domestic water for the downstream communities of Reno and Sparks in Nevada.

Flooding

The vast majority of the project area, per the Federal Emergency Management Agency (FEMA) via their National Flood Insurance Program, is in a Zone X designation – “Areas determined to be outside 500 year floodplain.” While most of the project area is dominated by terrain not prone to flooding, low-lying areas along the Truckee River and area creeks are subject to 100-year floods.

Water Quality

The Lahontan Regional Water Quality Control Board (RWQCB) has included the Truckee River (Calwater Watershed No. 63510010) in the 2006 Clean Water Act (CWA) Section 303(d) List of Water Quality Limited Segments requiring total maximum daily loads (TMDL). A TMDL is a quantifiable assessment of potential water quality issues, contributing sources, and load reductions or control actions needed to restore or protect bodies of water.

In May 2008, the Lahontan RWQCB published an amendment to their Water Quality Control Plan (or Basin Plan) that establishes total maximum daily loads for the Middle Truckee River watershed. The amendment to the Basin Plan establishes the following TMDL for the Truckee River measured at Farad: Suspended sediment concentrations shall be reduced to a target value for the annual 90th percentile that is less than or equal to 25 milligrams per liter within 20 years (Lahontan RWQCB 2008).

Groundwater

The Martis Valley Groundwater Basin is generally defined as a low-lying area of about 57 square miles and completely contained within a larger watershed area of approximately 167 square miles. Faults controlled the development of the basin. Downward movement along these faults has progressed within an outline surrounding high angle normal faults. These structures roughly define the sides to the basin. The extension of the earth’s crust within this part of the Basin and Range Province has served as the driving mechanism that has developed the area’s horst and graben terrain.

Downward movement of the basin’s floor, comprising Cretaceous-Jurassic plutonic and metamorphic rocks and Miocene volcanics, has resulted in the deposition of sediments and intermediate to mafic lavas, tuffs, and volcanoclastic materials of late Miocene to Quaternary age within the evolving depression. Drilling logs indicate these deposits are over 1,000 feet thick and are now host to unconfined and confined aquifers of the basin. The basin is estimated to have a sustainable yield of 24,000 acre-feet of water annually based on the Truckee Donner Public Utility District’s 2011 Urban Water Management Plan.

HUMAN-RELATED RESOURCES OF THE PROJECT AREA

Cultural and Paleontological Resources

The Martis Valley area is generally considered rich in cultural resources. While several prehistoric sites and resources have been identified, there is a high probability that many significant cultural resources remain undiscovered within the region. Prehistoric campsites, lithic scatters, and bedrock milling stations are known to be throughout the region. Many sensitive resource sites are adjacent to waterways and meadow areas.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Known Historic Resources

Properties of historical importance in California are currently designated as significant resources in three state registration programs: State Historical Landmarks, Points of Historical Interest, and the California Register of Historic Places. Below is a list of three State Historical Landmarks in the region.

- No. 134 Donner Monument (or) Pioneer Monument: Located at Donner Memorial State Park, Old Highway 40 at Interstate 80 and Truckee exit in Truckee, the memorial commemorates the ill-fated Donner Party of California-bound emigrants, who wintered here in 1846–1847. Many of the party died of exposure and starvation.
- No. 780-6 First Transcontinental Railroad, Truckee: While construction on Sierra tunnels delayed the Central Pacific, advance forces at Truckee began building 40 miles of track east and west of Truckee, moving supplies by wagon and sled. The Summit Tunnel was opened in December 1867. The line reached Truckee on April 3, 1868, and the Sierra were conquered. Rails reached Reno on June 19, 1868, and construction advanced eastward to its meeting with the Union Pacific at the rate of 1 mile daily. On May 10, 1869, the rails met at Promontory (Utah) to complete the first transcontinental railroad. The railroad is located at the Southern Pacific Depot, 70 Donner Pass Road in Truckee.
- No. 724 Pioneer Ski Area of America, Squaw Valley: The VIII Olympic Games of 1960 commemorated a century of sport skiing in California and took place at Squaw Valley Sports Center, northeast corner of Blyth Olympic Arena Building, Squaw Valley Road in Squaw Valley. By 1860, the Sierra Nevada, particularly at the mining towns of Whiskey Diggings, Poker Flat, Port Wine, Onion Valley, LaPorte, and Johnsville, some 60 miles north of Squaw Valley, saw the first organized ski clubs and competition in the western hemisphere.

There is one National Historic Landmark in the region: Donner Camp located at Donner Memorial State Park, National Register Number 66000218. This site is a memorial to the Donner Party.

The Martis Valley Community Plan EIR (2004) identified the historic settlement of Elizabethtown, which was established in the early 1860s as a result of the discovery of gold and silver north of Lake Tahoe near the Northstar-at-Tahoe community. Based on historical accounts, Elizabethtown only consisted of two to three houses and was abandoned by 1864.

Paleontological Resources

Paleontological resources include fossil remains, as well as fossil localities and formations, which have produced fossil material in other nearby areas. These resources can be an important educational resource and are nonrenewable once destroyed. The California Environmental Quality Act offers protection for these sensitive resources and requires that they be addressed during the EIR process.

In 1993, there was a finding of a mastodon just near Boca Reservoir in Nevada County.² The mastodon is hypothesized to have originated from a more northerly location, relocated in a glacier that slowly moved into the region.

Hazards

Hazardous Materials

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22, Section 66260.10, of the California Code of Regulations (CCR) as:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise.

Chemical and physical properties that cause a substance to be considered hazardous, including the properties of toxicity, ignitability, corrosivity, and reactivity, are defined in the CCR, Title 22, Sections 66261.20–66261.24. Factors that influence the health effects of exposure to hazardous material include the dose to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility.

The project area contains several businesses and governmental operations that use, handle, transport, and store hazardous materials. These include, but are not limited to, industrial uses, gas stations, corporation yards, the Truckee-Tahoe Airport, and other similar facilities.

Airport Operations Hazards

The Truckee-Tahoe Airport is the primary general aviation airport serving the entire north Lake Tahoe region. It is a public airport operated by the Truckee-Tahoe Airport District. The facility is located approximately 2 miles southeast from downtown Truckee along State Route 267. The airport straddles the boundary between Nevada and Placer counties. Aircraft utilizing the facility range from gliders to business jets and commuter planes. The most common aircraft are general aviation light single engine. The Truckee-Tahoe Airport Master Plan, dated November 1998, showed the total annual operations for the year 1996 as 32,900 total flights. The Airport Master Plan projects 54,000 flights for the year 2015 and 61,600 flights for the year 2020.

Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Also included are potential airport operation hazards associated with incompatible land uses, such as power transmission lines, wildlife hazards (e.g., bird strikes), or tall structures in the vicinity of an airport.

² Like the modern elephant, the mastodon was very large, with thick, sturdy legs, a huge head, tusks, a hairy almost wooly body, and a flexible, muscular trunk.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Radon

Radon isotope-222 is a colorless, odorless, and tasteless radioactive gas that results from the natural decay of uranium. Uranium and radon are present in varying amounts in rocks and soils, and radon is present in background concentrations in the atmosphere. Current evidence indicates that increased lung cancer risk is directly related to radon-decay products.

Medical communities in the United States are currently conducting intense research into the radon potential of rocks and soils and indoor radon exposure levels. At this time, the EPA has recommended an "action" level for indoor radon concentrations at or exceeding 4 pico-curies per liter of air (pCi/l). The EPA has extrapolated that a 1 to 3 percent lung cancer mortality rate resulting from a lifetime of exposure at 4 pCi/l. In other words, it is estimated that 1 to 3 persons per 100 exposed to this concentration for life will die of lung cancer induced by radon.

Land Use

The reader is referred to Section 3.1 for a discussion of land use conditions in the project area.

Noise

The existing noise environment in the project area is defined almost entirely by surface traffic on the roadway network (e.g., State Routes 267 and 89 and Interstate 80) and by aircraft activities associated with the Truckee-Tahoe Airport. Although railroad noise is intermittently audible in portions of the project area during rail passages through Truckee, it does not significantly contribute to the ambient noise environment. While there are no other significant fixed/industrial noise sources identified in the project area that significantly contribute to the ambient noise environment.

Population/Housing/Employment

The California Department of Finance estimates that the Nevada County unincorporated area has a current (2012) population of 65,564 and 31,738 dwelling units, while the Town of Truckee is estimated at a population of 15,918 and 12,845 dwelling units. Based on review of GIS data for the project area, the LAFCo-recommended SOI area currently contains 355 dwelling units and an estimated population of 817, while the TSD-preferred SOI area currently contains 527 dwelling units and an estimated population of 1,212.

The economy of project area is composed primarily of the recreation, accommodation, and food services; construction; education, health, and social services; and retail trade industries. The largest employer in Truckee, Sierra Community College District (SCCD), employed 1,095 persons in 2009 (Town of Truckee 2011).

Public Services and Utilities

The following is a list of current public service/utility providers in the project area:

- California Department of Forestry and Fire Protection (CAL FIRE) – wildland and forest fire protection
- Truckee Fire Protection District – fire protection and emergency medical services
- Town of Truckee Police Department – law enforcement services

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- Nevada County Sherriff's Department – law enforcement services
- Tahoe-Truckee Unified School District – public school services for grades kindergarten through 12th grade
- Truckee Donner Public Utility District – water supply and electrical services
- Truckee Sanitary District – wastewater conveyance services
- Tahoe-Truckee Sanitation Agency – wastewater conveyance and treatment services
- Tahoe-Truckee Sierra Disposal – solid waste disposal services
- Liberty Utilities – electrical services
- Southwest Gas – natural gas services
- Truckee-Donner Recreation and Park District – park and recreation services

Transportation and Circulation

Roadway System

Martis Valley is in a recreation/resort destination area that attracts tourists during both the summer and winter seasons. The area serves as a recreational and residential area, and also as a “gateway” between the Tahoe Region to the south and the Interstate 80 corridor to the north. As a result, traffic conditions in the area vary greatly over the seasons. Winter conditions can also create adverse driving conditions. The private automobile is the primary mode of travel in the area. The following are key roadway facilities in the project area:

- Interstate 80 (regional east–west highway)
- State Route 267 (regional north–south highway between Interstate 80 and the Lake Tahoe Basin)
- State Route 89 (regional north–south highway that bisects the region)
- Donner Pass Road (local east-west roadway through the Town of Truckee)

Transit System

Truckee Transit

The Town of Truckee contracts with a private operator (Aztec Transportation) to provide public transit services. Truckee Transit fixed-route service is provided on a year-round basis within the town and on a seasonal basis to Donner Summit to the west.

Truckee Dial-A-Ride

Since 2003, the Town of Truckee has contracted with Aztec Transportation for operation of the Truckee Dial-A-Ride program. Truckee Dial-A-Ride provides curb-to-curb demand-response

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

service to persons with disabilities with Americans with Disabilities Act certification and to the general public.

Tahoe Area Regional Transit

Tahoe Area Regional Transit (TART), in partnership with the Town of Truckee, operates transit service between Truckee and Tahoe City along the SR 89 corridor year-round. A winter-only route is operated along SR 267 between Truckee and Crystal Bay. TART is operated seven days a week by the Placer County Department of Public Works.

Greyhound Lines, Inc.

Greyhound provides bus service between Reno and Truckee seven days a week. Passengers are dropped off in Truckee at 10065 Donner Pass Road.

Amtrak

Amtrak provides rail service between Reno and Truckee seven days a week, as part of the California Zephyr route between the Bay Area and Chicago.

Bicycle and Pedestrian Facilities

The Town of Truckee Trails and Bikeways Master Plan identifies a series of bike and trail improvements that would interconnect to existing and planned trails in the region.

3.3.2 REGULATORY FRAMEWORK

FEDERAL

The following is a list of applicable federal regulations to the project area.

- Clean Air Act
- Endangered Species Act
- Migratory Bird Treaty Act
- Clean Water Act
- Truckee-Carson-Pyramid Lake Settlement Water Settlement Act
- National Forest Management Act
- Federal Aviation Regulations
- Code of Federal Regulations
- Resource Conservation and Recovery Act
- National Historic Preservation Act

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- Occupational Safety and Health Act

STATE

The following is a list of applicable state regulations to the project area.

- California Clean Air Act
- California Endangered Species Act
- California Fish and Game Code
- Water Quality Control Plan for the Lahontan Region
- Porter-Cologne Water Quality Act
- California Forest Practice Act
- California Global Warming Solutions Act
- Alquist-Priolo Earthquake Fault Zoning Act
- Surface Mining and Reclamation Act
- California Public Resources Code
- California Public Utilities Code
- California Water Code
- Hazardous Waste Control Law
- California Code of Regulations
- California Occupational Safety and Health Act
- Underground Storage Tank Law
- Safe Drinking Water and Toxic Enforcement Act
- Uniform Fire Code
- Caltrans Transportation Concept Reports for Interstate 80, State Route 267 and State Route 89

LOCAL

The following is a list of applicable local regulations to the project area.

- Nevada County General Plan
- Nevada County Land Use and Development Code

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- Town of Truckee General Plan
- Town of Truckee Municipal Code
- Town of Truckee Trails and Bikeways Master Plan
- Truckee Sanitary District Code
- Truckee Donner Public Utility District Code

3.3.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is generally based on CEQA Guidelines Appendix G.

Aesthetic Resources

- 1) Have a substantial adverse effect on a scenic vista.
- 2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- 3) Substantially degrade the existing visual character or quality of the site and its surroundings.
- 4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Forestry Resources

- 1) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).
- 2) Result in the loss of forestland or conversion of forestland to non-forest use.
- 3) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use.

Air Quality

- 1) Conflict with or obstruct implementation of the applicable air quality plan.
- 2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- 3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under applicable federal or state ambient air quality standards.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- 4) Expose sensitive receptors to substantial pollutant concentrations.
- 5) Create objectionable odors affecting a substantial number of people.

Biological Resources

- 1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS.
- 2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFG or USFWS.
- 3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- 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.
- 5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- 6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.
- 7) Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.

Cultural and Paleontological Resources

- 1) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5, respectively.
- 2) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Sections 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively.
- 3) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.
- 4) Disturb any human remains, including those interred outside of formal cemeteries.

Geology and Soils

- 1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.
 - b) Strong seismic ground shaking.
 - c) Seismic-related ground failure, including liquefaction.
 - d) Landslides.
- 2) Result in substantial soil erosion or the loss of topsoil.
 - 3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
 - 4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
 - 5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Hazards and Hazardous Materials

- 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- 3) Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.
- 4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.
- 5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.
- 6) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing in the project area.
- 7) Impair implementation of or physically interfere with an adopted emergency response plan.

- 8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Hydrology and Water Quality

- 1) Violate any water quality standards or waste discharge requirements.
- 2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- 3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- 4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- 5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- 6) Otherwise substantially degrade water quality.
- 7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map.
- 8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- 9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
- 10) Inundation by seiche, tsunami, or mudflow.

Land Use

- 1) Physically divide an established community.
- 2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Mineral Resources

- 1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- 2) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Noise

- 1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies.
- 2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- 3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- 4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- 5) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, exposure of people residing or working in the project area to excessive noise levels.
- 6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.

Population/Housing

- 1) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- 2) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- 3) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Public Services

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - a) Fire protection.
 - b) Police protection.

- c) Schools.
- d) Parks.
- e) Other public facilities.

Recreation

- 1) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration and the facility would occur or be accelerated.
- 2) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Traffic and Circulation

- 1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- 2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
- 3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- 4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- 5) Result in inadequate emergency access.
- 6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Utilities

- 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- 2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- 3) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- 4) Require new or expanded entitlements in order to have sufficient water supplies available to serve the project.
- 5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- 6) Is not served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- 7) Does not comply with federal, state, and local statutes and regulations related to solid waste.

METHODOLOGY

The proposed project only consists of the establishment of a new Sphere of Influence for the TSD, and no other actions (i.e., annexations and associated infrastructure extensions and improvements) are being sought at this time. Therefore, the proposed project does not result in any direct change to the physical environment that could trigger any significant environmental impacts.

However, the establishment of a new SOI is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place.

CEQA Guidelines Section 15126.2(d) explains that the physical environmental effects of induced growth are considered indirect impacts of a proposed project. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

The Town of Truckee General Plan and Nevada County General Plan provide for land use development patterns and growth policies that allow for the orderly expansion of development to which the TSD would provide supporting wastewater services. The associated general plan EIRs and subsequent project EIRs have evaluated the physical environmental effects of growth in the project area.

The following is a summary of the significant physical environmental impacts of general plan growth and subsequent development and infrastructure extension in the project area that the proposed new SOI would support. The discussion of the significant environmental impacts is based on technical analysis from the Nevada County General Plan EIR and the Town of Truckee General Plan EIR. Greenhouse gases and climate change are addressed in Section 3.2, Climate Change and Greenhouse Gases, while land use impacts are addressed in Section 3.1, Land Use, of this Draft EIR.

IMPACTS AND MITIGATION MEASURES

Secondary Environmental Effects of the Project

Impact 3.3.1 The proposed update of the Sphere of Influence for the TSD would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new SOI could induce growth or a concentration of population that may result in physical environmental impacts. This impact is **significant**.

In updating the TSD’s Sphere of Influence, Nevada County LAFCo is determining the probable physical boundary and service area of the TSD and is thus determining what future territory is eligible for annexation to the District. However, the TSD is not making any final determination to actually annex any territory to the District or to specifically commit to the extension of infrastructure to service the updated SOI, and any actual annexation will require further discretionary review by Nevada County LAFCo.

However, the establishment of a new SOI is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies’ general plans and any development approvals currently in place.

Growth inducement under CEQA Guidelines Section 15126.2(d) is defined as:

...the way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also...the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The potential extent of growth that could be supported with the proposed SOI is described below for each of the alternatives.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

Growth Inducement Potential

Table 3.3-3 identifies the extent of growth potential in the LAFCo-recommended TSD Sphere of Influence (near term and long term). The total development potential shown in **Table 3.3-3** does not factor existing or approved development.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

**TABLE 3.3-3
DEVELOPMENT POTENTIAL
LAFCO-RECOMMENDED TSD SOI (NEAR TERM AND LONG TERM)**

Land Use Designation	Acreage	Development Potential
Nevada County General Plan		
Open Space	17.3	No development potential. This designation allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production.
Recreation	259.8	Designation provides for a wide range of recreation uses and supporting services. Such uses may include destination resorts, including country clubs, ski resorts, golf clubs and golf courses, marinas, campgrounds providing a full range of services, and other similar uses.
Forest-640	15.7	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses. Development potential consists of one dwelling unit.
Forest-160	169.0	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses. Development potential consists of one dwelling unit.
Forest-40	37.5	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses. Development potential consists of one dwelling unit.
Rural-30	14.9	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of one dwelling unit.
Rural-10	518.4	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of 51 dwelling units.
Rural-5	5.9	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of one dwelling unit.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Land Use Designation	Acreage	Development Potential
Estate	16.7	Designation provides for low-density residential development at a minimum lot size of 3 acres per dwelling unit in areas which are essentially rural in character. Development potential consists of one dwelling unit.
High Density Residential	5.4	Designation provides for high-density residential development (up to 20 dwelling units per acre). This acreage includes a Mobile Home combining zoning district that is consistent with the current development of the site. Development potential consists of 108 dwelling units.
Planned Development	721.4	The Hobart Mills Master Plan is located in this designation and is approved for a 30-acre industrial park, 40 acres of recreation, and 63 acres of open space. The remaining land area is zoned as an Interim Development Reserve that holds the land for future development proposals.
Total Acreage/Development Potential in Nevada County		<ul style="list-style-type: none"> • 164 residential dwelling units. • 30 acres of industrial uses (approximately 209,000 square feet) • Recreation uses
Town of Truckee General Plan		
Resource Conservation/Open Space	722.4	Designation is applied to areas containing significant natural resources, including forestland and rangeland, open space uses such as bikeways, trails, and other public areas, lands with environmentally sensitive features such as important wildlife habitat, wetlands, and wildlife movement corridors, areas containing significant scenic vistas, and areas containing important mineral resources.
Residential 1dwelling unit/10 acres	739.0	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 73 dwelling units.
Residential 1 dwelling unit/5 acres	658.8	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 131 dwelling units.
Residential 0.5–1 dwelling unit/acre	134.1	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 134 dwelling units.
Residential 1–2 dwelling units/acre	312.0	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 624 dwelling units.
Industrial	47.8	Designation applies to a variety of industrial and office uses.
Public	1,301.7	Designation provides for government or special district owned and operated facilities, including quasi-public facilities that may be found in a variety of urban and rural settings. The designation

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Land Use Designation	Acreage	Development Potential
		is applied to areas with existing public or quasi-public facilities and land uses, or to publicly owned (or proposed) lands intended for development with public facilities.
Total Acreage/Development Potential in the Town of Truckee		<ul style="list-style-type: none"> • 662 residential dwelling units • 47.8 acres of industrial uses (approximately 333,100 square feet) • Recreation uses
Grand Total Acreage/Development Potential in the LAFCo-Recommended SOI for the TSD		<ul style="list-style-type: none"> • 824 residential dwelling units (approximately 1,895 residents) • 77.8 acres of industrial uses (approximately 542,100 square feet) • Recreation uses

Source: Nevada County and Town of Truckee GIS mapping data 2012; Nevada County 1994; Town of Truckee 2005

In the case of the proposed LAFCo-recommended SOI, the maximum extent of growth and development within the proposed SOI boundaries would consist of varying degrees of land and natural habitat disturbance (spread across 5,747.8 acres) that could accommodate 824 residential dwelling units (approximately 1,895 residents), 542,100 square feet of industrial building space, and recreational uses under the agencies' general plans. This would increase the current residential development by 469 dwelling units (approximately 1,078 residents).

TSD-Preferred Sphere of Influence Growth Inducement Potential

Table 3.3-4 identifies the extent of growth potential in the TSD-preferred SOI. The total development potential shown in **Table 3.3-4** does not factor existing development. It should be noted that this growth could occur without the proposed update of the SOI given that wastewater service could be provided by septic systems.

**TABLE 3.3-4
DEVELOPMENT POTENTIAL TSD-PREFERRED SOI**

Land Use Designation	Acreage	Development Potential
Nevada County General Plan		
Open Space	186.7	No development potential. This designation allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production.
Recreation	259.8	Designation provides for a wide range of recreation uses and supporting services. Such uses may include destination resorts, including country clubs, ski resorts, golf clubs and golf courses, marinas, campgrounds providing a full range of services, and other similar uses.
Forest-640	217.0	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses. Development potential consists of one dwelling unit.
Forest-160	1,584.1	Designation provides for production and management (including timber harvesting and related operations) of timber resources and

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Land Use Designation	Acreage	Development Potential
		for compatible recreational and low-density residential uses. Development potential consists of 9 dwelling units.
Forest-40	279.2	Designation provides for production and management (including timber harvesting and related operations) of timber resources and for compatible recreational and low-density residential uses. Development potential consists of 6 dwelling units.
Rural-30	14.9	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of one dwelling unit.
Rural-20	2,849.6	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of 142 dwelling units.
Rural-10	518.4	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of 51 dwelling units.
Rural-5	5.9	Designation provides for development of compatible uses within a rural setting. Such uses may include rural residential (depending on the specific development pattern and character of an area, availability of public facilities and services, and environmental constraints), agricultural operations and supporting agricultural production, natural resource production and management, and low-intensity recreation. Development potential consists of one dwelling unit.
Estate	16.7	Designation provides for low-density residential development at a minimum lot size of 3 acres per dwelling unit in areas which are essentially rural in character. Development potential consists of one dwelling unit.
High Density Residential	5.4	Designation provides for high-density residential development (up to 20 dwelling units per acre). This acreage includes a Mobile Home combining zoning district that is consistent with the current development of the site. Development potential consists of 108 dwelling units.
Planned Development	899.6	The Hobart Mills Master Plan is located in this designation and is approved for 30-acre industrial park, 40 acres of recreation and 63 acres of open space. The remaining land area is zoned as an Interim Development Reserve that holds the land for future development proposals.

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Land Use Designation	Acreege	Development Potential
Total Acreege/Development Potential in Nevada County		<ul style="list-style-type: none"> • 320 residential dwelling units. • 30 acres of industrial uses (approximately 209,000 square feet) • Recreation uses
Town of Truckee General Plan		
Resource Conservation/Open Space	722.4	Designation is applied to areas containing significant natural resources, including forestland and rangeland, open space uses such as bikeways, trails, and other public areas, lands with environmentally sensitive features such as important wildlife habitat, wetlands, and wildlife movement corridors, areas containing significant scenic vistas, and areas containing important mineral resources.
Residential 1dwelling unit/10 acres	739.0	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 73 dwelling units.
Residential 1 dwelling unit/5 acres	658.8	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 131 dwelling units.
Residential 0.5–1 dwelling unit/acre	134.1	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 134 dwelling units.
Residential 1–2 dwelling units/acre	312.0	Designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development. Development potential consists of 624 dwelling units.
Industrial	47.8	Designation applies to a variety of industrial and office uses.
Public	1,301.7	Designation provides for government or special district owned and operated facilities, including quasi-public facilities that may be found in a variety of urban and rural settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly owned (or proposed) lands intended for development with public facilities.
Total Acreege/Development Potential in the Town of Truckee		<ul style="list-style-type: none"> • 662 residential dwelling units • 47.8 acres of industrial uses (approximately 333,100 square feet) • Recreation uses
Grand Total Acreege/Development Potential in the TSD Preferred SOI		<ul style="list-style-type: none"> • 980 residential dwelling units (approximately 2,254 residents) • 77.8 acres of industrial uses (approximately 542,100 square feet) • Recreation uses

Source: Nevada County and Town of Truckee GIS mapping data 2012; Nevada County 1994; Town of Truckee 2005

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

As identified in **Figure 2.0-3** and **Table 3.1-2**, the TSD-preferred Sphere of Influence supports further growth potential than the LAFCo-recommended SOI. In the case of the proposed District-preferred SOI, the maximum extent of growth and development within the proposed SOI boundaries would consist of varying degrees of land and natural habitat disturbance (spread across 10,753.1 acres) and could accommodate 980 residential dwelling units (156 additional dwelling units over the LAFCo-recommended SOI), 542,100 square feet of industrial building space, and recreational uses under the agencies' general plans. This would increase the current residential development by 453 dwelling units (approximately 1,042 residents).

Summary of Environmental Effects of Growth Inducement for Both SOI Scenarios

The following is a summary of the physical environmental impacts of general plan growth and subsequent development and infrastructure extension based on technical analysis from the Nevada County General Plan EIR and the Town of Truckee General Plan EIR. Greenhouse gases and climate change are addressed in Section 3.2, Climate Change and Greenhouse Gases, of this Draft EIR.

The discussion below also summarizes mitigation measures/policies adopted by Nevada County and the Town of Truckee that address these impacts. The reader is referred to **Appendix 3.3** for a full listing of these measures.

Aesthetics

Development in the project area would alter the visual landscape characteristics of the region from a rural, natural, mountain/open space landscape to a more urban character and as a result of the loss of forest areas and open space. This alteration would be prominent from scenic views along State Route 267, State Route 89, and local roadways. Development would also expand current nighttime lighting and daytime glare conditions that are generally limited to the Town of Truckee area. The Nevada County and Town of Truckee general plan EIRs identified these aesthetic impacts as significant (Nevada County 1995a, Chapter 3, Project Description-Visual Quality; Truckee 2006, Chapter 4.1, Aesthetics and Visual Quality).

Mitigation measures adopted by Nevada County and the Town of Truckee to address these aesthetic impacts include compliance with design guidelines for new development features, prohibition of reflective building materials, and light fixture design and illumination requirements. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 1.17, 1.23, 3.8, and 18.1 through 18.9 and mitigation measures 26, 27A, and 28
- Town of Truckee General Plan Land Use, Community Character, and Conservation and Open Space elements policies P1.1, P1.3, P2.1 through P2.6, P3.1 through P3.3, P4.2, P4.3, and P5.1 through 5.7 and actions A1.1 through A1.5, A 4.1, and A4.2

While aesthetic impacts were identified as mitigated under the Nevada County General Plan Final EIR, these impacts were identified as significant and unavoidable after mitigation for the Town of Truckee General Plan. The Town of Truckee adopted a statement of overriding considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, fostering a rural quality of life, job generation, and economic benefits to the agency).

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Comparison of Impacts of Both SOI Scenarios

Given the visual character and minimally developed condition of the region, aesthetic impacts for both SOI scenarios would also be considered significant and unavoidable. The TSD-preferred SOI would result in slightly greater aesthetic impacts, given the larger extent of development potential.

Air Quality

Development in the project area would result in potentially significant air quality impacts from planned growth that include air pollutant emissions from construction activities and operational emissions from development with specific concerns regarding increased ozone and particulate matter emissions (wood burning as a specifically key issue) and associated compliance with federal and state Clean Air Act standards. No significant carbon monoxide, odor, or TAC impacts are anticipated given the current and future development and traffic conditions. The Nevada County and Town of Truckee general plan EIRs identified these air quality impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Air Quality; Truckee 2006, Chapter 4.2, Air Quality).

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address air quality impacts include construction activity and equipment emission controls, ozone emission offset programs, restrictions on wood-burning devices, and other related measures. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 4.23, 4.24, and 10.7 through 10.9
- Town of Truckee General Plan Land Use, Circulation, Conservation and Open Space elements policies P5.1 through P5.5, P9.1 through P9.3, P11.1 through 11.6, P13.1 through P13.3, and P14.1 through P14.9

While air quality impacts were identified as mitigated with policies under the Nevada County General Plan Final EIR, these impacts were identified as significant and unavoidable after mitigation for the Town of Truckee General Plan. The Town of Truckee adopted a statement of overriding considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, job generation, and economic benefits to the agency).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development that could be supported, construction and operational air quality impacts for both SOI scenarios would be also be considered significant and unavoidable. The TSD-preferred SOI would result in slightly greater construction and operational air quality impacts, given the larger extent of development potential.

Biological Resources

Development of the project area would result in the loss of forest, herbaceous, shrub, and water (including wetland and riparian habitats) vegetation communities (see **Table 3.3-2**) that support special-status plant and wildlife species listed in the biological resources setting discussion (e.g., Lahontan cutthroat, Northern goshawk, willow flycatcher, yellow warbler, California wolverine, and Sierra Nevada red fox), as well as potentially block wildlife movement (movement of the Loyalton-Truckee deer herd is of specific regional concern). The Nevada County and Town of

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Truckee general plan EIRs identified these biological resource impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Biotic Resource; Truckee 2006, Chapter 4.3, Biological Resources). Since there is no adopted habitat conservation plan or natural community conservation plan in the region, no conflicts were identified.

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address biological resource impacts include subsequent project evaluation of site-specific impacts and implementation of avoidance or offset measures, prohibition of structures in wildlife movement corridors, and protection and mitigation of impacts to impacted natural habitats. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 1.17, 1.18, 13.1, 13.2, and 13.8 and mitigation measures 1, 14, 15, 16, 16A, and 17 through 21
- Town of Truckee General Plan Conservation and Open Space Element policies P2.1, P4.1 through P4.5, P5.1, and P5.3 and actions A2.1, A4.1, A5.1, and A5.2

While biological resource impacts were identified as mitigated with policies under the Nevada County General Plan Final EIR, these impacts were identified as significant and unavoidable after mitigation for the Town of Truckee. The Town of Truckee adopted a statement of overriding considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, foster a rural quality of life, job generation, and economic benefits to the agency).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, biological resource impacts for both SOI scenarios would also be considered significant and unavoidable. The TSD-preferred SOI would result in greater biological resource impacts, given the larger extent of development potential and overall land disturbance.

Cultural and Paleontological Resources

The project area is located in a region known to contain significant prehistoric, historic, and paleontological resources and development could result in impacts to undiscovered resources (including human remains). The Nevada County and Town of Truckee general plan EIRs identified impacts to cultural and paleontological resource impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Cultural Resources; Truckee 2006, Chapter 4.4, Cultural Resources).

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address cultural and paleontological resource impacts include subsequent project evaluation of site-specific impacts and implementation of avoidance or protection measures, preservation and protection of historic resources, compliance with existing state laws regarding Native American remains, and notification and additional mitigation treatment for discovered cultural and paleontological resources. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 4.39, 19.1, and 19.7 and mitigation measures 1, 23, 24, 24A, and 27

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- Town of Truckee General Plan Community Character Element policies P18.1 through P18.7 and P19.1 through P19.3 and action 18.1

Cultural and paleontological resource impacts were identified as mitigated with policies under the Nevada County and Town of Truckee general plan EIRs.

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, cultural and paleontological resource impacts for both SOI scenarios would also be considered significant but mitigable with compliance with the adopted policies and mitigation measures identified above. The TSD-preferred SOI would result in greater cultural and paleontological resource impacts, given the larger extent of development potential and overall land disturbance.

Geology and Soils

Development of the project area could be exposed to geologic hazards (geologic and soil stability, slope stability, and avalanches), seismic hazards associated with ground shaking, and conflicts with the extraction of aggregate resources in the area. The Nevada County and Town of Truckee general plan EIRs identified these impacts as potentially significant (avalanche hazards were identified in the Town of Truckee General Plan EIR only) (Nevada County 1995a, Chapter 3, Project Description–Geology and Soils; Truckee 2006, Chapter 4.5, Geology, Soils and Seismicity).

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address geologic impacts include preparation of geotechnical studies and implementation of the study recommendations, design of structures to withstand seismic events, emergency event planning, and restriction of uses on areas designated as important mineral resource areas. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 1.17, 1.20, 1.21, 17.6, 17.14, 17.15, and 17.24 and mitigation measures 1 and 1C
- Town of Truckee General Plan Land Use and Safety elements policies P1.1 through P1.3, P6.1 through P6.4, P3.1, and P7.2 and actions A3.1, A6.1, and A7.1

Geologic impacts were identified as mitigated with policies under the Nevada County and Town of Truckee general plan EIRs.

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, geologic impacts for both SOI scenarios would also be considered significant but mitigable with compliance with the adopted policies and mitigation measures identified above. The TSD-preferred SOI would result in greater geologic impacts, given the larger extent of development potential and overall land disturbance.

Hazards

Development in the project area would be exposed to hazards associated with wildland fires, airport operations (Truckee-Tahoe Airport), hazardous materials, and radon exposure. The

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Nevada County and Town of Truckee general plan EIRs identified these impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Wildland Fires; Truckee 2006, Chapter 4.6, Hazards and Hazardous Materials).

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address hazard impacts include evaluation and remediation of contaminated features consistent with state regulations, compliance with the Truckee-Tahoe Airport Comprehensive Land Use Plan and Part 77 of Federal Aviation Administration regulations, and clustering of development and compliance with fuel modification and emergency evacuation requirements for wildland fire hazards. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 10.1, 10.4, 10.5, 10.6, 10.8, and 10.9 and mitigation measures 1 and 16
- Town of Truckee General Plan Land Use and Safety elements policies P4.4 through P4.7, P5.2, P6.1, P7.1, and P7.2 and actions A6.1 and A6.3

Hazard impacts were identified as mitigated with policies under the Town of Truckee General Plan EIR. However, the Nevada County General Plan EIR identified wildland fire hazards as significant and unavoidable. The County adopted a statement of overriding considerations for its General Plan that identified this impact as acceptable because the General Plan would provide for regional housing needs, retail services, and employment development as well as providing for natural resource conservation (Nevada County 1995b, Exhibit A, p. 19).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, geologic impacts for both SOI scenarios would also be considered significant hazard impacts that can be mitigated with compliance with the adopted policies and mitigation measures identified above, except for wildland fire hazards. While it is anticipated that wildland fire hazards in the project area would be greatly reduced given the proximity to Truckee Fire Protection District and CAL FIRE stations in the Truckee area (as compared to the conclusions of the Nevada County General Plan EIR), Nevada LAFCo has conservatively determined that this impact would remain significant and unavoidable. The TSD-preferred SOI would result in greater wildland fire hazard impacts, given the larger extent of development potential and overall land disturbance.

Hydrology and Water Quality

Development in the project area would have the potential to result in significant construction and operational water quality impacts to the Truckee River, which is an impaired waterway for sediment load, as well as groundwater quality (no groundwater overdraft impacts are expected, as adequate groundwater supply exists to support regional development as documented in the TDPUD 2011 Urban Water Management Plan and the Placer County Martis Valley Community Plan EIR). Development could also be exposed to potential flooding along the Truckee River if not designed properly. The Nevada County and Town of Truckee general plan EIRs identified these impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Hydrology and Water Quality; Truckee 2006, Chapter 4.7, Hydrology and Water Quality).

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address hydrologic impacts include utilization of best management practices (BMPs) for construction and design of development, implementation of ongoing surface water quality monitoring, setbacks from surface water features, use of containment features to avoid contamination of groundwater, and installation of drainage control facilities to mitigate increases in drainage flows. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 3.1, 3.2, 3.4, 3.5, 3.13, 3.15, 16.15, and 16.16 and mitigation measure 16
- Town of Truckee General Plan Land Use, Conservation and Open Space, and Safety elements policies P1.1, P1.3, P2.1, P2.3, P2.4, P4.2, P4.3, P11.1, P11.2, and P11.5 and actions A1.1 and A2.1

Hydrologic impacts were identified as mitigated with policies under the Town of Truckee General Plan EIR. However, the Nevada County General Plan EIR identified surface water and groundwater usage impacts as significant and unavoidable. The County adopted a statement of overriding considerations for its General Plan that identified this impact as acceptable because the General Plan would provide for regional housing needs, retail services, and employment development as well as providing for natural resource conservation (Nevada County 1995b, Exhibit A, pp. 13 and 14).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, both SOI scenarios would also be considered to result in significant water quality and flooding impacts that can be mitigated with compliance with the adopted policies and mitigation measures identified above. While the Nevada County General Plan EIR identified significant and unavoidable countywide surface water and groundwater supply impacts, this impact conclusion is not applicable to the project area given that adequate groundwater supply for development of the Martis Valley area has been documented in the TDPUD 2011 Urban Water Management Plan and the Placer County Martis Valley Community Plan EIR.

The TSD-preferred SOI would result in greater water quality and flooding impacts, given the larger extent of development potential and overall land disturbance.

Land Use/Open Space

Development of the project area would result in the loss of open space and forested areas and could result in land use conflicts with remaining open space and forestland areas. The Nevada County and Town of Truckee general plan EIRs identified this impact as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Land Use; Truckee 2006, Chapter 4.8, Land Use). Since there is no adopted habitat conservation plan or natural community conservation plan in the region, no conflicts were identified.

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address land use/open space impacts include the provision of buffering treatments between incompatible land uses, preservation and sustained productive use of forestlands, ensuring compatibility with adjoining land uses, and supporting land trust activities to acquire and manage open space lands. These mitigation measures and associated mitigating policy provisions include the following:

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

- Nevada County General Plan policies 1.1, 1.5(r), 1.14, 1.16, 1.17, 1.18, 5.1 through 5.23, and 6.1 through 6.9 and mitigation measures 1, 16, and 18
- Town of Truckee General Plan Land Use, Community Character, Circulation, Conservation and Open Space, and Noise elements policies P1.2, P1.7, P2.2, P2.4, P3.10, P5.5, P13.2, and P14.2 and action A5.1

Land impacts were identified as mitigated with policies under the Town of Truckee General Plan EIR. However, the Nevada County General Plan EIR identified land use conflicts and loss of open space impacts as significant and unavoidable. The County adopted statements of overriding considerations for its general plan based on social and economic benefits (e.g., improved housing opportunities, fostering a rural quality of life, job generation, and economic benefits to the agency).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated loss of current open space and forested areas that could be supported, land use and open space impacts for both SOI scenarios would also be considered significant and unavoidable. The TSD-preferred SOI would result in greater loss of open space, given the larger extent of development potential and overall land disturbance.

Noise

Development in the project area would be exposed to existing and future noise levels from expanded operations at the Truckee-Tahoe Airport, new stationary noise sources from growth, and increased traffic noise from an increase in traffic on roadways in the project area. Development would also generate temporary construction noise near existing sensitive noise receptors. The Nevada County and Town of Truckee general plan EIRs identified these impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Noise; Truckee 2006, Chapter 4.9, Noise).

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address noise impacts include establishment of noise exposure standards for both stationary and transportation noise sources, designation of aviation easements to the Truckee-Tahoe Airport District and associated notification of aircraft noise, and noise design features such as berms and structural sound-proofing features. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 1.17, 1.20, 1.21, 9.1, 9.4, 9.7 through 9.12, 17.6, 17.14, 17.17, and 17.24 and mitigation measures 1, 36, and 37
- Town of Truckee General Plan Noise Element policies P1.1 through P1.7, P2.1 through P2.5, and P3.2 through P3.13

Noise impacts were identified as mitigated with policies under the Nevada County General Plan EIR. However, the Town of Truckee General Plan EIR identified transportation and airport noise impacts as significant and unavoidable. The Town adopted a statement of overriding considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, fostering a rural quality of life, job generation, and economic benefits to the agency).

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Comparison of Impacts of Both SOI Scenarios

Both SOI scenarios would result in noise impacts that would be mitigated from implementation of the above policies and mitigation. However, both SOI scenarios would be exposed to anticipated increases in airport traffic noise from the Truckee-Tahoe Airport, and this impact would be significant and unavoidable. The TSD-preferred SOI would result in greater noise impacts, given the larger extent of development potential and associated population exposed to airport operation noise.

Population/Employment/Housing

Development in the project area would increase housing supply, residential population, and employment consistent with the applicable general plans. The Town of Truckee General Plan identified potentially significant growth and housing impacts associated with the provision of adequate affordable housing and future employment needs from planned growth (Truckee 2006, Chapter 4.10, Population, Employment, and Housing). Although not specifically addressed in an impact discussion, the Nevada County General Plan EIR alternatives analysis and CEQA Findings of Fact did address population growth associated with General Plan adoption (Nevada County 1995b, Exhibit A, pp. 60 through 68). No impacts associated with substantial displacement of housing or people in either EIR.

Policy provisions adopted by the Town of Truckee to address this impact include provision of employee housing as part of new development projects, establishment of residential density bonus incentives, and encouragement of affordable housing development. These mitigating policy provisions include the following:

- Town of Truckee General Plan Land Use and Housing elements policies P2.3 and P2.11

Growth and housing impacts were identified as mitigated with policies under the Nevada County General Plan EIR. However, the Town of Truckee General Plan EIR identified increased demand for affordable housing as significant and unavoidable. The Town adopted a statement of overriding considerations for its General Plan based on social and economic benefits (e.g., improved housing opportunities, fostering a rural quality of life, job generation, and economic benefits to the agency).

Comparison of Impacts of Both SOI Scenarios

Both SOI scenarios would provide housing opportunities as well as increase the need for affordable housing that would result in the same significant and unavoidable affordable housing impact identified in the Town of Truckee General Plan EIR. The TSD-preferred SOI would result in greater residential growth (an additional 156 dwelling units and 359 residents) over the LAFCo-recommended SOI.

Public Services, Utilities, and Recreation

Development of the project area would increase the demand for public services and result in utility expansion. The Nevada County and Town of Truckee general plan EIRs identified these impacts as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Public Services and Utilities; Truckee 2006, Chapters 2.10 and 4.13, Public Services/Utilities and Service Systems).

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address public service and utility service provision impacts include maintenance of service standards for public services, coordination with public service providers on consideration and design of development projects, and written verification that adequate water and wastewater facilities and capacity exist to serve proposed development. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 3.1 through 3.9, 3.12, 3.14, 7.3, and 7.5 through 7.7
- Town of Truckee General Plan Land Use, Conservation and Open Space, and Safety elements policies P1.1, P1.13, and P4.2

Public service and utility impacts were identified as mitigated with policies under the Town of Truckee General Plan EIR. However, the Nevada County General Plan EIR identified wastewater service and public school impacts as significant and unavoidable. The County adopted a statement of overriding considerations for its General Plan that identified this impact as acceptable because the General Plan would provide for regional housing needs, retail services, and employment development as well as providing for natural resource conservation (Nevada County 1995b, Exhibit A, pp. 14 through 17).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, both SOI scenarios would also be considered to result in significant public service and utility impacts that can be mitigated with compliance with the adopted policies and mitigation measures identified above. While the Nevada County General Plan EIR identified significant and unavoidable countywide wastewater and public school impacts, this impact conclusion is not applicable to the project area given that wastewater treatment capacity and public school services for development of the Martis Valley area have been documented to be adequate in the future in the Town of Truckee General Plan EIR and the Placer County Martis Valley Community Plan EIR.

The TSD-preferred SOI would result in greater public service and utility impacts, given the larger extent of development potential.

Transportation and Circulation

Development in the project area would contribute to traffic level of service impacts expected in the region to key roadway facilities (e.g., State Route 267, State Route 89, Interstate 80, Donner Pass Road). In the Nevada County and Town of Truckee general plan EIRs, roadway traffic impacts were cited as potentially significant (Nevada County 1995a, Chapter 3, Project Description–Traffic and Circulation; Truckee 2006, Chapter 4.12, Traffic and Circulation). No significant transit, pedestrian, or bicycle facility or service impacts were expected given existing and planned improvements to these alternative forms of transportation. In addition, all new roadway facilities would be required to meet current local and state roadway safety design standards to avoid safety issues.

Policy provisions and mitigation measures adopted by Nevada County and the Town of Truckee to address transportation impacts include proper design of the roadway system to accommodate traffic efficiently and safely, maintenance of appropriate levels of service for roadway and intersection traffic operations, securing adequate funding for traffic improvements, establishment of transit services and facilities, and provision of bicycle and

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

pedestrian facilities. These mitigation measures and associated mitigating policy provisions include the following:

- Nevada County General Plan policies 4.6 through 4.9, 4.11, and 4.20 and mitigation measure 31B
- Town of Truckee General Plan Circulation Element policies P1.1 through 1.4, P2.1 through P2.3, P6.8, P10.2, P10.8, and P11.2 through 11.7

Traffic operational impacts were identified as significant and unavoidable under the Town of Truckee and Nevada County general plan EIRs. Nevada County and the Town of Truckee adopted statements of overriding considerations for their general plans based on social and economic benefits (e.g., improved housing opportunities, fostering a rural quality of life, job generation, and economic benefits to the agency).

Comparison of Impacts of Both SOI Scenarios

Given the extent of development and associated land disturbance that could be supported, both SOI scenarios would also be considered to result in significant and unavoidable roadway traffic operational impacts. The LAFCo-recommended SOI area growth could generate approximately 12,000 daily trips (residential and industrial uses) at buildout, while the TSD-preferred SOI area growth could generate approximately 14,000 daily trips.³

Mitigation Measures

Based on the above analysis and review of the Town of Truckee and Nevada County general plan EIRs, Nevada County LAFCo has determined that the following environmental impacts of growth supported by both SOI scenarios would be mitigated to less than significant through implementation of mitigation measures, policies, and regulations of the Town and County:

- Cultural and Paleontological Resources
- Geology/Soils/Mineral Resources
- Hazards (with the exception of Wildland Fire Hazards)
- Hydrology and Water Quality
- Public Services/Utilities/Recreation

Plan policy provisions and mitigation measures have been adopted by land use agencies to address these impacts to the extent feasible, but the following environmental impacts of growth have been identified as significant and unavoidable by the Town of Truckee and Nevada County. Nevada County LAFCo has determined that these significant and unavoidable impacts would occur from growth supported by both SOI scenarios:

- Aesthetics (Town of Truckee General Plan)

³ Based on traffic generation rates in the Town of Truckee Coldstream Specific Plan EIR (2011) and the Martis Valley Community Plan EIR (2004).

- Air Quality (Town of Truckee General Plan)
- Biological Resources (Town of Truckee General Plan)
- Wildland Fire Hazards (Nevada County General Plan)
- Land Use/Open Space (Nevada County General Plan)
- Noise (Town of Truckee General Plan)
- Affordable Housing (Town of Truckee General Plan)
- Roadway Traffic Operations (Town of Truckee and Nevada County general plans)

While the new SOIs would not result in any new growth-related environmental impacts or the increased severity of the above identified significant environmental impacts (similar finding to CEQA Guidelines Section 15162), establishment of a new SOI is the first step in a series of actions that support this planned growth. With the exception of not updating the Sphere of Influence, there are no feasible mitigation measures available to Nevada County LAFCo to address this impact. This growth-inducing impact would be **significant and unavoidable**.

3.3.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for potential population growth inducement with the proposed project includes approved and proposed development in the Town of Truckee and in the surrounding areas of Nevada County, as well as the proposed SOI update for the Truckee Donner Public Utility District. For the purposes of evaluating the potential cumulative impacts of the proposed project, all foreseeable development within and adjacent to the proposed project area is considered. Foreseeable development in the project area consists of large-scale projects consistent with the land use intensities in the Town of Truckee and Nevada County general plans and the Martis Valley Community Plan, such as the Coldstream Specific Plan (Town of Truckee), Canyon Springs project (Nevada County), Hobart Mills (Nevada County), and Northstar Mountain Master Plan Project (Placer County). As such, the cumulative development analysis includes consideration of planned projects in both TSD Sphere of Influence proposal scenarios.

Contribution to Environmental Effects in the Region

Impact 3.3.2 The proposed project, along with all existing, approved, proposed, and reasonably foreseeable development in Nevada County, could induce growth or a concentration of population that may result in physical environmental impacts. This impact is considered to be **cumulatively considerable**.

The establishment of a new SOI is the first step in a series of actions that support the planned growth envisioned in the applicable general plans. The only means legally available to LAFCo of mitigating the impacts would be to reduce the sphere and restrict the amount of growth by restricting the extension of wastewater service. This is considered infeasible for the following reasons:

3.3 SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

1. Reduction in the sphere would result in an inconsistency between the LAFCo sphere and the urban development planned by the land use agencies
2. The land use agencies have adopted multiple mitigation measures in their general plans to mitigate much of the adverse impact of the planned growth.
3. Reduction in the sphere will reduce economic growth, jobs and housing within the region as found by the applicable land use agencies in their resolutions adopting the EIRs for their general plans.
4. The planned growth does not conflict with LAFCo's mission to promote orderly growth and protect agricultural and open space resources. The agencies considered such impacts and adopted plans that promote growth in an orderly fashion. There are no significant agricultural or timberland resources, nor designated open space lands, proposed for conversion as part of the plans.

This growth-inducing impact would be **cumulatively considerable** and **significant and unavoidable**.

Mitigation Measures

None available.

REFERENCES

- Lahontan Regional Water Quality Control Board (Lahontan RWQCB). 2005. *Water Quality Control Plan (Basin Plan) for the Lahontan Region, North and South Basins*.
- . 2008. *Total Maximum Daily Load for Sediment, Middle Truckee River Watershed Staff Report*.
- . 2008. *Water Quality Control Plan Amendment, Total Maximum Daily Load for Sediment, Middle Truckee River Watershed*.
- Nevada County. 1994. *Nevada County General Plan* (amended through 2010).
- . 1995a. *Nevada County General Plan Environmental Impact Report*.
- . 1995b. Nevada County Resolution No. 95530.
- Placer County. 2004. *Martis Valley Community Plan Environmental Impact Report*.
- TDPUD (Truckee Donner Public Utility District). 2011. *2011 Urban Water Management Plan*.
- Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*.
- . 2006. *Town of Truckee 2025 General Plan Environmental Impact Report*.
- . 2011. *Coldstream Specific Plan Draft Environmental Impact Report*.

4.0 PROJECT ALTERNATIVES

4.1 INTRODUCTION

State of California Environmental Quality Act (CEQA) Guidelines Section 15126.6(a) states that an environmental impact report (EIR) shall describe and analyze a range of reasonable alternatives to a project. According to the CEQA Guidelines, these alternatives should feasibly attain most of the basic objectives of the project, while avoiding or substantially lessening one or more of the significant environmental impacts of the project. An EIR need not consider every conceivable alternative to a project, nor is it required to consider alternatives that are infeasible. The discussion of alternatives shall focus on those alternatives which are capable of avoiding or substantially lessening any significant effects of the project, even if they impede the attainment of the project objectives to some degree or would be more costly (CEQA Guidelines Section 15126.6[b]).

When addressing feasibility, CEQA Guidelines Section 15126.6 states that “among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to alternative sites.” The CEQA Guidelines also specify that the alternatives discussion should not be remote or speculative; however, they need not be presented in the same level of detail as the assessment of the proposed project.

The CEQA Guidelines indicate that several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors would be unique for each project.

The significant environmental impacts of the project that the alternatives will seek to eliminate or reduce were determined and based upon the findings contained within each technical section evaluated in Sections 3.1 through 3.3 of this Draft EIR.

4.2 ALTERNATIVES UNDER CONSIDERATION

The following alternatives were identified for examination and analysis in this Draft EIR:

Alternative 1 – No Project Alternative. CEQA Guidelines Section 15126.6(e)(1) requires that a No Project Alternative be analyzed. If the No Project Alternative were implemented, neither option of the proposed project (LAFCo-recommend Truckee Sanitary District Sphere of Influence or District-preferred Sphere of Influence) would be implemented, and the existing Truckee Sanitary District (TSD; District) Sphere of Influence (SOI) would be reduced to encompass only the area of the current TSD service area, i.e., areas actually employing TSD services for wastewater conveyance currently, as differentiated from other areas within the TSD Sphere of Influence that are not currently receiving wastewater conveyance service from the TSD. This alternative was selected consistent with the requirements of CEQA Guidelines Section 15126.6(e).

Alternative 2 – Juniper Hills. Under Alternative 2, territory in public ownership and areas that are not expected or anticipated to be developed in the existing TSD Sphere of Influence would be removed from the existing District SOI, as proposed by both the LAFCo-recommend SOI boundary and the District-preferred SOI boundary. However, Alternative 2 would retain the Juniper Hills area south of the Town of Truckee, which is currently within the TSD Sphere of Influence. The areas of Klondike Flats, Tahoe Timber Trails, and Russell Valley would be removed from the District’s SOI.

4.0 PROJECT ALTERNATIVES

Alternative 3 – Existing Sphere of Influence. Under Alternative 3, the TSD Sphere of Influence would remain in its existing form. The present District SOI, established in 1983 and updated in 1998, includes the Town of Truckee and extends north to the Nevada County line. On the east and west, it includes all of the area within the Town’s jurisdictional SOI as shown in the Truckee General Plan. In general, it covers any area in the vicinity of Truckee with a potential to request services. **Figure 2.0-1** depicts the TSD’s current boundaries and existing SOI (adopted in 1983, updated in 1998).

4.3 ALTERNATIVE 1 – NO PROJECT

CHARACTERISTICS

Alternative 1 is the No Project Alternative, which is required to be analyzed per CEQA Guidelines Section 15126.6(e)(1). The purpose of describing and analyzing a No Project Alternative is to allow decision-makers to compare the impacts of approving a proposed project with the impacts of not approving the proposed project. CEQA Guidelines Section 15126.6(e)(3)(B) states that if the project is a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed and the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects that would occur if the project is approved.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the Nevada County Local Agency Formation Commission (LAFCo) to update the SOI for all applicable jurisdictions in the county. An SOI is defined by Government Code Section 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality.” If no update is instigated, the current SOI would be reduced to encompass only the area of the current TSD service area, i.e., areas actually employing TSD services for wastewater conveyance currently, as differentiated from other areas within the TSD Sphere of Influence that are not currently receiving wastewater conveyance service from the District. The current TSD service area is shown in **Figure 2.0-1** as the striped area on the map. This alternative would not meet the project objective of implementing the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 3.1 through 3.3. The reader is referred to these sections for further details on impacts associated with the proposed project.

Land Use

Consistency with Applicable Plans and Policies – Project and Cumulative Impacts

The establishment of the new Sphere of Influence for the TSD under either scenario of the proposed project would not change or conflict with Town of Truckee or Nevada County general plan and zoning designations and development standards. Both SOI scenarios under the proposed project would be consistent with Nevada County LAFCO sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries), as well as with Policy 8 (Open Space and Prime Agricultural Land) of Subsection D (Amendments and Updates of Spheres). This impact was identified as less than significant under project and cumulative conditions.

The No Project Alternative would also not result in any conflicts with the Town of Truckee or Nevada County general plan and zoning designation and development standards. However, it would not assist in supporting future planned development contemplated by the Town and the County. This alternative would conflict with Nevada County LAFCo sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries) by not adequately considering wastewater service in relation to the following factors set forth in Government Code Section 56425(e). Specifically, the No Project Alternative provides no consideration of land areas that are anticipated to need public wastewater services in the next 5 to 20 years as a result of anticipated growth in the Truckee area.

- 1) The present and probable need for public facilities and services in the area.
- 2) Any social or economic communities of interest in the area that the commission determines are relevant to the agency.

Thus, the No Project Alternative would result in a greater impact than the proposed project in regard to consistency with Nevada County LAFCo policies.

Climate Change and Greenhouse Gases

GHG Emissions and AB 32 Compliance

Realization of the maximum growth potential of both the LAFCo-recommended SOI and the District-preferred SOI would exceed the Bay Area Air Quality Management District (BAAQMD) threshold of 4.6 metric tons of CO₂e per service population. The establishment of a new Sphere of Influence is the first step in a series of actions that support this planned growth. Therefore, both the LAFCo-recommended SOI and the TSD-preferred SOI could result in a net increase in cumulative GHG emissions, and the potential contribution to GHGs is thus considered cumulatively considerable and a significant and unavoidable impact.

In terms of Assembly Bill (AB) 32 compliance, all future development associated with the maximum development potential of both the LAFCo-recommended SOI and the TSD-preferred SOI would be subject to all applicable California state regulatory requirements, which would also reduce GHG emissions. Future development would be required comply with the strategies to help California reach the emissions reduction targets. This impact is therefore less than cumulatively considerable.

Under the No Project Alternative, the TSD Sphere of Influence would be reduced to encompass only the current TSD service area, as described above. Such an action would constitute a more substantial reduction than either the LAFCo-recommended SOI boundary or the TSD-preferred SOI boundary. Areas of development outside of the TSD service area would continue to employ the use of septic systems for the treatment of wastewater and would not have the option of obtaining TSD service. This alternative would eliminate the potential for truck trips (and thus GHG emissions) to haul wastewater from Russell Valley, Tahoe Timber Trails, and Klondike Flats to the Tahoe-Truckee Sanitation Agency (TTSA) facilities and the potential for wastewater to be conveyed from the Juniper Hills area to the TTSA facilities as proposed under the District-preferred SOI scenario. Furthermore, the No Project Alternative would restrict planned growth in the Town of Truckee and Nevada County, as it would result in a Sphere of Influence that encompasses land uses that are almost exclusively developed already. The No Project Alternative thus reduces the potential to generate GHG emissions as estimated under the LAFCO-recommended and District-preferred SOI scenarios, yet would result in the same level of

4.0 PROJECT ALTERNATIVES

impact in terms of AB 32 compliance, as all future development in California is required to comply with the strategies to help California reach the emissions reduction targets.

Secondary Environmental Effects of the Project

Induce Growth That May Result in Physical Environmental Impacts Under Project and Cumulative Conditions

The establishment of a new SOI under the proposed project is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place which would result in physical environmental impacts. Potential secondary environmental impacts would be significant and unavoidable, and cumulative impacts would be cumulatively considerable.

Under the No Project Alternative, the TSD Sphere of Influence would be reduced to encompass only the current TSD service area, as described above. In terms of the induction of growth or concentration of population through the extension of infrastructure, the No Project Alternative results in a reduced level of secondary environmental impacts as compared to either scenario of the proposed project, as it would result in a District SOI that encompasses only the current TSD service area. The current TSD service area is an area with land uses currently employing TSD services for wastewater conveyance. The No Project Alternative would not represent a first step in a series of actions that support planned growth, as it would result in a TSD Sphere of Influence that encompasses land uses that are almost exclusively developed already and currently employing the wastewater services offered by the TSD.

4.4 ALTERNATIVE 2 – JUNIPER HILLS

CHARACTERISTICS

Under the Juniper Hills Alternative, the TSD Sphere of Influence would conform with the TSD-preferred SOI boundary, with the exception that the Russell Valley, Tahoe Timber Trails, and Klondike Flats areas would not be included. The Juniper Hills area could then potentially, under certain circumstances, require service from the TSD.

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 3.1 through 3.3. The reader is referred to these sections for further details on impacts associated with the proposed project.

Land Use

Consistency with Applicable Plans and Policies – Project and Cumulative Impacts

The establishment of the new Sphere of Influence for the TSD under either scenario of the proposed project would not change or conflict with Town of Truckee or Nevada County general plan and zoning designations and development standards. Both SOI scenarios under the proposed project would be consistent with Nevada County LAFCO sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries), as well as with Policy 8 (Open

Space and Prime Agricultural Land) of Subsection D (Amendments and Updates of Spheres). This impact was identified as less than significant under project and cumulative conditions.

The Juniper Hills Alternative would also not result in any conflicts with the Town of Truckee or Nevada County general plan and zoning designation and development standards. It would also be consistent with Nevada County LAFCo sphere of influence policies similar to the proposed project.

Climate Change and Greenhouse Gases

GHG Emissions and AB 32 Compliance

Realization of the maximum growth potential of both the LAFCo-recommended SOI and the District-preferred SOI would exceed the BAAQMD threshold of 4.6 metric tons of CO₂e per service population. The establishment of a new Sphere of Influence is the first step in a series of actions that support this planned growth. Therefore, both the LAFCo-recommended SOI and the TSD-preferred SOI could result in a net increase in cumulative GHG emissions, and the potential contribution to GHGs is thus considered cumulatively considerable and a significant and unavoidable impact.

In terms of AB 32 compliance, all future development associated with the maximum development potential of both the LAFCo-recommended SOI and the TSD-preferred SOI would be subject to all applicable California state regulatory requirements, which would also reduce GHG emissions. Future development would be required comply with the strategies to help California reach the emissions reduction targets. This impact is therefore less than cumulatively considerable.

Areas of development outside of the TSD Sphere of Influence under Alternative 2 would continue to employ the use of septic systems for the treatment of wastewater and would not have the option of obtaining TSD service. With the exception of emissions generated from pumping wastewater from the Juniper Hills area (5 metric tons of CO₂e annually), this alternative would eliminate the potential for truck trips (and thus GHG emissions) to haul wastewater from Russell Valley, Tahoe Timber Trails, and Klondike Flats to the Tahoe-Truckee Sanitation Agency (TTSA) facilities as proposed under the TSD-preferred SOI scenario. The Juniper Hills Alternative thus reduces the potential to generate GHG emissions as estimated under the TSD-preferred SOI scenario (though would have higher total GHG emissions than the LAFCo-recommended SOI scenario given that supported development potential would be higher), yet would result in the same level of impact in terms of AB 32 compliance, as all future development in California is required to comply with the strategies to help California reach the emissions reduction targets.

Secondary Environmental Effects of the Project

Induce Growth That May Result in Physical Environmental Impacts Under Project and Cumulative Conditions

The establishment of a new SOI under the proposed project is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place which would result in physical environmental impacts. Potential secondary environmental impacts would be significant and unavoidable, and cumulative impacts would be cumulatively considerable.

4.0 PROJECT ALTERNATIVES

The Juniper Hills Alternative would constitute a reduction than the TSD-preferred SOI in regard to the extent of secondary environmental impacts from planned growth, but would still have more environmental impacts than the LAFCo-recommended SOI as a result of more land disturbance.

4.5 ALTERNATIVE 3 – EXISTING SPHERE OF INFLUENCE

CHARACTERISTICS

Under the Existing Sphere of Influence Alternative, the TSD Sphere of Influence would remain in its existing form. The present District SOI, established in 1983 and updated in 1998, includes the Town of Truckee and extends north to the Nevada County line. On the east and west, it includes all of the area within the Town's jurisdictional SOI as shown in the 2025 Truckee General Plan. **Figure 2.0-1** depicts the TSD's current boundaries and existing SOI (adopted in 1983, updated in 1998).

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 3.1 through 3.3. The reader is referred to these sections for further details on impacts associated with the proposed project.

Land Use

Consistency with Applicable Plans and Policies – Project and Cumulative Impacts

The establishment of the new SOI for TSD under either scenario of the proposed project would not change or conflict with Town of Truckee or Nevada County general plan and zoning designations and development standards. Both SOI scenarios under the proposed project would be consistent with Nevada County LAFCO sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries), as well as with Policy 8 (Open Space and Prime Agricultural Land) of Subsection D (Amendments and Updates of Spheres). This impact was identified as less than significant under project and cumulative conditions.

The Existing Sphere of Influence Alternative would also not result in any conflicts with the Town of Truckee or Nevada County general plan and zoning designation and development standards. However, it would conflict with Nevada County LAFCO sphere of influence general policies 1 (Consistency Requirement) and 2 (Sphere Boundaries) by not adequately considering wastewater service in relation to the following factors set forth in Government Code Section 56425(e). Specifically, this alternative includes large land areas containing designated open space areas that are not planned for development, rural forest designated land areas that are not anticipated to need public wastewater services, and land areas not anticipated to develop and require public wastewater service within a 5- to 20-year time frame.

- 1) The present and planned land use in the area, including agricultural and open-space lands.
- 2) The present and probable need for public facilities and services in the area.
- 3) The present capacity of public facilities and adequacy of public services provided by the agency.
- 4) Any social or economic communities of interest in the area that the commission determines are relevant to the agency.

Thus, the Existing Sphere of Influence Alternative would result in a greater impact than the proposed project in regard to consistency with Nevada County LAFCo policies.

Climate Change and Greenhouse Gases

GHG Emissions and AB 32 Compliance

Realization of the maximum growth potential of both the LAFCo-recommended SOI and the District-preferred SOI would exceed the BAAQMD threshold of 4.6 metric tons of CO₂e per service population. The establishment of a new Sphere of Influence is the first step in a series of actions that support this planned growth. Therefore, both the LAFCo-recommended SOI and the TSD-preferred SOI could result in a net increase in cumulative GHG emissions, and the potential contribution to GHGs is thus considered cumulatively considerable and a significant and unavoidable impact.

In terms of AB 32 compliance, all future development associated with the maximum development potential of both the LAFCo-recommended SOI and the TSD-preferred SOI would be subject to all applicable California state regulatory requirements, which would also reduce GHG emissions. Future development would be required comply with the strategies to help California reach the emissions reduction targets. This impact is therefore less than cumulatively considerable.

The Existing Sphere of Influence Alternative would include additional forest areas as well as Planned Development designated and other rural designated areas into the SOI that are not included in either the LAFCo-recommended SOI or the TSD-preferred SOI. The potential development of these additional areas would generate GHG emissions in excess of those under either scenario of the proposed project. Thus, the Existing Sphere of Influence Alternative would result in greater GHG impacts than the proposed project. This alternative would result in the same level of impact in terms of AB 32 compliance, as all future development in California is required to comply with the strategies to help California reach the emissions reduction targets.

Secondary Environmental Effects of the Project

Induce Growth That May Result in Physical Environmental Impacts Under Project and Cumulative Conditions

The establishment of a new SOI under the proposed project is the first step in a series of actions that could provide TSD wastewater service to land areas within the Town of Truckee and Nevada County that could support growth and development consistent with these agencies' general plans and any development approvals currently in place which would result in physical environmental impacts. Potential secondary environmental impacts would be significant and unavoidable, and cumulative impacts would be cumulatively considerable.

The Existing Sphere of Influence Alternative would include additional forest areas as well as Planned Development designated and other rural designated areas into the SOI that are not included in the either the LAFCo-recommended SOI or the TSD-preferred SOI. Thus, this alternative would result in greater secondary environmental impacts from planned growth than the proposed project.

4.0 PROJECT ALTERNATIVES

4.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 4.0-1 provides a summary of the potential impacts of the alternatives evaluated in this section, as compared with the potential impacts of the proposed project.

**TABLE 4.0-1
COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT**

Issue	Proposed Project Impact Determination		Alternative 1 No Project	Alternative 2 Juniper Hills	Alternative 3 Existing Sphere of Influence
Land Use					
Consistency with Applicable Plans and Policies (Project and Cumulative)	LAFCo Rec. SOI	Less Than Significant	W	S	W
	TSD Pref. SOI	Less Than Significant	W	S	W
Climate Change and Greenhouse Gases					
GHG Emissions	LAFCo Rec. SOI	Significant and Unavoidable	B	W	W
	TSD Pref. SOI	Significant and Unavoidable	B	B	W
AB 32 Compliance	LAFCo Rec. SOI	Less Than Significant	S	S	S
	TSD Pref. SOI	Less Than Significant	S	S	S
Secondary Environmental Effects of the Project					
Secondary Environmental Effects of Growth (Project and Cumulative)	LAFCo Rec. SOI	Significant and Unavoidable	B	W	W
	TSD Pref. SOI	Significant and Unavoidable	B	B	W

B – Impacts better than those under proposed project

S – Impacts the same as those under proposed project, or no better or worse

W – Impacts worse than those under proposed project

Based on the evaluation described in this section, both the No Project Alternative and the Juniper Hills Alternative would have reduced environmental impacts as compared to the proposed project in terms of secondary environmental impacts from growth inducement and GHG emissions generation.

5.0 LONG-TERM IMPLICATIONS OF THE PROJECT

5.0 LONG-TERM IMPLICATIONS OF THE PROJECT

This section discusses the additional topics statutorily required by the California Environmental Quality Act (CEQA). The topics discussed include significant and unavoidable environmental impacts.

5.1 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL EFFECTS

CEQA Guidelines Section 15126.2(b) requires an environmental impact report (EIR) to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. In addition, Section 15093(a) of the CEQA Guidelines allows the decision-making agency to determine if the benefits of a proposed project outweigh the unavoidable adverse environmental impacts of implementing the project. The Nevada County Local Agency Formation Commission (LAFCo) can approve a project with unavoidable adverse impacts if it prepares a Statement of Overriding Considerations setting forth the specific reasons for making such a judgment.

The following impacts of the proposed project, which have been recognized as significant and unavoidable in either the project or cumulative context, are specifically identified in Sections 3.1 through 3.3. The reader is referred to the environmental issue areas of these sections for further details and analysis of these significant and unavoidable impacts.

GHG EMISSIONS

Impact 3.2.1 The proposed project could result in a net increase in greenhouse gas emissions and could result in a significant impact on the environment. This impact is **cumulatively considerable**.

SECONDARY ENVIRONMENTAL EFFECTS OF THE PROJECT

Impact 3.3.1 The proposed update of the Sphere of Influence for the TSD would establish land areas eligible for future annexation into the District and the provision of wastewater service. The potential future annexation and service provision by the TSD set forth by the establishment of the new SOI could induce growth or a concentration of population that may result in physical environmental impacts. This impact is **significant**.

CONTRIBUTION TO ENVIRONMENTAL EFFECTS IN THE REGION

Impact 3.3.2 The proposed project, along with all existing, approved, proposed, and reasonably foreseeable development in Nevada County, could induce growth or a concentration of population that may result in physical environmental impacts. This impact is considered to be **cumulatively considerable**.

5.0 LONG-TERM IMPLICATIONS OF THE PROJECT

REFERENCES

Nevada County. 1994. *Nevada County General Plan* (amended through 2010).

———. 1995. *Nevada County General Plan Draft Environmental Impact Report*.

Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*.

———. 2006. *Town of Truckee 2025 General Plan Draft Environmental Impact Report*.

6.0 REPORT PREPARERS

NEVADA COUNTY LAFCO

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Graphics Jonathan Faoro

APPENDICES

APPENDIX 1.0
NOP/INITIAL STUDY/COMMENTS

Notice of Preparation

Notice of Preparation

To: Interested Parties

(Address)

From: Nevada County LAFCo

950 Maidu Avenue

Nevada City, CA 95959

Subject: Notice of Preparation of a Draft Environmental Impact Report

Nevada County LAFCo

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Nevada County LAFCo at the address shown above. We will need the name for a contact person in your agency.

Project Title: Nevada County Municipal Services Review Update for the Truckee Sanitary District

Project Applicant, if any: N/A

Date June 29, 2012

Signature _____

Title Executive Officer

Telephone 530-265-7180

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Local Agency
Formation
Commission of
Nevada County

Notice of Preparation

Date: June 29 2012

To: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report (EIR) for the proposed Truckee Sanitary District Sphere of Influence Plan Update

Lead Agency: Nevada County Local Agency Formation Commission
Contact: SR Jones, Executive Officer
950 Maidu Avenue
Nevada City, CA 95959

Project Title: Truckee Sanitary District Sphere of Influence Plan Update

Project Location: The Truckee Sanitary District (TSD) is a regional provider of wastewater treatment services with a service area encompassing two primary identifiable population centers, the Town of Truckee and the Martis Valley, as well as sparsely populated surrounding territories within unincorporated areas of Placer and Nevada Counties. In addition to the District's primary service area, TSD provides wastewater treatment services to the Northstar Community Services District (NCSD).

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the Land Agency Formation Commission of Nevada County, as Lead Agency, will prepare an Environmental Impact Report (EIR) for the Truckee Sanitary District Sphere of Influence Plan Update project (proposed project). Pursuant to Sections 15082(a) and 15375 of the CEQA Guidelines, the Land Agency Formation Commission of Nevada County (Nevada County LAFCo) has issued this Notice of Preparation (NOP) to provide Responsible Agencies, Trustee Agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is 30 days starting on June 29, 2012 and ending on July 29, 2012. Please respond at the earliest possible date, but no later than **July 29, 2012**. The Nevada County LAFCo welcomes public input during this review period. In the event that no response or request for additional time is received by any Responsible or Trustee Agency by the end of the review period, the Nevada County LAFCo may presume that the Responsible or Trustee Agency has no response. Please send your written responses to SR Jones, LAFCo Executive Officer, Nevada County LAFCo at the

NOTICE OF PREPARATION OF EIR
TSD Sphere of Influence Update

address shown above. Responses should include the name of a contact person at your agency or organization.

Public Scoping

In addition to written responses to the NOP you are invited to a public scoping meeting that will be conducted to provide you with the opportunity to learn more about the proposed action and to submit additional comments on the content of the EIR. The scoping meeting will be held at the following time and location:

July 26, 2012 at 2:00 p.m.
Town of Truckee Council Chambers
Truckee Town Hall – Administrative Center
10183 Truckee Airport Road
Truckee, CA 96161

If you have further questions or require additional information, please contact the Nevada County LAFCo, SR Jones, LAFCo Executive Officer, using the contact information provided above.

PROJECT DESCRIPTION

Introduction

The Nevada County Local Agency Formation Commission (LAFCo) is responsible for determining boundaries of municipal service providers, such as the Truckee Sanitary District (TSD), within its area of responsibility and jurisdiction. Along with its own locally adopted guidelines, the Nevada County LAFCo operates under the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) located at Section 56000 and following in the Government Code. Under the CKH Act, LAFCo has the mandate of:

- Discouraging urban sprawl
- Preservation of prime agricultural land and open space
- Assuring efficient local government services
- Encouraging orderly growth and development of local agencies

The tools that enable LAFCOs to accomplish those goals are the Municipal Service Review (MSR), the sphere of influence, and the ability to change the organization of a municipal agency. The MSR provides data on services and the ability to provide services. This information is used to determine the sphere of influence that is defined as the probable physical boundary and service area of a local agency. A change in organization, such as annexation must be consistent with the sphere of influence.

In order to establish the sphere of influence, LAFCo is required to make determinations with respect to the following:

- Present and planned land uses in the area, including agricultural and open space lands
- Present and probable need for public facilities and services
- Present capacity of public facilities and adequacy of public services provided by the agency
- Social or economic communities of interest

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TSD Sphere of Influence Update

Nevada LAFCo Sphere of Influence Policies require sphere of influence plans to include a map and phased annexation plan defining the probable boundary of the agency's service area 20 years hence (Long-Term Sphere) and identifying a near-term development horizon (Near-Term Sphere) consisting of lands likely to be annexed prior to the next sphere review or update (typically within five years). In addition, the Commission may designate a geographic area beyond the sphere of influence as an Area of Concern to any local agency. An Area of Concern is a geographic area beyond the agency's sphere of influence in which land use decisions or other governmental actions may directly or indirectly impact the agency.

Project Description

Nevada County LAFCo-Recommended Sphere of Influence Boundary:

The LAFCo-recommended SOI boundary for Truckee Sanitary District would remove territory in public ownership and areas that are not expected or anticipated to be developed from the existing sphere of influence. Pursuant to Commission policy, the LAFCo-recommended SOI identifies a **Near-Term Sphere** and a **Long-Term Sphere**, and also designates an **Area of Concern**. These areas are described below and can be seen depicted on **Figure 2**.

- **Near-Term Sphere:** The near-term sphere includes the following areas:
 - Areas 1, 2, and 3: Three "island" areas that are surrounded by the District and are within the boundaries of the Town of Truckee.
 - Area 4: A "pocket" area along Alder Drive which is surrounded by the District on the east, west and south and is within the boundaries of the Town of Truckee.
 - Area 5: A 558-acre property within the sphere of influence of the Town of Truckee. This parcel is adjacent to the Tahoe Donner subdivision and owned by the Tahoe Donner Association. This property is designated for Residential and for Resource Conservation/Open Space by the Town of Truckee General Plan.
 - Area 6: Three parcels on Teton Way within the Town of Truckee Sphere of Influence. These properties are south of the Tahoe Donner subdivision and designated Resource Conservation/Open Space by the Town of Truckee General Plan.
 - Area 7: A large area north of current district boundaries within the Town of Truckee west of Highway 89 North. This area includes a range of properties including large undeveloped parcels and a small residential neighborhood adjacent to Highway 89.
 - Area 8: A large area north of current District boundaries within the Town of Truckee, east of Highway 89 North. This area includes Prosser Lakeview Estates, a small-lot residential neighborhood, as well as larger residential lots and undeveloped parcels.
 - Area 9: A residentially developed neighborhood (the Meadows) on larger lots within the Town of Truckee south of Interstate 80.
 - Area 10: A large parcel north of the Airport owned by T-TSA and within the boundaries of the Town of Truckee. This parcel is designated Resource Conservation/Open Space by the Town's General Plan.
- **Long-Term Sphere:** The long-term sphere includes:
 - Area 11: An undeveloped area in the Town of Truckee's sphere of influence north of the Town's boundaries and designated by the Town's General Plan as "Residential Cluster/10 Acres."

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- Area 12: An undeveloped area south of Interstate 80, and east of the Town of Truckee's northeast boundary and within the Town's sphere of influence. The Town's General Plan designates this area for Planned Development.
 - Area 13: The Hirschdale neighborhood east of the Town of Truckee but within the Town of Truckee sphere of influence. This area includes small residential developed lots that utilize private septic systems. The area is designated for Residential use by the Town General Plan.
 - Area 14: The Hobart Mills Planned Development area which is located approximately 6 miles north of the District's northern boundaries in the unincorporated area. This area has been designated for Planned Development by Nevada County's General Plan, and is currently developed as an industrial site.
 - Area 16: An undeveloped area in the Town of Truckee's sphere of influence, north of Interstate 80 and Donner Lake, designated by the Town's General Plan for "Residential Cluster/10 Acres."
 - Area 17: An undeveloped area west of the District and within the Town of Truckee's sphere of influence, including territory on both the north and south sides of Interstate 80. This area is designated for Planned Residential Development by the Town's General Plan.
- **Areas of Concern:** Areas of concern include portions of the existing TSD sphere that are designated as forestland in Nevada County. It is unlikely that area will develop but may be of concern to the District if Nevada County entertained a development proposal.

The other areas of concern would be located in Placer County. One overlaps the district boundaries and sphere of influence of the Northstar Community Services District (NCSD), in recognition of the fact that TSD conveys wastewater from Northstar to the Tahoe Truckee Sanitation Agency treatment facility. This relationship is a contractual one, and results in TSD having an interest in potential additional demands on its system. The Area of Concern designation would help focus attention on any potential conflicts between the spheres of influence of the two agencies. Since the principal county for NCSD is Placer County and the principal county for the Truckee Sanitary District is Nevada County, consultation between the Nevada and Placer LAFCos is needed.

Similarly, the area south of Donner Lake in Placer County that has been included in the existing TSD sphere of influence is proposed for designation as an Area of Concern. The Area of Concern designation would assist TSD to be aware of proposed development projects in the area that have potential to impact the District.

Truckee Sanitary District-Preferred Sphere of Influence Boundary

The TSD-preferred Sphere of Influence boundary would also remove areas that are in government ownership and unlikely to be developed or which are public land areas and will not be developed. However, in addition to the areas included in the LAFCo-recommended sphere, the TSD-preferred SOI alternative would retain four areas in the sphere of influence that could, under certain circumstances, require service from TSD. These areas, as depicted on **Figure 3**, include:

- The Juniper Hills area south of the Town of Truckee. This area includes 163 parcels, 100 of which are in residential use with private septic systems.
- The Klondike Flats area west of Highway 89 North. This area includes 21 residential parcels, 13 of which are improved with private septic systems.

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TSD Sphere of Influence Update

- The Tahoe Timber Trails private camping community. This area involves 3 parcels with 553 individual campsites with several community septic/leachfield systems.
- The Russell Valley area, which includes 67 parcels, 47 of which are improved and are served by private septic systems.

While wastewater needs in these four areas are currently met via some form of on-site system, TSD indicates that a number of factors could result in a need for TSD's collection services, including:

- Groundwater or surface water contamination due to poorly functioning systems.
- Undesirable maintenance and costs associated with on-site systems.
- Desire to convert areas currently used for septic tanks and leach fields for other uses
- New regulations by the State and/or County that may prohibit or discourage new septic systems and encourage conversion of existing units.

The District indicates that the four areas could be served either by direct connection utilizing pump systems and force main (in the case of Juniper Hills), or served on a periodic basis by TSD using sewer hauling trucks which would convey septage from individual septic tanks or central collection basins to the Tahoe-Truckee Sanitation Agency wastewater treatment plant.

Attachments:

- Figure 1: Existing TSD Sphere of Influence Boundary
- Figure 2: LAFCo-recommended TSD Sphere of Influence Boundary
- Figure 3: TSD District-preferred Sphere of Influence Boundary

POTENTIAL ENVIRONMENTAL IMPACTS

The potential environmental impacts of the proposed project are analyzed in the Initial Study attached with this Notice. Listed in the table below are the potential impacts that have been identified in the initial study for the proposed project, along with the impacts that have been identified as being *significant and unavoidable* and analyzed in previous EIR's upon which this EIR may rely upon and/or tier off of:

Potential Environmental Impacts Identified in the Attached Initial Study for the Proposed Project:

- Contribution to cumulative degradation of air quality in an impacted air quality basin;
- Potential impacts associated with Green House Gas (GHG) emissions associated with the proposed project; and,
- Growth inducement through the provision of critical infrastructure services;

Environmental Impacts Determined to be *Significant and Unavoidable* in Previous Environmental Analysis Documents Approved within Geographic Areas Associated with the Proposed Project:

Martis Valley Community Plan EIR:

- Land Use Conflicts;
- Loss of Forest and Timber Lands;
- Cumulative Land Use Conflicts;
- Cumulative Loss of Forest/Timber Resources;
- Cumulative Impacts to Area Intersections and Roadways;
- Cumulative Impacts to Regional Highway Facilities;
- Construction Noise Impacts;
- Transportation Noise Impacts;

NOTICE OF PREPARATION OF EIR
TSD Sphere of Influence Update

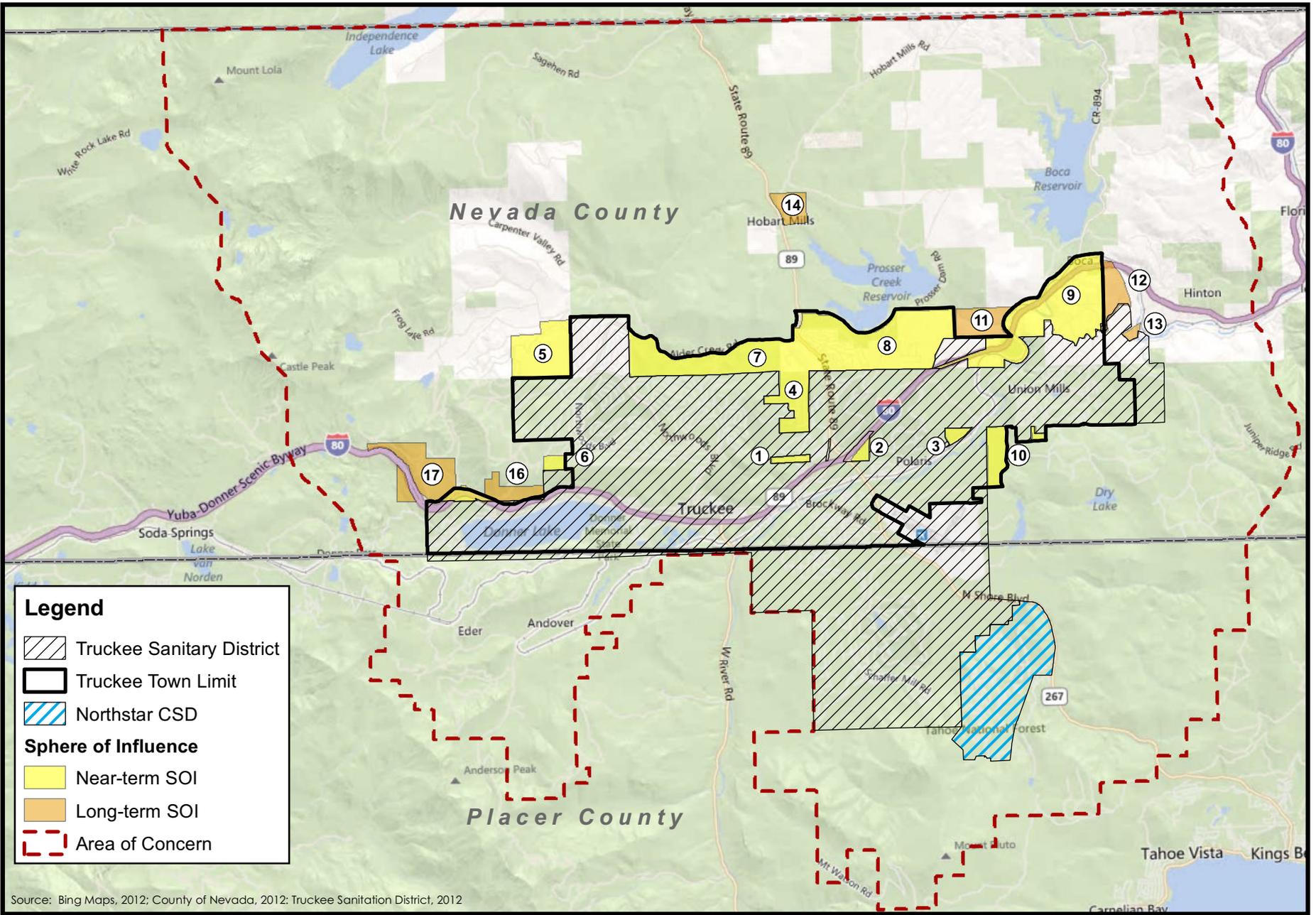
- Truckee-Tahoe Airport Noise Impacts;
- Cumulative Traffic Noise Impacts;
- Construction Air Quality Impacts;
- Regional Ozone Precursor Emissions;
- Regional PM₁₀ Emissions;
- Cumulative Air Quality Impacts;
- Loss of Special-Status Species and their Habitat, Interference with Wildlife Movement, and Fragmentation of Habitat;
- Alteration of Public and Private Views;
- Cumulative Visual Impacts;

Nevada County General Plan EIR:

- Conversion of Open Space;
- Conversion of Farmland;
- Increase wastewater flows which would require expansion of wastewater collection and treatment facilities;
- Generation of additional school-age children;
- Increased exposure of persons and property to wildland fire;

Town of Truckee General Plan EIR:

- Cumulative construction-related visual and air Quality impacts;
- Cumulative impacts on air quality associated with Ozone and PM₁₀ emissions;
- Cumulative impacts to long-term loss of habitat;
- Focused noise impacts associated with the build-out of the General Plan;
- Population, Housing and Employment balance;
- Traffic Related Impacts:
 - Funding for local and regional LOS-related transportation improvements;
 - Intersection LOS exceedences for certain Downtown area intersections; and,
 - Addition of vehicle trips to mainline I-80 which may result in level of service operations deficiencies.



Legend

- Truckee Sanitary District
- Truckee Town Limit
- Northstar CSD

Sphere of Influence

- Near-term SOI
- Long-term SOI

Area of Concern

- Area of Concern

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012



Figure 2
LAFCo Recommended Sphere of Influence

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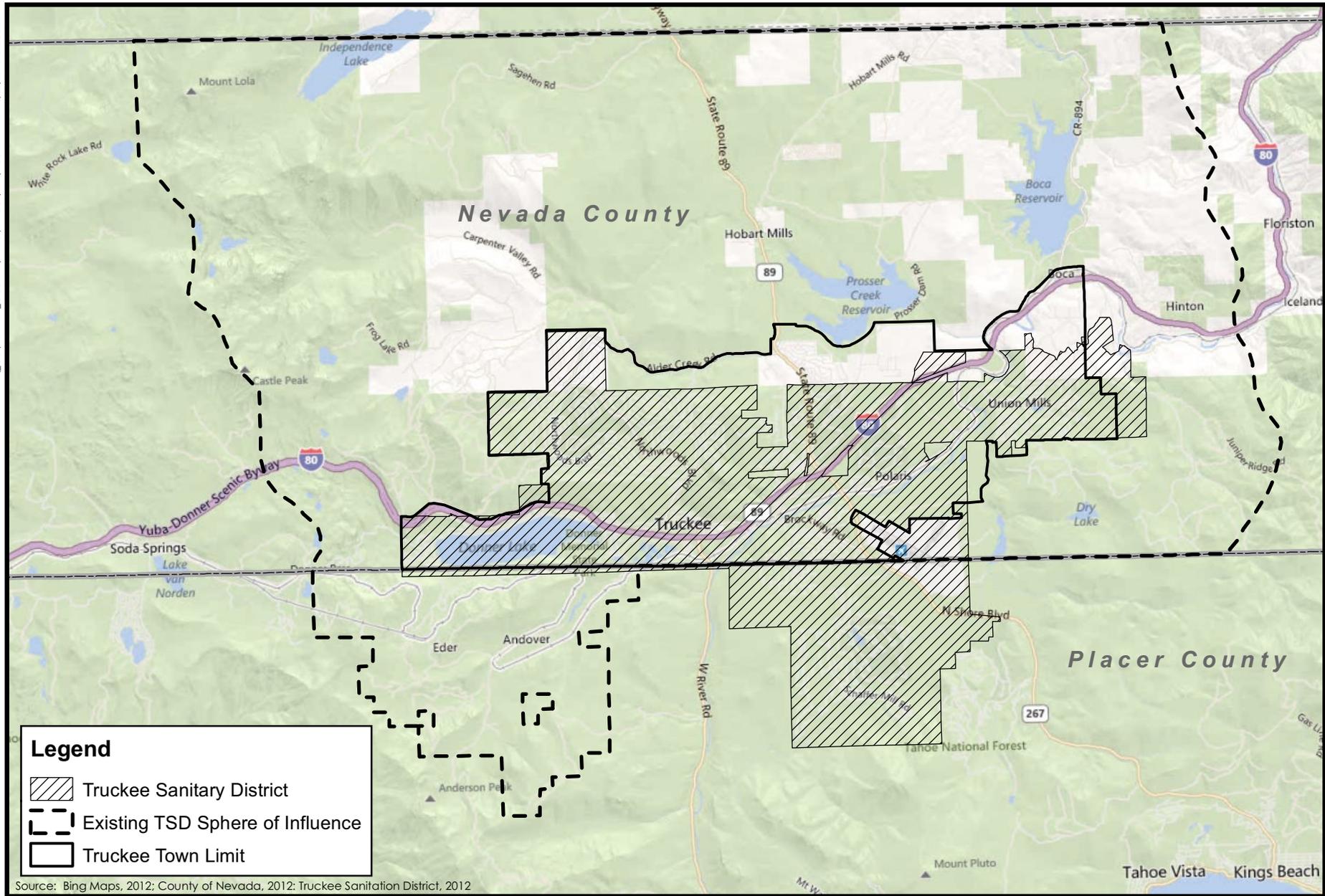
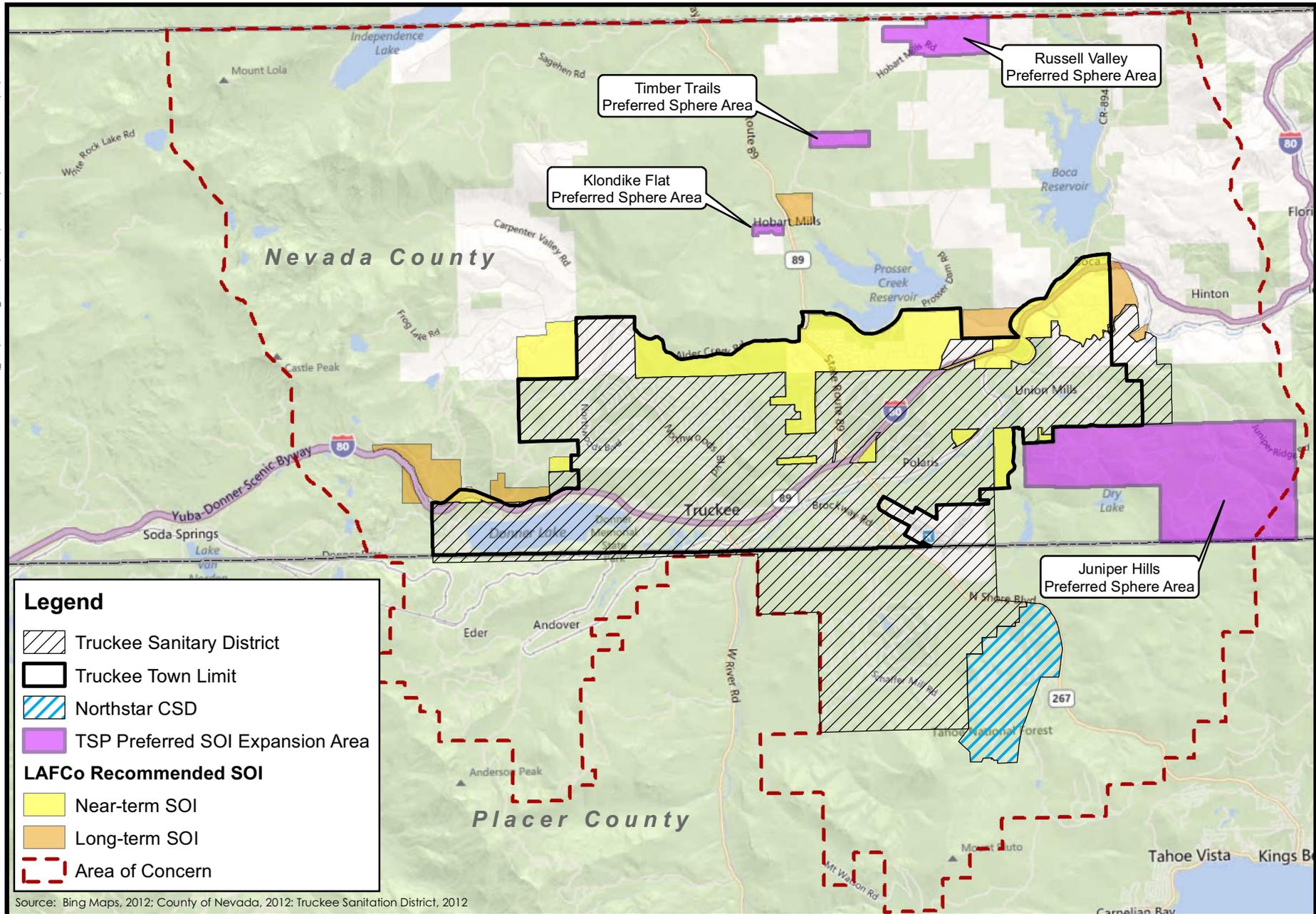


Figure 1
Existing Sphere of Influence



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Legend

- Truckee Sanitary District
- Truckee Town Limit
- Northstar CSD
- TSP Preferred SOI Expansion Area

LAFCo Recommended SOI

- Near-term SOI
- Long-term SOI
- Area of Concern

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012



Figure 3
Truckee Sanitary District Preferred Sphere of Influence



LOCAL AGENCY FORMATION COMMISSION OF NEVADA COUNTY, CALIFORNIA

INITIAL STUDY

To: California State Clearinghouse, Responsible and Trustee Agencies, Interested Parties and Organizations Affected Property Owners

Prepared By: PMC, on behalf of the Nevada County Local Agency Formation Commission

Assessors Parcel Nos: N/A

Project Location: The Truckee Sanitary District (TSD) service area. This area encompass two identifiable population centers, the Town of Truckee and the Martis Valley, as well as sparsely populated surrounding territories. The District also extends south of Truckee into Placer County in the Martis Valley. The Martis Valley community extends well east of the District boundaries. It includes the Northstar community and the territory served by the Northstar Community Services District (NCSD).

Applicant: County of Nevada Local Agency Formation Commission
950 Maidu Avenue
Nevada City, CA 95959
Telephone: (530) 265-7180 *FAX:* (530) 265-9862

General Plan: N/A **Zoning:** N/A

Project Description:

The proposed project consists of the update of the sphere of influence of the Truckee Sanitary District (TSD). This Initial Study will review two potential Sphere of Influence (SOI) boundary options supporting the Nevada County Local Agency Formation Commission's (LAFCo's) mandated five-year review of the Truckee Sanitary District (TSD) sphere of influence and service plan. The first option is identified as the LAFCo-recommended Sphere of Influence option and the second is identified as the District-preferred Sphere of Influence option.

The Truckee Sanitary District provides wastewater collection services in the Truckee and Martis Valley areas; the District encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. The District conveys wastewater flows to the Tahoe-Truckee Sanitation Agency wastewater treatment plant. TSD serves approximately 9800 equivalent dwelling units and 840 commercial accounts. *Figure 1* depicts TSD's current boundaries and existing sphere of influence (adopted in 1983, updated in 1998).

Nevada County LAFCo-Recommended Sphere of Influence Boundary:

The LAFCo-recommended SOI boundary for Truckee Sanitary District would remove territory in public ownership and areas that are not expected or anticipated to be developed from the existing sphere of influence. Pursuant to Commission policy, the LAFCo-recommended SOI identifies a *Near-Term Sphere* and a *Long-Term Sphere*, and also designates an *Area of Concern*. These areas are described below and can be seen depicted on *Figure 2*.

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Truckee Sanitary District-Preferred Sphere of Influence Boundary:

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While wastewater needs in these four areas are currently met via some form of on-site system, TSD indicates that a number of factors could result in a need for TSD's collection services, including:

- Groundwater or surface water contamination due to poorly functioning systems.
- Undesirable maintenance and costs associated with on-site systems.
- Desire to convert areas currently used for septic tanks and leach fields for other uses
- New regulations by the State and/or County that may prohibit or discourage new septic systems and encourage conversion of existing units.

The District indicates that the four areas could be served either by direct connection utilizing pump systems and force main (in the case of Juniper Hills), or served on a periodic basis by TSD using sewer hauling trucks which would convey septage from individual septic tanks or central collection basins to the Tahoe-Truckee Sanitation Agency wastewater treatment plant.

Implementation of this project will require the following actions:

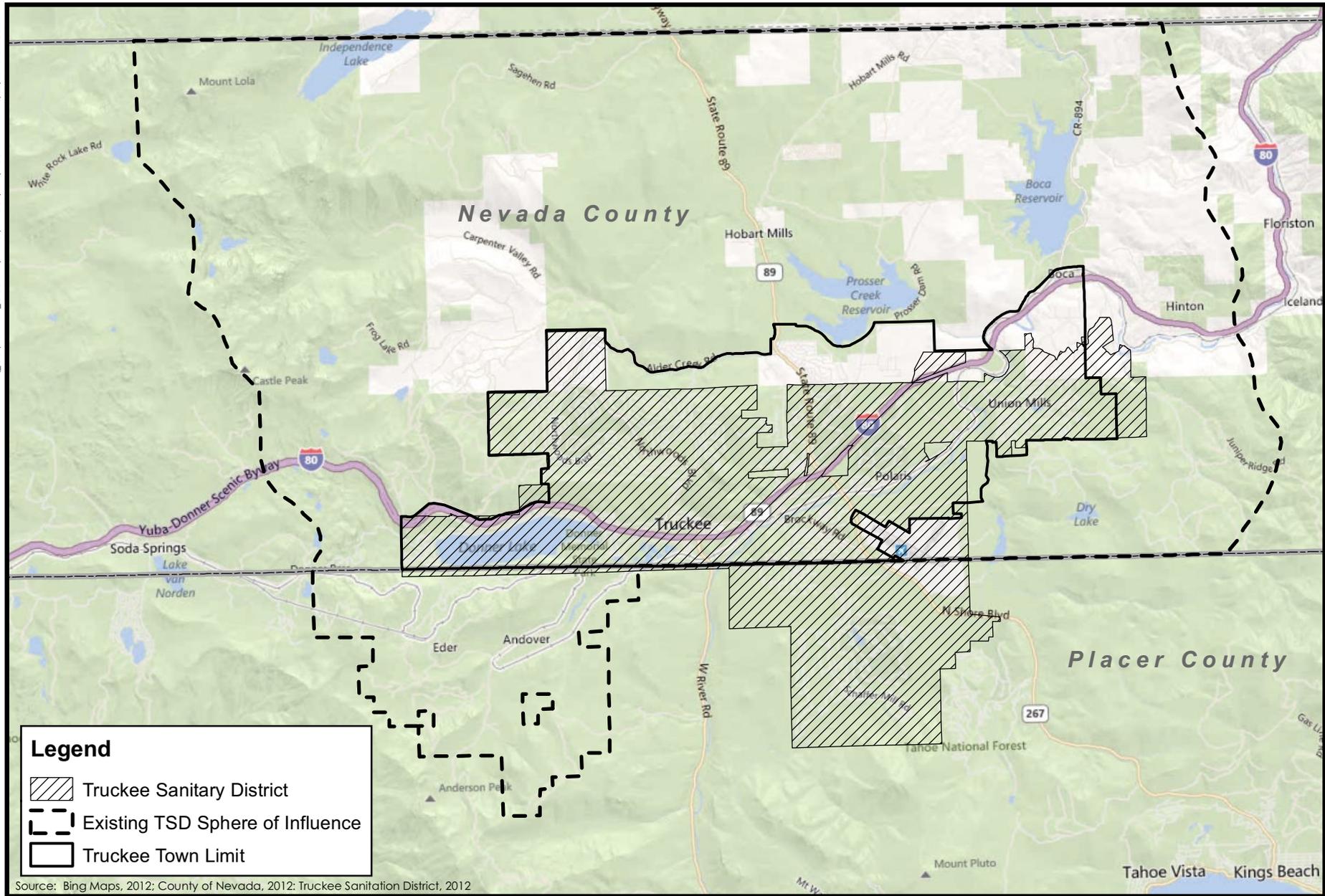
1. Certification of the Initial Study for the proposed Sphere of Influence Update.
2. Approval of one of the proposed Sphere of Influence Updates

Permits needed for this project: No permits will be required to adopt the proposed planning documents.

Attachments/Figures:

- Figure 1:** Existing Sphere of Influence Boundary for TSD services
Figure 2: LAFCo-recommended Sphere of Influence Boundary for TSD services
Figure 3: District-preferred Sphere of Influence Boundary for TSD service

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Legend

-  Truckee Sanitary District
-  Existing TSD Sphere of Influence
-  Truckee Town Limit

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012

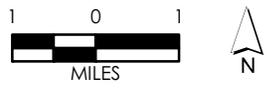


Figure 1
Existing Sphere of Influence



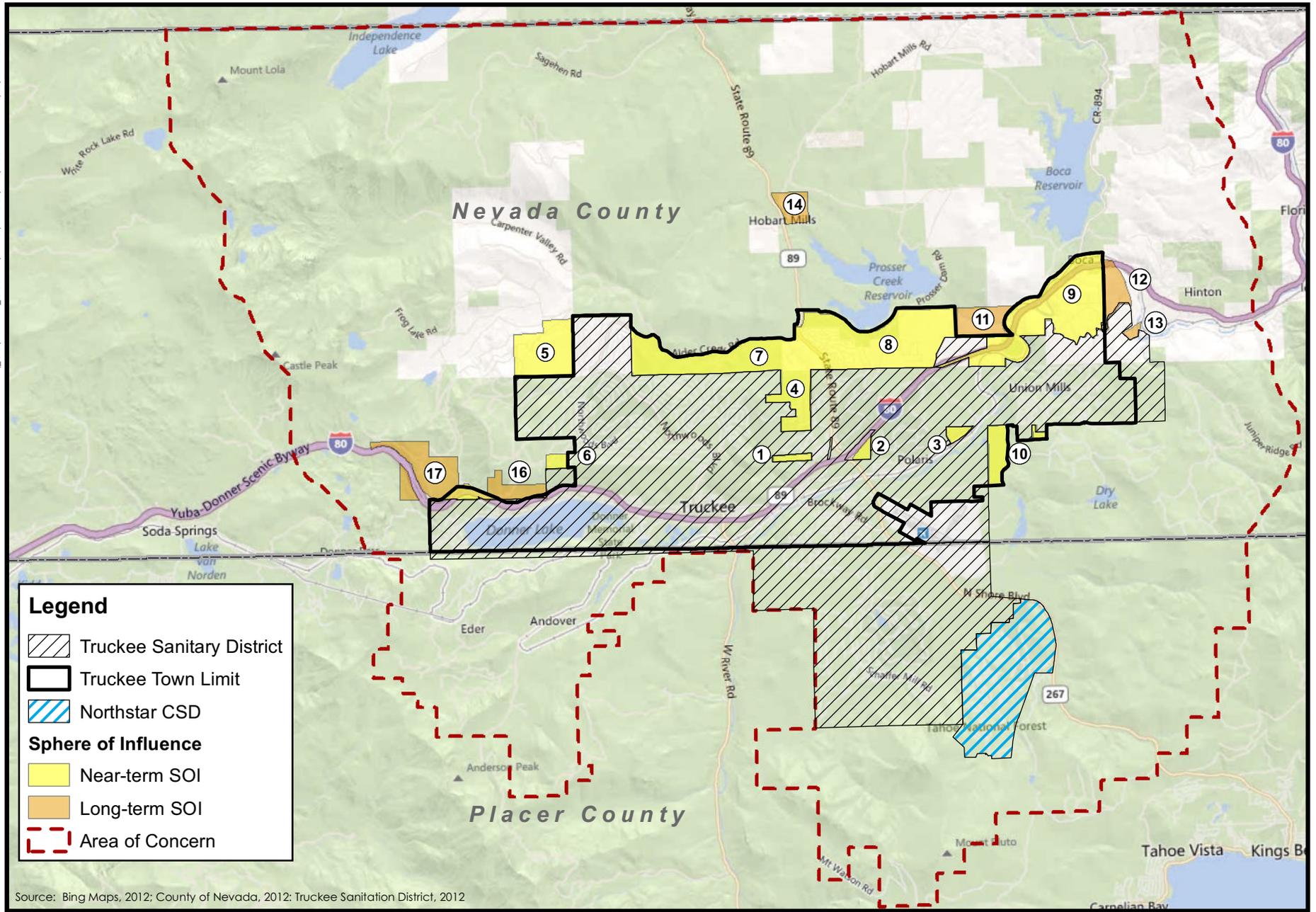
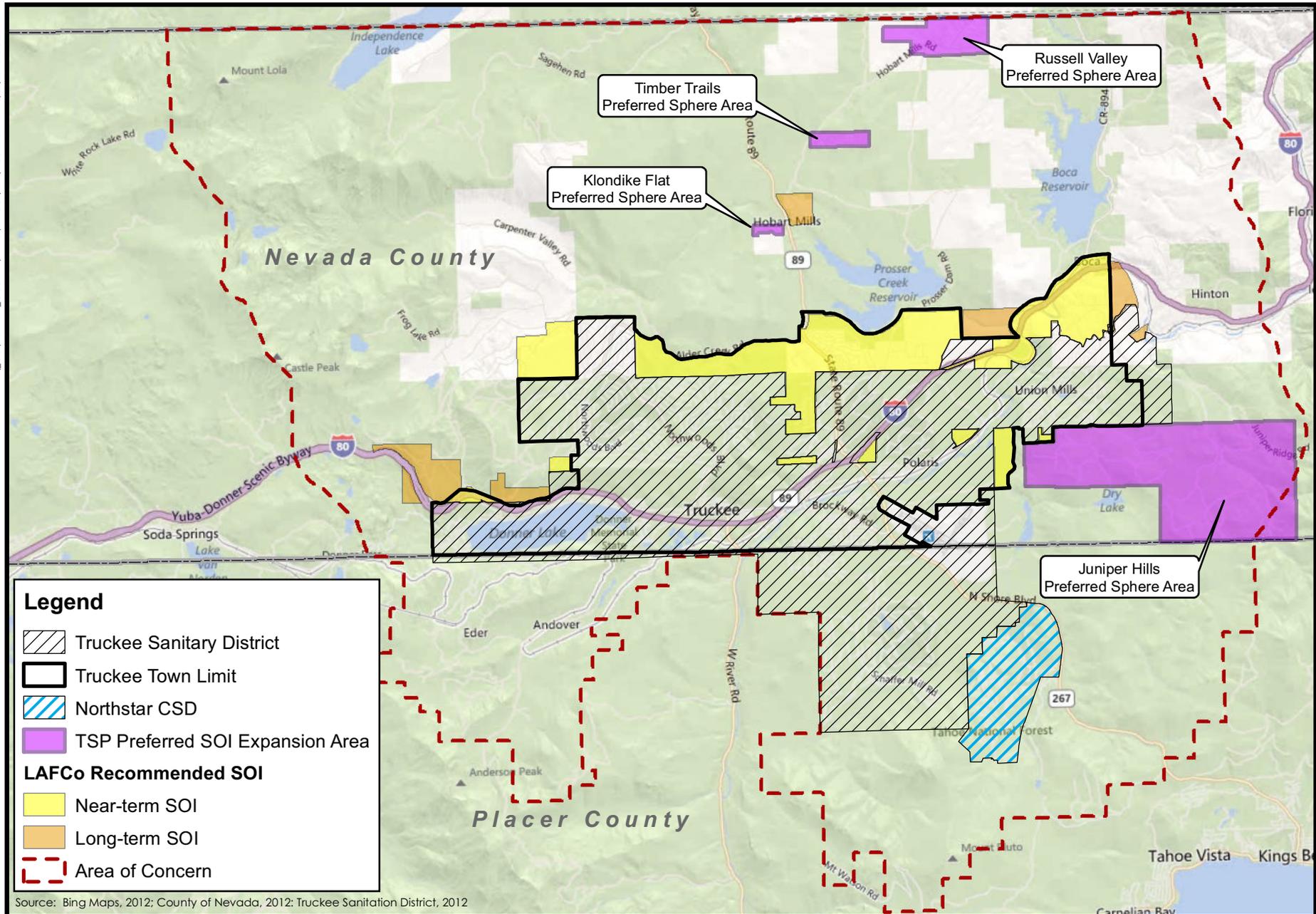


Figure 2
LAFCo Recommended Sphere of Influence

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Legend

- Truckee Sanitary District
- Truckee Town Limit
- Northstar CSD
- TSP Preferred SOI Expansion Area

LAFCo Recommended SOI

- Near-term SOI
- Long-term SOI
- Area of Concern

Source: Bing Maps, 2012; County of Nevada, 2012; Truckee Sanitation District, 2012



Figure 3
Truckee Sanitary District Preferred Sphere of Influence



INITIAL STUDY AND CHECKLIST

Introduction:

This checklist is to be completed for all projects that are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in this checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. The checklist shall also be used to focus an EIR on the effects determined to be potentially significant.

This Initial Study assesses the potential environmental impacts associated with the proposed TSD Sphere of Influence (SOI) Update. Together with the other studies prepared for this project, and other environmental documents incorporated by reference, this analysis will serve as an environmental review for the proposed project. This review is required by the California Environmental Quality Act of 1970 (CEQA) as amended (Public Resources Code Section 21000 et. Seq.) and the State CEQA Guidelines as well as Guidelines for the Implementation of CEQA adopted by the Nevada County Local Agency Formation Commission (LAFCo).

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH) requires the Nevada County LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County. A Sphere of Influence is defined by Government Code 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality.” As part of the decision-making process, Nevada County LAFCO is required to review and consider the potential environmental effects that could result from the proposed Sphere of Influence Update.

This Initial Study has been prepared in a manner that provides complete and adequate California Environmental Quality Act coverage for all actions and approvals associated with the proposed project. These actions include approval of one of the proposed Sphere of Influence update options proposed for TSD. Nevada County LAFCO has prepared this Initial Study to determine if the project would have a significant effect on the environment. The purposes of the initial study include:

- Providing the lead agency with information to use in deciding whether to prepare an Environmental Impact Report.
- Enabling the lead agency to modify the project to mitigate adverse impacts before an EIR is prepared, enabling the project to qualify as a mitigated negative declaration.
- Documenting the factual basis for the finding, in a mitigated negative declaration, that a project will not have a significant impact on the environment.

Pursuant to Sections 15168 and 15161 of the CEQA Guidelines which address Project and Program Environmental Impact Reports respectively, and utilizing the provisions established via CEQA Guidelines Section 15150, Incorporation by Reference, this EIR will utilize and draw upon the analysis and conclusions of previously completed environmental impact reports (EIR's) completed for programs and projects within the proposed project area. Existing environmental documents which are intended to be utilized and relied upon for this project include program EIR's prepared and certified for the Town of Truckee General Plan; Nevada County General Plan; Placer County General Plan; and, Martis Valley Community Plan as well project EIR's prepared and certified for projects to include Grey's Crossing and Old Greenwood (Town of Truckee), Lahontan, Eaglewood, Siller Ranch, Northstar Village, Northstar Highlands and Northside (Placer County). These environmental documents, along with various other adopted and/or certified environmental documents shall be utilized and relied upon for this effort due to the geography of their analysis being consistent with the area of the proposed Sphere of Influence options being considered for this effort.

Listed in the table below are the potential impacts that have been identified in the initial study for the proposed project, along with the impacts that have been identified as being *significant and unavoidable* and analyzed in previous EIR's upon which this EIR may rely upon and/or tier off of.

Potential Environmental Impacts Identified in the Attached Initial Study for the Proposed Project:

- Contribution to cumulative degradation of air quality in an impacted air quality basin;
- Potential impacts associated with Green House Gas (GHG) emissions associated with the proposed project; and,
- Growth inducement through the provision of critical infrastructure services;

Environmental Impacts Determined to be *Significant and Unavoidable* in Previous Environmental Analysis Documents Approved within Geographic Areas Associated with the Proposed Project:

Martis Valley Community Plan EIR:

- Land Use Conflicts;
- Loss of Forest and Timber Lands;
- Cumulative Land Use Conflicts;
- Cumulative Loss of Forest/Timber Resources;
- Cumulative Impacts to Area Intersections and Roadways;
- Cumulative Impacts to Regional Highway Facilities;
- Construction Noise Impacts;
- Transportation Noise Impacts;
- Truckee-Tahoe Airport Noise Impacts;
- Cumulative Traffic Noise Impacts;
- Construction Air Quality Impacts;
- Regional Ozone Precursor Emissions;
- Regional PM₁₀ Emissions;
- Cumulative Air Quality Impacts;
- Loss of Special-Status Species and their Habitat, Interference with Wildlife Movement, and Fragmentation of Habitat;
- Alteration of Public and Private Views;
- Cumulative Visual Impacts;

Nevada County General Plan EIR:

- Conversion of Open Space;
- Conversion of Farmland;
- Increase wastewater flows which would require expansion of wastewater collection and treatment facilities;
- Generation of additional school-age children;
- Increased exposure of persons and property to wildland fire;

Town of Truckee General Plan EIR:

- Cumulative construction-related visual and air Quality impacts;
- Cumulative impacts on air quality associated with Ozone and PM₁₀ emissions;
- Cumulative impacts to long-term loss of habitat;
- Focused noise impacts associated with the build-out of the General Plan;
- Population, Housing and Employment balance;
- Traffic Related Impacts;
- Funding for local and regional LOS-related transportation improvements;

- Intersection LOS exceedences for certain Downtown area intersections; and,
- Addition of vehicle trips to mainline I-80 which may result in level of service operations deficiencies.

Potential impacts that were identified and analyzed in the above noted environmental documents but that are not shown in the lists above were determined either to be Less Than Significant or Less Than Significant with Mitigation.

Utilizing these provisions of the CEQA Guidelines for this effort is an appropriate approach for this project as it is noted that changes to or adoption of a Sphere of Influence by the Nevada County LAFCo does not change land use intensity or density standards, modify or establish zoning or vested rights nor commit or permit development to occur in an area. Additionally, adoption or modification of Sphere of Influence does not commit and agency to a course of action regarding the installation of infrastructure improvements or any other physical improvements. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Although Local Agency Formation Commissions are prohibited from requiring changes in land use or zoning, LAFCo must consider land use and related service needs when determining the appropriate sphere of influence for an agency. Since each of the General Plan EIRs have fully assessed the potential for environmental impacts resulting from implementation of the land use agencies land use actions (Nevada and Placer Counties) , these impacts have been previously considered and addressed as part of documents referenced above. It should also be noted that these referenced EIRs do provide Project level (Section 15161) and Program level (Section 15168) analysis of the environmental effects of infrastructure improvements (some of which have already been completed).

Project Environmental Setting:

TSD encompasses approximately 39 square miles in Nevada and Placer counties, of which 11 square miles are in Placer County. TSD operates and maintains an extensive wastewater collection system serving 9,764 equivalent dwelling units and 840 commercial accounts. TSD’s collection system consists of 350 miles of gravity pipelines; 4,435 manholes; 41 lift stations; and other assets valued at \$49 million. TSD also transports wastewater flow from Northstar to the TTSA treatment facility in Truckee. TSD, formed in 1906 with initial facilities installed in 1908, is one of the oldest sanitary districts in California.

In 1923, realizing the need for improved wastewater treatment and protection of the Truckee River, TSD constructed and placed into service an Imhoff Tank and a series of stabilization ponds located approximately 1 mile east of the current Town of Truckee on the bank of the Truckee River. Effluent from this tank was discharged into the ponds, with disposal by means of percolation into the ground and evaporation to the atmosphere. Since then with the formation of TTSA all wastewater collected by the TSD is processed by the TTSA treatment facility.

The specific powers that the TSD Board of Directors may exercise under the Sanitary District Act of 1923 are the acquisition, planning, construction, reconstruction, alteration, enlargement, laying, renewing, replacing, maintenance, and operation of:

- Garbage dump sites, garbage collection, and disposal systems
- Sewers, drains, septic tanks and sewerage collection and disposal systems, outfall treatment works, and other sanitary disposal systems
- Stormwater drains and stormwater collection, outfall and disposal systems, and water reclamation and distribution systems
- Water recycling and distribution systems

Currently, TSD provides “sewerage” collection services. Other services are considered “latent powers” which could be provided by the District if approved by LAFCo.

The present sphere of influence, established in 1983, and updated in 1998, includes the Town of Truckee and extends north to the Nevada County line. On the east and west, it includes all of the area within the Town's proposed sphere as shown in the 2025 Truckee General Plan. In general, it covers any area in the vicinity of Truckee with a potential to request services. The 2003 MSR identified a proposed sphere in Placer County that includes two sections. The western section is south of Donner Lake. The eastern section extends eastward from the present TSD boundaries and southward to approximately 5 miles northwest of Kings Beach. The eastern section sphere overlaps the sphere of the Northstar Community Services District (NCSO), which also provides wastewater services. To date, the Placer County portion of the proposed sphere has yet to be updated, and remains as it was when adopted in 1983.

Relationship to Other Projects: As a policy document, the TSD SOI will determine the wastewater supplier future development within the area. There is no known relationship of this project to any other project.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. Land Use / Planning. Would the project result in:					
a) Structures and/or land use incompatible with existing land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) The induction of growth or concentration of population?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) The loss of open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) A conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) A conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) The disruption or division of the physical arrangement of an established community including a low-income or minority community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

Neither of the proposed SOI updates (LAFCo-recommended or TSD-preferred) would specifically implement or directly result in the construction of any new facilities at this time. Neither the Nevada County LAFCo nor TSD has any land use regulatory authority within the Sphere of Influence area. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee and neither the Nevada County LAFCo nor TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable General Plans. As a result, the associated environmental effects have been addressed in the various local agency EIRs identified and described in additional detail below.

The approval of either of the proposed SOIs would not place structures and/or land uses incompatible with existing land use, extend utility facilities or access roads, result in the loss of open space, conflict with the general plan designations or zoning of any jurisdiction, conflict with an applicable land use plan, or disrupt or divided a physical arrangement of an established community to an extent beyond that previously analyzed in the existing environmental documents. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

The LAFCo-recommended boundary for the TSD SOI proposes to generally amend the overall area of the TSD SOI to encompass an area to include the Town of Truckee as well as developed areas adjacent to the Town of Truckee, which are under the jurisdiction of Nevada County (see **Figure 2**).

According to the Town of Truckee General Plan (Truckee 2005), the portions of the LAFCo-recommended TSD SOI boundary that extend within the Town limits are predominately designated as Public. The land use designations under Public designation are intended to provide opportunities for a wide range of public and quasi-public uses, including local and County government services, public parks, educational facilities, and facilities associated with provision of community services and infrastructure (Truckee 2005). Other Truckee General Plan land use designations in this proposed TSD SOI expansion area include Residential Cluster Average Density (1 dwelling unit per 5 acres) and Residential (1-2 dwelling units per acre). There are also Resource Conservation/Open Space designated lands in the LAFCo-recommended TSD SOI at the eastern edge of the Town south of the Truckee River.

According to the draft environmental impact report (DEIR) prepared for the Truckee General Plan (Truckee 2006), the land use designations in the 2025 General Plan include several instances in which traditionally incompatible land use types are positioned immediately adjacent to each other. However, the Truckee General Plan includes several goals, policies, and actions among its various elements that mitigate such impacts. Given the General Plan policies to mitigate for potential incompatibility between neighboring land uses, the proposed land use designations do not result in incompatible land uses or result in a conflict with established land uses and as a result, less than significant impacts occur in regards to incompatibility between land uses under the 2025 General Plan (Truckee 2006, p. 4.8-13 – 4.8-14). Similarly, it is due to the goals and policies of the 2025 General Plan that ensure less than significant land use impacts associated with the physical division of an established community (Truckee 2006, p. 4.8-15), as these goals and policies ensure that new development is sensitive to the existing built environment, as well as ensure less than significant land use impacts related to potential conflicts with other plans, policies and regulations applicable in the Truckee area (Truckee 2006, p. 4.8-16).

As stated, the LAFCo-recommended scenario would also extend the TSD's SOI into unincorporated regions of Nevada County (**Figure 2**). These areas are predominately designated as Planned Development under the Nevada County General Plan (Nevada County 1994). Planned Development (PD) is intended to designate planned developments in locations where a mix of uses is desirable. The "PD" designation may allow a variety of land uses, including single-family and multi-family, residential, commercial, industrial, open space, and/or other land uses consistent with the capability and constraints of the land. Primary emphasis is placed on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns. Other Nevada County General Plan land use designations in this proposed TSD SOI expansion area include Recreation, Residential, and Forest.

According to the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.1), build-out of General Plan land uses will result in incompatible land uses in proximity to one another yet General Plan policy provisions serve to reduce the impact to a less than significant level. Impacts associated with the conversion of open space areas and agricultural areas to urban/suburban uses were determined to be significant and unavoidable as General Plan policies does not prevent the significant conversion of existing open space and agricultural lands to developed uses. While mitigation was imposed it was determined that no feasible mitigation is available that can reduce these impacts to less than significant. Lastly, it was determined that the build-out of Nevada County General Plan land uses could result in conflicts with environmental plans and goals identified in the Nevada City and Grass Valley General Plans as well as conflicts with airport master plans, yet only as a less than significant impact due to the fact that Nevada County General Plan policies minimize conflicts (Nevada County 1995, Section 4.1).

The approval of the LAFCo-recommended TSD SOI scenario would not result in land use impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. With the exception of potential growth inducing impacts, land use impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

The District-preferred SOI boundary for the TSD SOI differs from the LAFCo-recommended scenario in that it does not propose the extension of TSD's SOI north from the existing TSD SOI boundary (See **Figure 3**). Instead, the District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized as follows:

- **Juniper Hills** lies adjacent to and southeast of the District's current service area in Glenshire. Juniper Hills includes 163 parcels ranging in size from 20 to 120 acres. Approximately 100 of these properties are currently improved with residential structures served by septic system. The County General Plan land use designations for these parcels are Rural-20, Forestry-40, or Forestry-160. Under current zoning, development would be limited to 1 or 2 residential units per parcel.
- **Klondike Flats** is located approximately 2.0 miles north of Truckee off Highway 89 North across from Hobart Mills Road. This area consists of 21 privately-owned residential parcels that range in size from approximately 0.5 to 1.0 acres. At present, 13 of the 21 parcels are improved. The current Nevada County land use designation for this area is Forestry-640. These parcels currently utilize septic systems for wastewater management. Under current zoning, additional development of these parcels would be very limited.
- **Timber Trails** is a private, member-owned, camping community located on 3 parcels encompassing 159 acres approximately 3.5 miles north of Truckee. The park has 553 individual campsites open May 15 thru October 31. The park office is open year-round. The current County land use designation for this area is Forestry-640. Wastewater is currently managed on-site via several septic tank – leach field systems.
- The **Russell Valley** area consists of 67 parcels ranging in size from approximately 2 to 118 acres. Of the 67 parcels, 47 are improved. Most parcels have residential structures served by septic systems. This area is located approximately 6 miles north of Truckee. The current County land use designation for this area is Forestry-160. Under current zoning, increased development density would not be possible.

While each of the four areas identified above currently manage their wastewater needs via some form of on-site system, TSD anticipates that these properties may seek service from the District within the next 20 years (long-term sphere horizon). The need for wastewater service would likely be a result of one or more of the following factors:

- Groundwater or surface water contamination due to poorly functioning septic systems,
- Undesirable maintenance and costs associated with on-site system,
- Desire to convert areas currently used for septic tanks and leach fields for other uses,
- New regulations by the State and/or County that may prohibit or discourage new septic systems and encourage conversion of existing units.

Many of the areas TSD currently serves (e.g., Donner Lake, Glenshire, Sierra Meadows) converted from septic systems to the public sewer for these very reasons. Additionally, the majority of the area outside of the current

District boundary that LAFCo has recommended be included in TSD's SOI (**Figure 2**) consists of improved parcels currently served by septic systems.

Juniper Hills is adjacent to the Glenshire subdivision that is currently sewered. Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), but due to the high cost of installing such a system, TSD anticipates that these areas would be served using sewer hauling trucks from individual or central collection basins. Therefore, it is important to note that no wastewater conveyance facilities would be extended to Russell Valley, Tahoe Timber Trails, or Klondike Flats therefore eliminating the potential for environmental impacts associated with facility installation and growth inducement on lands adjacent to newly extended facilities. In all cases, the wastewater would be conveyed through existing infrastructure (in the case of Juniper Hills) or hauled by truck (in the case of Russell Valley, Tahoe Timber Trails, and Klondike Flats) to the existing Tahoe-Truckee Sanitation Agency (T-TSA) facilities for treatment and disposal. At the current time, T-TSA has adequate capacity to manage the additional flow and loading that would be associated with the four areas.

The approval of the District-preferred TSD SOI scenario would not result in land use impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. With the exception of potential growth inducing impacts, land use impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
2. Population / Housing. Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: This project does not displace any existing housing or propose to reduce housing opportunities. Since the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment and would not result in a change in population or growth rates, no change in population or housing is forecast to result. Neither the Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee and neither the Nevada County LAFCo nor TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable General Plans. Therefore, the approval of either of the proposed SOIs would not directly or indirectly cause growth, increase the area’s population or housing stock, or reduce the existing housing stock to an extent beyond that previously analyzed in the EIR’s described in the Introduction Section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), since the 2025 General Plan includes policies to regulate future growth allowed under the Plan in an orderly and planned manner, the 2025 General Plan does not result in substantial unexpected population growth or growth for which inadequate planning has occurred (Truckee 2006, p. 4.10-11 – 4.10-14). Similarly, the majority of development permitted by the General Plan either occurs in infill locations, on undeveloped parcels, or on parcels that can be subdivided, rather than through large scale redevelopment of already developed land and buildings. As a result, it was determined that implementation of the Truckee 2025 General Plan results in no significant impact to the displacement of substantial numbers of existing housing units or people (Truckee 2006, p. 4.10-15).

According to the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 5), any General Plan that designates undeveloped land for future development can be defined as population growth inducing. One of the County's clear objectives is the promotion of economic development and accommodation of demand for residential growth. However, in promoting such development, the General Plan addresses the potentially adverse implications through policies, programs, etc. which seek to provide adequate public services

and infrastructure, promote a balance between jobs and housing, minimize conflicts between various types of land uses, and protect environmentally sensitive resources. The County DEIR determined that the expansion of existing sewer and water systems to provide for General Plan build-out could also be growth inducing if they were sized to serve more than the projected population and therefore, sizing such facilities to serve only the planned population serves to limit potential growth inducing aspects of the General Plan.

The approval of the LAFCo-recommended TSD SOI scenario would not result in population growth or housing impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. This scenario does not propose the extension of roads or other infrastructure, but only a TSD SOI update to accommodate existing development and/or planned development analyzed in the existing environmental documents. Nonetheless, as the County DEIR determined that the expansion of existing sewer systems to provide for General Plan build-out could be growth inducing if they were sized to serve more than the projected population, potential growth inducing impacts will be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

The District-preferred SOI boundary for the TSD SOI differs from the LAFCo-recommended scenario in that it does not propose the extension of TSD's SOI north from the existing TSD SOI boundary (See **Figure 3**). Instead, the District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized under Subsection 1, Land Use / Planning.

As previously mentioned, while each of the four areas identified currently manage their wastewater needs via some form of on-site system, TSD anticipates that these properties may seek service from the District within the next 20 years (long-term sphere horizon). In addition to the fact that the District-preferred scenario would not result in impacts to an extent beyond that previously analyzed in the existing environmental documents as summarized above, it is important to note that while Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s) TSD anticipates that these areas would be more likely to be served using sewer hauling trucks from individual or central collection basins. Therefore, no wastewater conveyance facilities would be extended to Russell Valley, Tahoe Timber Trails, or Klondike Flats therefore eliminating the potential for environmental impacts associated with facility installation and growth inducement on lands adjacent to newly extended facilities. In all cases, the wastewater would be conveyed through existing infrastructure (in the case of Juniper Hills) or hauled by truck (in the case of Russell Valley, Tahoe Timber Trails, and Klondike Flats) to the existing Tahoe-Truckee Sanitation Agency (T-TSA) facilities for treatment and disposal. At the current time, T-TSA has adequate capacity to manage the additional flow and loading that would be associated with the four areas.

The approval of the District-preferred TSD SOI scenario would not result in population growth or housing impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.. This scenario does not propose the extension of roads or other infrastructure, but only a TSD SOI amendment to accommodate existing development and/or planned development analyzed in the existing environmental documents. Nonetheless, as County DEIR determined that the expansion of existing sewer systems to provide for General Plan build-out could be growth inducing if they were sized to serve more than the projected population, potential growth inducing impacts will be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
3. Geology / Soils. Would the project result in:					
a) Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disruptions, displacements, compaction or over covering of the soil by cuts, fills, or extensive grading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Any increase in wind or water erosion of soils, on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Excessive grading on slopes of over 30 percent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: The project will not result in increased development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the proposed Sphere of Influence areas. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact to geological resources can occur and no development or people would be exposed to significant geological constraints, such as fault rupture, to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), as a result of the implementation of polices and actions included in the 2025 General Plan, the potential impacts associated with seismic hazards as well as soil conditions and mineral resources are less than significant (Truckee 2006, p. 4.5-11 – 4.5-14).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.2) identified similar conclusions as due to the implementation of policy provisions included in the 1994 General Plan, the potential impacts associated with seismic hazards, potential landslides, increased erosion, and mineral resources were determined to be less than significant.

The approval of the LAFCo-recommended TSD SOI scenario would not result in geologic-related impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Geologic-related impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

The District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized under Subsection 1, Land Use / Planning. As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, the potential impacts associated with seismic hazards as well as soil conditions and mineral resources within Truckee are less than significant (Truckee 2006, p. 4.5-11 – 4.5-14). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.2) identified that due to the implementation of policy provisions included in the 1994 General Plan, the potential impacts associated with seismic hazards, potential landslides, increased erosion, and mineral resources are less than significant.

The approval of the District-preferred TSD SOI scenario would not result in geologic-related impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. All future activities are required to adhere to the jurisdictional appropriate geologic-related policy provisions that ensure less than significant geologic-related impacts. Geologic-related impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
4. Hydrology / Water Quality. Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No significant adverse impacts to hydrology or water quality are expected to result from implementation of the proposed project because the project will not result in an increase of development not analyzed by the General Plans of Nevada and Placer County and the Town of Truckee. The project does not propose a change to any development standards regulating soil disturbance, runoff or maximum impervious

surfacing standards. As required for all future development within the Town of Truckee or in unincorporated areas of Nevada County, site-specific impacts resulting from physical development will be evaluated on a project-by-project basis in compliance with State and local regulations associated with the Clean Water Act, National Pollutant Discharge Elimination System permit requirements, and the Lahontan Regional Water Quality Control Board Basin Plan. No significant hydrology impacts are anticipated to occur as a result of the project because neither Nevada County LAFCo nor TSD has the potential to facilitate future development in a manner different from the adopted General Plans of Nevada or Placer County or the Town of Truckee. Therefore, the proposed project would not result in hydrological-related impacts to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), the General Plan results in a less than significant impact to water quality due to implementation of the Town’s existing Development Code Standards, the Town of Truckee Downtown Specific Plan, the Downtown River Revitalization Strategy and the policies and actions contained in the General Plan itself (Truckee 2006, p. 4.7-17 – 4.7-19). For example, the Town of Truckee Development Code contains specific requirements related to Best Management Practices (BMPs) and other approaches designed to minimize erosion and runoff during construction and operation of new development. In addition, the Town of Truckee Downtown Specific Plan has policies that intend to relocate industrial uses away from the river and protect and improve water quality in the Truckee River and its tributaries and the 2005 Town of Truckee Downtown River Revitalization Strategy also has policies and actions to decrease storm hydrographs and runoff over existing conditions by implementing BMPs for any new development. As far as potential storm water drainage impacts, the 2025 General Plan requires that storm water drainage systems be incorporated into development projects to effectively control the rate and amount of runoff, so as to prevent increases in downstream flooding potential. Also, the General Plan Land Use Element states that the Town should cooperate with special districts to plan for and identify suitable future sites for needed facilities, including utilities infrastructure, so that the local population can be safely and efficiently served, while also minimizing potential environmental impacts and the Town’s Building Division requires an erosion protection plan for all new building construction and grading activity within the Town limits. Therefore, it was determined in the DEIR prepared for the Truckee General Plan (Truckee 2006, p. 4.7-19 – 4.7-20) that implementation of General Plan policies and actions, in concert with the Town’s other development standards and requirements reduce the potential for impacts associated with drainage system changes and increased runoff to a less than significant level. Lastly, impacts associated with flooding, dam inundation, and seiches, tsunamis and mudflows were all found to be less than significant (Truckee 2006, p. 4.7-20 – 4.7-22).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.3) states that taken together, the policies and revised policies of the General Plan serve to minimize the potential damage to structures and loss of life that could be associated with a flood event to a less than significant level. Similarly, it is the policies of the General Plan that ensure less than significant impacts associated with flooding from dam inundation and/or seiches. The General Plan addresses potential drainage impacts and the need to avoid potential increases in downstream flooding by protecting natural drainage and vegetative patterns through project site review, use of clustered development and project subdivision design. The General Plan also identifies that the Comprehensive Site Development Standards (identified in General Plan Policy 1.17) ensures the use of measures applicable to all discretionary and ministerial projects to avoid downstream flooding from new development (Nevada County 1995, Section 4.3). General Plan policies also minimize increases in the discharge of nonpoint storm water contaminants into receiving waterways, in part, by enforcing minimum building setback lines of perennial streams and site

development standards which address water quality and other hydrologic issues. The General Plan also contains policy provisions, which limits impacts to groundwater quality from septic systems to less than significant.

The approval of the LAFCo-recommended TSD SOI scenario would not result in hydrology-related impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Hydrology and water quality impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

The District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized under Subsection 1, Land Use / Planning. As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, all potential impacts to hydrology and water quality within the Towns jurisdiction are limited to a less than significant level as a result of the Town General Plan (Truckee 2006, p. 4.7-17 – 4.7-22). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.2) identified that due to the implementation of policy provisions included in the 1994 General Plan, the potential impacts associated with flood events, flooding from dam inundation and/or seiches, potential drainage impacts, water quality, and groundwater quality are less than significant.

The approval of the District-preferred TSD SOI scenario would not result in hydrology-related impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Hydrology and water quality impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
5. Air Quality. Would the project result in:					
a) Substantial air emissions or deterioration of ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) A violation of any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) The creation of objectionable smoke, ash or odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Dust generation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Exceeding any potentially significant thresholds adopted in County Plans and Goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions that exceed quantitative thresholds for ozone precursors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No significant adverse impacts to air quality will occur as a result of the proposed project because the project will not result in any increase in development. The project does not propose a change to any development standards regulating soil disturbance, vehicle use, or noxious odors. As required for all future development, site-specific impacts resulting from physical development will be evaluated on a project-by-project basis in compliance with State and local regulations (e.g., Northern Sierra Air Quality Management District, Placer County Air Pollution Control District and Town of Truckee). To assure public health and safety in the region, air quality impacts are assessed by the Northern Sierra Air Quality Management District (NSQAMD) and Placer County Air Pollution Control District (PCAPCD), on a project-by-project basis. No significant air quality impacts are anticipated to occur as a result from the implementation of this project. Neither the Nevada County LAFCo nor TSD has any land use regulatory authority within the Sphere of Influence area. The jurisdiction for land use matters for all of the land areas within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee and neither the Nevada County LAFCo nor TSD has the authority to facilitate future development in a manner different than is currently outlined by these jurisdictions in their applicable General Plans. Therefore, the approval of either of the proposed SOIs (LAFCo-recommended or TSD-preferred) would not impact air quality to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As previously described the LAFCo-recommended boundary for the TSD SOI proposes to generally amend the overall area of the TSD SOI to encompass an area to include the Town of Truckee as well as developed areas adjacent to the Town of Truckee (see **Figure 2**). As shown in **Figure 2**, the LAFCo-recommended scenario would

generally extend the TSD's SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), the impacts associated with the potential to conflict with the Particulate Matter Air Quality Management Plan under the 2025 General Plan are less than significant due to General Plan's policies which include required compliance with the control strategies outlined in the Town's Particulate Matter Air Quality Management Plan. This document includes requirements for project-specific mitigation of Particulate Matter emissions among other programs. Truckee 2025 General Plan policies also identify a broad range of strategies to reduce vehicle trips, which further diminish potential particulate matter emissions (Truckee 2006, p. 4.2-13 – 4.2-17). Similarly, the DEIR prepared for the Truckee General Plan determined that with implementation of the General Plan's Goals and Policies, along with existing Development Code regulations concerning construction-related dust and exhaust, impacts from construction-related emissions are less than significant (Truckee 2006, p. 4.2-18). Concentrations of carbon monoxide are anticipated by the DEIR to decrease substantially, despite projected increases in traffic levels. This is due to the substantial reductions in tailpipe emissions that are anticipated with replacement and modernization of the vehicle fleet with newer and less polluting vehicles and as a result, sensitive receptors are not significantly impacted by carbon monoxide concentrations resulting in less than significant carbon monoxide impacts (Truckee 2006, p. 4.2-19). Furthermore, due to the General Plan requirement that projects with the potential to generate substantial quantities of ozone precursors be required to analyze those emissions in accordance with NSAQMD guidelines and to apply mitigations as appropriate to minimize those emissions, the DEIR found impacts to the regional air quality to be less than significant (Truckee 2006, p. 4.2-20 – 4.2-21), and the potential impacts from toxic air contaminant exposure and odors are also less than significant (Truckee 2006, p. 4.2-22 – 4.2-23).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.8) states that build-out of General Plan land uses and associated population growth may expose future residents and structures to severe weather conditions or weather hazards yet this impact is considered to be less than significant as General Plan policies minimize these hazards. General Plan policies also ensure less than significant impacts associated with the projected incremental increase of air emissions from mobile sources as well as particulate matter emissions associated with woodsmoke and other sources of suspended particulates (Nevada County 1995, Section 4.8).

The approval of the LAFCo-recommended TSD SOI scenario would not result in air quality impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Air quality impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

The District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized under Subsection 1, Land Use / Planning. As stated above, due to the implementation of policies and actions included in the Truckee 2025 General Plan, all potential impacts to air quality within the Towns jurisdiction are limited to a less than significant level as a result of the Town General Plan (Truckee 2006, p. 4.2-13 – 4.2-23). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.8) identified that due to the implementation of policy provisions included in the 1994 General Plan, all of the potential impacts associated with air quality in the unincorporated portions of Nevada County are less than significant.

As stated previously, Juniper Hills is adjacent to the Glenshire subdivision that is currently sewered. Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), but due to the high cost of installing such a system, TSD anticipates that these areas would be more likely to be served using sewer hauling trucks from individual or central

collection basins. Under the septage hauling scenarios, Klondike Flats could necessitate up to 4 trips per week, the Tahoe Timber Trails campgrounds could necessitate up to 20 trips per week during their peak occupancy period, though during the winter no service would be required, and finally Russell Valley could necessitate up to 10 trips per week according to TSD. While these hauling activities would generate an increase in truck trips and hence increase air pollutant emissions, the increase in traffic is insubstantial and the incremental increase is accounted for in the existing environmental documents.

The approval of the District-preferred TSD SOI scenario would not result in air quality impacts to an extent beyond that previously analyzed in the existing environmental documents. Air quality impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
6. Transportation / Circulation. Would the project:					
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) A need for private or public road maintenance, or need for new roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effects on existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, e.g., sharp curves, dangerous intersections, or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) A substantial impact upon existing transit systems or alteration of present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) An alteration of waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) An increase in traffic hazards to motor vehicles, bicyclists or pedestrians, including short-term construction and long-term operational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h) Inadequate sight distance, ingress/egress, general road capacity, emergency access (4290 Standard)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflicts with adopted policies supporting alternative transportation, e.g. bus turnouts, bicycle racks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to transportation or circulation services will occur as a result of the proposed project because the project will not result in any increase in development. The project will not result in increased development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the proposed Sphere of Influence areas. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to transportation and traffic can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), the General Plan results in a less than significant impact regarding the potential for hazards from design or incompatible uses due to implementation of the policies and actions contained in the General Plan itself (Truckee 2006, p. 4.12-53). Similar conclusions were identified in terms of parking impacts (Truckee 2006, p. 4.12-58), transit impacts (Truckee 2006, p. 4.12-62), bicycle and pedestrian impacts (Truckee 2006, p. 4.12-66) and air transportation (Truckee 2006, p. 4.12-68). The DEIR concluded significant and unavoidable impacts occur as a result of General Plan implementation in terms of level of service impacts to Town roadways and intersections (Truckee 2006, p. 4.12-37 – 4.12-44), Downtown Truckee intersections (Truckee 2006, p. 4.12-53), and impacts to regional highways (Truckee 2006, p. 4.12-54).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.12) states that build-out of the General Plan results in a net increase of daily trips in the County which contribute to roadways currently operating at unacceptable levels of service and/or cause operation of some County roadways to drop to unacceptable levels. However, the DEIR determined this to be a less than significant impact, as regional transportation plan improvements and General Plan policies ensure that County area roadways continue to operate at acceptable levels of service (Nevada County 1995, Section 4.12). Additionally, the implementation of the improvements needed to ensure that County area roadways continue to operate at acceptable levels of service were found to result in less than significant environmental impacts due to General Plan policies, as are the improvements needed to accommodate increased demand for bicycle, pedestrian, and transit facilities. However the General Plan is anticipated to result in a significant and unavoidable impact to State roadways and other roadways not in the County's jurisdiction since it cannot necessarily be ensured that funding would be available to construct improvements needed to maintain acceptable LOS on such facilities.

The approval of the LAFCo-recommended TSD SOI scenario would not result in transportation and circulation-related impacts to an extent beyond that previously analyzed in the existing environmental documents as the project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Transportation impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of policies and actions included in the Truckee 2025 General Plan, many of the potential impacts to transportation within the Town's jurisdiction are limited to a less than significant level as a result of the Town General Plan (Truckee 2006, p. 4.12-53, -58, -62, -66, and -68). The DEIR concluded significant and unavoidable impacts occur as a result of General Plan implementation in terms of level of service impacts to Town roadways and intersections (Truckee 2006, p. 4.12-37 – 4.12-44), Downtown Truckee intersections (Truckee 2006, p. 4.12-53), and impacts to regional highways (Truckee 2006, p. 4.12-54).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.12) identified that due to the implementation of policy provisions included in the 1994 General Plan, all but one of the potential impacts associated with transportation in the unincorporated portions of Nevada County are less than significant. However the General Plan is anticipated to result in a significant and unavoidable impact to State roadways and other roadways not in the County's jurisdiction since it cannot necessarily be ensured that funding would be available to construct improvements needed to maintain acceptable LOS on such facilities.

As stated previously, Juniper Hills is adjacent to the Glenshire subdivision that is currently sewered. Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), but due to the high cost of installing such a system, TSD anticipates that these areas would be more likely to be served using sewer hauling trucks from individual or central collection basins. Under the septage hauling scenarios, Klondike Flats could necessitate up to 4 trips per week, the Tahoe Timber Trails campgrounds could necessitate up to 20 trips per week during their peak occupancy period, though during the winter no service would be required, and finally Russell Valley could necessitate up to 10 trips

per week according to TSD. While these hauling activities would generate an increase in truck trips, the increase in traffic is insubstantial and the incremental increase is accounted for in the existing environmental documents.

The approval of the District-preferred TSD SOI scenario would not result in transportation impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Transportation and circulation-related impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
7. Biological Resources. Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) A reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including but not limited to marsh, vernal pool, or coastal, through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to biological resources will occur as a result of the proposed project because the project will not result in any increase in development. The project will not result in increased development since neither Nevada County LAFCo nor TSD has any land use authority within the proposed Sphere of Influence areas. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to biological resources can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD's SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts to biological resources (Truckee 2006, p. 4.3-22) due to the biological-related goals, policies, and actions of the General Plan. These less than significant determinations pertain to special status plant and animal species, riparian habitat and sensitive natural communities, wetlands and water of the U.S., wildlife movement, and conflicts with local ordinances and policies.

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.4) states that build-out of the General Plan could result in the direct loss of wildlife habitat and/or habitat fragmentation, impacts to wildlife movement, the loss or degradation of oak trees in the western portion of the County, the elimination, interruption or disturbance of special status species or their habitat, the loss of wetlands, the loss of riparian habitat, and/or the loss or degradation of timberlands. However, such potential impacts are reduced to a less than significant level as a result of protective policy provisions contained within the General Plan.

The approval of the LAFCo-recommended TSD SOI scenario would not result in biological resource-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Biological impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of policies and actions included in the Truckee 2025 General Plan, all of the potential impacts to biological resources within the Town's jurisdiction are limited to a less than significant level as a result of the Town General Plan (Truckee 2006, p. 4.3-22). The Nevada County General Plan DEIR concluded the same less than significant determinations in terms of potential biological impacts within the unincorporated portions of the County (Nevada County 1995, Section 4.4).

The approval of the District-preferred TSD SOI scenario would not result in biological resource-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Biological impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
8. Mineral Resources. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact discussion: No impacts to mineral resources will occur as a result of the proposed project because the project will not result in any increase in development. The project will not result in increased development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence areas. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to mineral resources can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), as a result of the implementation of polices and actions included in the 2025 General Plan, the potential impacts associated with mineral resources are less than significant (Truckee 2006, p. 4.5-14).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.2) identified similar conclusions as due to the implementation of policy provisions included in the 1994 General Plan, the potential impacts associated with mineral resources are determined to be less than significant.

The approval of the LAFCo-recommended TSD SOI scenario would not result in mineral resource impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Mineral resource impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, the potential impacts associated with mineral resources within Truckee are less than significant (Truckee 2006, p. 4.5-14). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.2) identified that due to the implementation of policy provisions included in the 1994 General Plan, the potential impacts associated with mineral resources are less than significant.

The approval of the District-preferred TSD SOI scenario would not result in mineral impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. All future activities are required to adhere to the jurisdictional appropriate mineral resource policy provisions that ensure less than significant impacts. Mineral resource impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
9. Hazards / Hazardous Materials. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No increased exposure to hazards or hazardous material will occur as a result of the project because no new disturbance or development is proposed. No adverse significant impacts from Hazard or Hazardous materials are anticipated to occur as a result of this project to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above.. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD’s SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with hazards and hazardous materials (Truckee 2006, p. 4.6-13 – 4.6-18) due to the goals, policies, and actions of the General Plan as well as State and federal regulatory requirements. These less than significant determinations pertain to the transport, use and disposal of hazardous materials, potential hazardous material accidents, hazardous materials around schools, hazardous material sites, potential wildland fires, airport safety, potential avalanches, and emergency preparedness.

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) states that the Nevada County Hazardous Waste Management Plan (HWMP) provides criteria that, when implemented, minimizes safety hazards associated with the use, transport, storage, and disposal of hazardous materials in the County. While build-out of County General Plan land uses could potentially result in conflicts with provisions of the Nevada County HWMP related to potential public safety concerns, this potential is a less than significant impact as General Plan policies minimize such concerns.

The approval of the LAFCo-recommended TSD SOI scenario would not result in hazards or hazardous waste-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of policies and actions included in the Truckee 2025 General Plan, the potential impacts associated with hazards and hazardous waste in Truckee are less than significant (Truckee 2006, p. p. 4.6-13 – 4.6-18). The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) identified that due to the implementation of the HWMP, which minimizes safety hazards associated with the use, transport, storage, and disposal of hazardous materials in the County, the potential impacts associated with hazardous waste are less than significant.

The approval of the District-preferred TSD SOI scenario would not result in hazards or hazardous waste-related impacts to an extent beyond that previously analyzed in the existing environmental documents. All future activities are required to adhere to the jurisdictional appropriate hazards or hazardous waste-related policy provisions that ensure less than significant impacts as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
10. Noise. Would the project result in:					
a) Exposure of persons to, or the generation of, noise levels in excess of the County's adopted standards established in the General Plan and Zoning Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, e.g., blasting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts associated with noise will occur as a result of the proposed project because the project will not result in any development. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to noise can occur to an extent beyond that previously analyzed in the EIRs described in the "Introduction" section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with all potential noise impacts due to the goals, policies, and actions of the General Plan except cumulative traffic noise (Truckee 2006, p. 4.9-20 – 4.9-32). The less than significant determinations pertain to conformance with General Plan land use noise compatibility guidelines, groundborne vibration and noise, substantial noise increases associated with the General Plan, airport noise exposure, and construction noise. Impacts associated with cumulative traffic noise were determined to be significant and unavoidable due to the cumulative effects of implementation of the 2025 General Plan combined with increased through traffic from outside the area.

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.9) states that build-out of the County General Plan land uses could result in increases in noise levels along roadways, expose noise-sensitive land uses to unacceptable industrial and other fixed noise sources, expose future land uses to aircraft noise, and/or expose noise-sensitive land uses to unacceptable railroad noise. All of these impacts were found to be less than significant due to Nevada County General Plan policies that minimize noise-related impacts (Nevada County 1995, Section 4.9).

The approval of the LAFCo-recommended TSD SOI scenario would not result in noise-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, the potential impacts associated with noise in Truckee are less than significant with the exception of cumulative traffic noise (Truckee 2006, p. p. 4.9-20 – 4.9-32). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.9) identified that due to the implementation of County General Plan noise-related policy provisions, the potential impacts associated with noise are less than significant.

Juniper Hills is adjacent to the Glenshire subdivision that is currently sewered. Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), but due to the high cost of installing such a system, TSD anticipates that these areas would be more likely to be served using sewer hauling trucks from individual or central collection basins. Under the septage hauling scenarios, Klondike Flats could necessitate up to 4 trips per week, the Tahoe Timber Trails campgrounds could necessitate up to 20 trips per week during their peak occupancy period, though during the winter no service would be required, and finally Russell Valley could necessitate up to 10 trips per week according to TSD. While these hauling activities would generate an increase in truck trips and thus an increase in traffic noise, the increase in traffic is insubstantial and the incremental increase is accounted for in the existing environmental documents.

The approval of the District-preferred TSD SOI scenario would not result in noise-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. All future activities are required to adhere to the jurisdictional appropriate noise-related policy provisions. Such impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation & Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
11. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to public services will occur as a result of the proposed project because the project will not result in any development. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to public services can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with potential impacts to public services such as police protection, fire protection, public schools, and parks and recreation facilities due to the goals, policies, and actions of the General Plan (Truckee 2006, p. 4.11-2 – 4.11-16).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) states that build-out of the County General Plan could result in impacts to police protection, fire protection, public schools, and parks and recreation facility standards. All of these impacts were found to be less than significant due to Nevada County General Plan policies that minimize such impacts (Nevada County 1995, Section 4.10).

The approval of the LAFCo-recommended TSD SOI scenario would not result in public service-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, the potential impacts associated with police protection, fire protection, public schools, and parks and recreation

facilities in Truckee are less than significant (Truckee 2006, p. 4.11-2 – 4.11-16). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) identified that due to the implementation of County General Plan policy provisions, the potential impacts associated with public services are less than significant.

The District-preferred SOI boundary for the TSD SOI differs from the LAFCo-recommended scenario in that it does not propose the extension of TSD's SOI north from the existing TSD SOI boundary (See **Figure 3**). Instead, the District-preferred scenario proposes the extension of TSD's SOI to encompass four specific areas, predominately in unincorporated Nevada County, though a small amount of land within the Town of Truckee is also included at the northwest corner of the Juniper Hills area (See **Figure 3**). These four areas are summarized under Subsection 1, Land Use / Planning.

As previously mentioned, while each of the four areas identified currently manage their wastewater needs via some form of on-site system, TSD anticipates that these properties may seek service from the District within the next 20 years (long-term sphere horizon). In addition to the fact that the District-preferred scenario would not result in impacts to an extent beyond that previously analyzed in the existing environmental documents as summarized above, it is important to note that while Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), TSD anticipates that these areas would served using sewer hauling trucks from individual or central collection basins. Therefore, no wastewater conveyance facilities would be extended to Russell Valley, Tahoe Timber Trails, or Klondike Flats therefore eliminating any chance of environmental impacts associated with growth inducement on lands adjacent to newly extended facilities. In all cases, the wastewater would be conveyed through existing infrastructure (in the case of Juniper Hills) or hauled by truck (in the case of Russell Valley, Tahoe Timber Trails, and Klondike Flats) to the existing Tahoe-Truckee Sanitation Agency (T-TSA) facilities for treatment and disposal.

The approval of the District-preferred TSD SOI scenario would not result in population growth and thus, would not result in public service-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. All future activities are required to adhere to the jurisdictional appropriate public service-related policy provisions. Such impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation Measures: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
12. Utilities / Service Systems. Would the project:					
a) Require a need for the extension of electrical power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, & local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
h) Require a need for the extension of communication systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to utilities and service systems will occur as a result of the proposed project because the project will not result in any development. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to utilities and service systems can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

It is additionally noted that the fundamental purposes of the proposed project, which is the evaluation and adoption of a sphere of influence for the provision of wastewater collection and treatment service for the Truckee Sanitary District, is to insure that service is being provided in a logical and orderly manner and in a manner which is efficient and sustainable as provided for and required by the Cortese-Knox-Hertzberg Act. Adoption of a Sphere of Influence area for a service provider assists in making sure that services are provided as prescribed and in a manner that meets with the objectives of State law and helps to address potential environmental issues associated with the provision of utility services.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

As previously described, the LAFCo-recommended boundary for the TSD SOI proposes to generally amend the overall area of the TSD SOI to encompass an area to include the Town of Truckee as well as developed areas adjacent to the Town of Truckee (see **Figure 2**). As shown in **Figure 2**, the LAFCo-recommended scenario would generally extend the TSD's SOI north from the existing TSD SOI boundary. This extension would occur within the Town of Truckee incorporated area and Truckee SOI, as well as unincorporated regions of Nevada County.

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with potential impacts to utility services such as water supply/water supply services due to the requirements of the California Environmental Quality Act (CEQA) (Truckee 2006, p. 4.13-8), wastewater service due to existing capacity (Truckee 2006, p. 4.13-12), drainage facilities due to the requirements of CEQA (Truckee 2006, p. 4.13-16), and solid waste due to existing capacity (Truckee 2006, p. 4.13-20).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) states that build-out of the County General Plan could result in impacts to water supply, wastewater, and solid waste. All of these impacts were found to be less than significant due to Nevada County General Plan policies that minimize such impacts with the exception of wastewater service impacts, which were found to be significant and unavoidable due to the anticipated need for facility expansion which could create an environmental impact (Nevada County 1995, Section 4.10). As stated under Subsection 4, Hydrology / Water Quality, the General Plan addresses potential drainage impacts and the need to avoid potential increases in downstream flooding by protecting natural drainage and vegetative patterns through project site review, use of clustered development and project subdivision design. The General Plan also identifies that the Comprehensive Site Development Standards (identified in General Plan Policy 1.17) ensures the use of measures applicable to all discretionary and ministerial projects to avoid downstream flooding from new development (Nevada County 1995, Section 4.3). Drainage impacts were determined to be less than significant.

The approval of the LAFCo-recommended TSD SOI scenario would not result in utility service-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, the potential impacts associated with utility services such as water supply and water supply services, wastewater service, drainage facilities, and solid waste in Truckee are less than significant (Truckee 2006, p. p. 4.13-8 – 4.13-20). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) identified that due to the implementation of County General Plan policy provisions, all utility service impacts were found to be less than significant due to Nevada County General Plan policies that minimize such impacts, with the exception of wastewater service impacts, which were found to be significant and unavoidable.

In addition to the fact that the District-preferred scenario would not result in impacts to an extent beyond that previously analyzed in the existing environmental documents as summarized above, it is important to note that while Russell Valley, Tahoe Timber Trails, and Klondike Flats are separated from the TSD collection system and could be connected by pump system(s) and force main(s), yet TSD anticipates that these areas would be anticipated to be served using sewer hauling trucks from individual or central collection basins. Therefore, no wastewater conveyance facilities would be extended to Russell Valley, Tahoe Timber Trails, or Klondike Flats therefore eliminating any chance of environmental impacts associated with facility installation on lands adjacent to newly extended facilities. In all cases, the wastewater would be conveyed through existing infrastructure (in the case of

Juniper Hills) or hauled by truck (in the case of Russell Valley, Tahoe Timber Trails, and Klondike Flats) to the existing Tahoe-Truckee Sanitation Agency (T-TSA) facilities for treatment and disposal. At the current time, T-TSA has adequate capacity to manage the additional flow and loading that would be associated with the four areas.

The approval of the District-preferred TSD SOI scenario would not result in population growth and thus, would not result in utility service-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. All future activities are required to adhere to the jurisdictional appropriate utility service-related policy provisions. Such impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation and Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
13. Aesthetics. Would the project result in:					
a) Demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) A visually incompatible structure within a designated historic district?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: Existing regulations addressing visual treatment of new development, i.e., lighting impacts and screening, will not be reduced by this project. No impacts to aesthetic resources will occur as a result of the proposed project because the project will not result in any development. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo preferred or TSD preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to aesthetic resources can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with aesthetic resources due to the goals, policies, and actions of the General Plan (Truckee 2006, p. 4.1-19 – 4.1-34). These less than significant determinations pertain to the visual character of Truckee, scenic vistas, scenic highways, and light and glare issues. Implementation of the 2025 General Plan was found to result in a significant and unavoidable impact in terms of cumulative aesthetic resource impacts (Truckee 2006, p. 4.1-34).

The DEIR prepared for the Nevada County General Plan states that the General Plan could impact the significant stands of oak trees in the western portion of the County yet protective policies contained within the General Plan limit this potential to a less than significant level (Nevada County 1995, Section 4.6). General Plan policies also help to achieve less than significant impacts in regard to the potential to adversely affect the scenic value of the waterways, the potential to negatively affect roadside scenery, the affects of tall buildings as well as development sprawl, and light and glare issues (Nevada County 1995, Section 4.6).

The approval of the LAFCo-recommended TSD SOI scenario would not result in aesthetic-related impacts to an extent beyond that previously analyzed in the existing environmental documents. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, all of the potential impacts to aesthetic resources within the Town's jurisdiction are limited to a less than significant level as a result of the Town General Plan with the exception of cumulative impacts (Truckee 2006, p. 4.1-19 – 4.1-34). The Nevada County General Plan DEIR concluded less than significant determinations in terms of potential aesthetic impacts within the unincorporated portions of the County (Nevada County 1995, Section 4.6).

The approval of the District-preferred TSD SOI scenario would not result in aesthetic resource-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Aesthetic resource impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation Measures: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
14. Agriculture and Forestry Resources. Would the project result in:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No new development will occur as a result of this project, no agricultural land will be affected by the project as no agricultural lands occur within the project area and no timber or forest resources will be converted or otherwise modified as a result of the project. The proposed project does not propose any changes to land use regulations related to agricultural uses. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to agricultural resources can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

The DEIR prepared for the Truckee General Plan (Truckee 2006) does not identify any significant impacts associated with agricultural or forest lands. Less than significant determinations were assigned to riparian habitat and sensitive natural communities and conflicts with local ordinances and policies.

The DEIR prepared for the Nevada County General Plan states that build-out of the General Plan could result in the loss or degradation of oak trees in the western portion of the County, the loss of riparian habitat, and/or the loss or degradation of timberlands. However, such potential impacts are reduced to a less than significant level as a result of protective policy provisions contained within the General Plan (Nevada County 1995, Section 4.4).

The approval of the LAFCo-recommended TSD SOI scenario would not result in agriculture or forest land impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, no agricultural impacts were identified by the DEIR prepared for the Truckee General Plan, and due to the implementation of polices and actions included in the Truckee 2025 General Plan, all of the potential impacts to forest land resources within the Town's jurisdiction are limited to a less than significant level. The Nevada County General Plan DEIR concluded less than significant determinations in terms of potential impacts within the unincorporated portions of the County (Nevada County 1995, Section 4.4).

The approval of the District-preferred TSD SOI scenario would not result in agricultural or forest land impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation Measures: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
15. Cultural Resources. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to cultural resources will occur as a result of the proposed project because the project will not result in any increase in development. The project will not result in development since neither Nevada County LAFCo nor TSD has any regulatory land use authority within the Sphere of Influence area. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo-recommended or TSD-preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to cultural resources can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts to cultural resources (Truckee 2006, p. 4.4-14 – 4.4-16) due to the goals, policies, and actions of the General Plan. These less than significant determinations pertain to historical resources and archaeological and paleontological resources.

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.5) states that build-out of the General Plan could result in the disturbance to known or undiscovered cultural resource sites related to development as well as increased vandalism. However, such potential impacts are reduced to a less than significant level as a result of policy provisions contained within the General Plan.

The approval of the LAFCo-recommended TSD SOI scenario would not result in cultural resource-related impacts to an extent beyond that previously analyzed in the existing environmental documents. Cultural resource impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of polices and actions included in the Truckee 2025 General Plan, all of the potential impacts to cultural resources within the Town’s jurisdiction are limited to a less than significant level as a result of the Town General Plan (Truckee 2006, p. 4.4-14 – 4.4-16). The Nevada County General Plan

DEIR concluded the same less than significant determinations in terms of potential cultural resource impacts within the unincorporated portions of the County (Nevada County 1995, Section 4.5).

The approval of the District-preferred TSD SOI scenario would not result in cultural resource-related impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Cultural resource impacts associated with the District-preferred scenario will not be discussed in the forthcoming EIR.

Mitigation and Residual Impact. No Cultural Resource mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
16. Recreation. Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) A conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion: No impacts to recreation resources will occur as a result of the proposed project because the project will not result in any increase in development. The project will not result in increased development since neither Nevada County LAFCo nor TSD has any land use authority. The land use jurisdiction over all the land within the proposed SOIs would remain with either Nevada or Placer County or the Town of Truckee. Therefore, the approval of either proposed SOI (LAFCo preferred or TSD preferred) would not cause any physical changes in the environment, and therefore no adverse impact related to recreation can occur to an extent beyond that previously analyzed in the EIRs described in the “Introduction” section provided above. The project does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure.

LAFCo-Recommended Truckee Sanitary District Sphere of Influence

According to the DEIR prepared for the Truckee General Plan (Truckee 2006), implementation of the 2025 General Plan results in less than significant impacts associated with potential impacts to parks and recreation facilities due to the goals, policies, and actions of the General Plan (Truckee 2006, p. 4.11-16).

The DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) states that build-out of the County General Plan could result in impacts to parks and recreation facility standards. This impact was found to be less than significant due to Nevada County General Plan policies that minimize the impact (Nevada County 1995, Section 4.10).

The approval of the LAFCo-recommended TSD SOI scenario would not result in parks and recreation impacts to an extent beyond that previously analyzed in the existing environmental documents as it does not propose the change of any existing land use designations or facilitate the construction of any physical infrastructure. Such impacts associated with the LAFCo-recommended scenario will not be discussed in the forthcoming EIR.

District-Preferred Truckee Sanitary District Sphere of Influence

As stated above, due to the implementation of policies and actions included in the Truckee 2025 General Plan, the potential impacts associated with parks and recreation facilities in Truckee are less than significant (Truckee 2006, p. 4.11-16). Similarly, the DEIR prepared for the Nevada County General Plan (Nevada County 1995, Section 4.10) identified that due to the implementation of County General Plan policy provisions, the potential impacts associated with parks and recreation are less than significant.

Mitigation and Residual Impact: No mitigation is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
17. Greenhouse Gas Emissions. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion: While the project will not result in increased development, greenhouse gas impacts were not analyzed in either the Nevada County or Placer County General Plan EIR’s or the Town of Truckee General Plan EIR. The change in the SOI boundary could promote and result in greenhouse gas emissions from energy sources that are not in compliance with the State of California renewable energy standards or which represent a reduction in the overall amount of renewable energy within the portfolio of the potential service provider. Therefore, potential greenhouse gas impacts associated with both proposed SOIs (LAFCo-recommended or TSD-preferred) will be discussed in the forthcoming EIR.

Mitigation and Residual Impact: This impact issue will be analyzed further in the forthcoming EIR

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
18. Mandatory Findings of Significant Environmental Effect. Would the project:					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California's history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have environmental effects, which are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) <u>Alternatives to the Proposed Action:</u> Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECOMMENDATION OF THE PROJECT PLANNER:

On the basis of this initial evaluation:

_____ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

 SR Jones, Program Manager/LAFCo Executive Officer
References

June 29, 2012

Date

References

Nevada County. 1994. *Nevada County General Plan*. 1994 (amended through 2010).

Nevada County. 1995. *Nevada County General Plan Draft Environmental Impact Report*. 1995.

Truckee, Town of. 2005. *Town of Truckee 2025 General Plan*. 2005.

Truckee, Town of. 2006. *Town of Truckee 2025 General Plan Draft Environmental Impact Report*. 2006.



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July 27, 2012

S.R. Jones, Executive Director
Nevada County LAFCO
950 Maidu Avenue
Nevada City, CA 95959

RE: Notice of Preparation of an Environmental Impact Report for the proposed Truckee Sanitary District Sphere of Influence Plan Update

Dear Ms. Jones:

This letter is provided in response to the Nevada County Local Agency Formation Commission (LAFCO) circulation of the referenced Notice of Preparation (NOP).

The project description within the NOP identifies a substantial portion of Placer County territory within the Martis Valley and Northstar as within the "Area of Concern". This is true for both the LAFCO recommended and Truckee Sanitary District (TSD) scenarios. LAFCO created the term "Area of Concern" as policy to denote geographical areas beyond a SOI in which you believe land use decisions or other governmental actions of one local agency may impact directly or indirectly upon another local agency so that you can provide notification. As we have mentioned in past correspondence, that is not a legal term under the Cortese-Knox-Hertberg Local Government Reorganization Act and we interpret that its use may cause confusion in matters of jurisdictional land use and control.

It is acknowledged that the TSD plays a significant role in wastewater within the region and that this NOP only specifically addresses that service. It is also true that SOI boundaries are complex within the Truckee/Tahoe area with multiple service providers each having a SOI that doesn't necessarily coincide directly with another. However, the graphic delineation of "Area of Concern" on a SOI document seems unnecessary in that there are other existing processes that provide notifications to potentially impacted agencies. Placer County will be very attentive to the "Area of Concern" delineation and any other issues that may arise as this update proceeds.

We look forward to receiving a copy of the Draft Environmental Impact Report for review and please do not hesitate to contact the County Executive Office if you have any questions.

S.R. Jones, Executive Director
Nevada County LAFCO
Page 2 of 2

Sincerely,

COUNTY OF PLACER

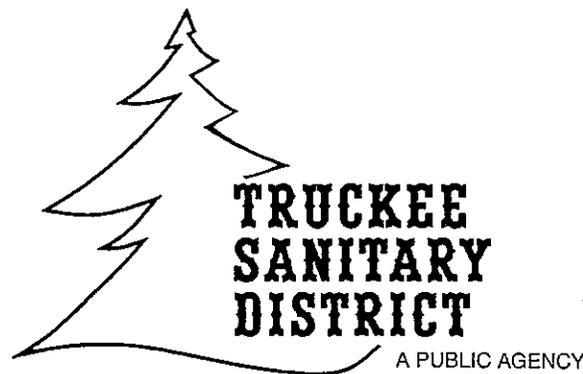
A handwritten signature in black ink, appearing to read "Allison Carlos", with a long horizontal flourish extending to the right.

Allison Carlos
Principal Management Analyst

C: Jennifer Montgomery, Placer County Supervisor District 5
David Boesch, Placer County Executive Officer
Holly Heinzen, Placer County Chief Assistant County Executive Officer
Kris Berry, Placer County LAFCO Executive Director

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July 27, 2012

Nevada County Local Agency Formation Commission
Attention: SR Jones, Executive Officer
950 Maidu Avenue
Nevada City, CA 95959

**SUBJECT: COMMENTS ON LAFCO'S TRUCKEE SANITARY DISTRICT SPHERE
OF INFLUENCE PLAN UPDATE NOTICE OF PREPARATION AND
INITIAL STUDY DATED 6/29/12**

The Truckee Sanitary District (TSD) has reviewed the above-referenced documents and has the following comments:

Notice of Preparation

- Page 1. Project Location paragraph twice indicates that TSD provides wastewater treatment services. TSD does not provide treatment, it provides collection and conveyance services (2 locations).
- Page 1. First Paragraph, LAFCo is twice incorrectly referred to as the Land Agency Formation Commission.
- Page 4. Area 14. The Hobart Mills Planned Development area is located approximately 3 miles north of the District's northern boundary, not 6 miles.
- Page 4. TSD Preferred Sphere of Influence (SOI) Boundary – insert the word “developed” between “four areas” in the description of TSD recommended sphere.
- Page 5. Third bullet – Insert the word “septic” between “functioning systems”.
- Page 5. Juniper Hills could be served by gravity pipelines (not indicated), as well as pump systems and force mains.

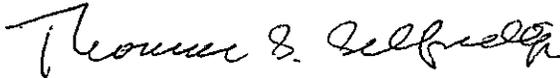
Initial Study

- Page 1. The Project Location is the TSD service area *and vicinity*.
- Page 2. The Hobart Mills Planned Development area is located approximately 3 miles north of the District's northern boundary, not 6 miles.

- Page 10. The present TSD SOI extends north to the *Sierra* County line.
- In multiple locations, the description of the District Preferred SOI Boundary is inaccurately described. TSD's preferred SOI consists of four areas in addition to the LAFCo recommended SOI.

Thank you for the opportunity to comment. Please contact Blake Tresan if you have any questions.

Sincerely,



Thomas S. Selfridge
General Manager

DEPARTMENT OF TRANSPORTATION

DISTRICT 3

703 B STREET

MARYSVILLE, CA 95901-0911

PHONE (530) 741-4004

FAX (530) 741-5346

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July 27, 2012

032012TAH0016
TAH-VAR/M 0.27
SCH #: 2012062087SR Jones, Executive Director
Nevada County Local Agency
Formation Commission (LAFCo)
950 Maidu Avenue
Nevada City, CA 95959**Truckee Sanitary District—Municipal Services Review—Five Year Sphere of Influence Update—Notice of Preparation (NOP)**

Dear Ms. Jones:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The project will establish updated boundaries of municipal service providers in the Truckee area. We have reviewed the NOP and have no comment on the analysis at this time. However, future actions within the project area may call for an encroachment permit.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to the address below. Information pertaining to the encroachment permit and contact information, may be found at the following website linked below.

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Application packages are submitted to Bruce Capaul, District Office Chief, Office of Permits, California Department of Transportation, District 3, 703 B Street, Marysville, CA 95901.

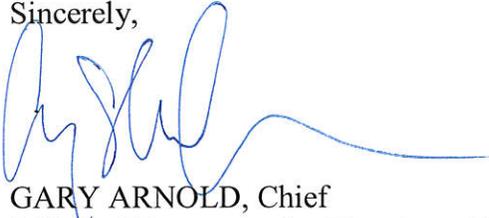
Early Notification

Please send project applications and ministerial actions within one quarter of a mile from the State Highway System for our review. Since applications are a valuable form of early notification, this is particularly beneficial in helping us identify critical project issues early in the environmental review process. Since we are concerned about issues such as potential impacts to biological and cultural resources in State ROW as well as potential traffic impacts, early notification and review of project applications can save substantial time and effort for both the applicant and the County.

Ms. SR Jones/Nevada County LAFCo
July 27, 2012
Page 2

If you have any questions regarding this letter, please contact Angela Shepard of my staff by telephone at (530) 740-4992, or by email: angela_shepard@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Arnold', with a long horizontal flourish extending to the right.

GARY ARNOLD, Chief
Office of Transportation Planning—North

c: Scott Morgan, State Clearinghouse

APPENDIX 3.2-A
CALEEMOD MODELING RESULTS

**Nevada LAFCo-Recommended TSD Sphere of Influence
Northern Sierra AQMD Air District, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	824	Dwelling Unit
General Light Industry	542.1	1000sqft

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)		Utility Company	Statewide Average
Climate Zone	14		2.2		
		Precipitation Freq (Days)			
			72		

2.0 Emissions Summary

2.1 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											851.16	1,081.00	1,932.15	0.81	0.08	1,973.98
Energy											0.00	4,801.54	4,801.54	0.13	0.06	4,824.10
Mobile											0.00	20,799.39	20,799.39	1.27	0.00	20,826.02
Waste											6,521.68	0.00	6,521.68	385.42	0.00	14,615.50
Water											0.00	6,478.84	6,478.84	83.20	2.13	8,887.01
Total											7,372.84	33,160.77	40,533.60	470.83	2.27	51,126.61

3.0 Mobile Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.00	20,799.39	20,799.39	1.27	0.00	20,826.02
Unmitigated											0.00	20,799.39	20,799.39	1.27	0.00	20,826.02
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

3.1 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	3,778.44	715.57	368.63	11,025,441	11,025,441
Single Family Housing	7,885.68	8,305.92	7226.48	28,046,645	28,046,645
Total	11,664.12	9,021.49	7,595.11	39,072,086	39,072,086

3.2 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Light Industry	14.70	6.60	6.60	59.00	28.00	13.00
Single Family Housing	16.80	7.10	7.90	37.30	20.70	42.00

4.0 Energy Detail

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated											0.00	3,517.93	3,517.93	0.11	0.04	3,532.68
Electricity Unmitigated											0.00	3,517.93	3,517.93	0.11	0.04	3,532.68
NaturalGas Mitigated											0.00	1,283.61	1,283.61	0.02	0.02	1,291.42
NaturalGas Unmitigated											0.00	1,283.61	1,283.61	0.02	0.02	1,291.42
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.1 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	tons/yr										MT/yr					
General Light Industry	1.99493e+006											0.00	106.46	106.46	0.00	0.00	107.10
Single Family Housing	2.20589e+007											0.00	1,177.15	1,177.15	0.02	0.02	1,184.31
Total												0.00	1,283.61	1,283.61	0.02	0.02	1,291.41

4.2 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Light Industry	2.56413e+006					1,114.79	0.03	0.01	1,119.47
Single Family Housing	5.52746e+006					2,403.14	0.07	0.03	2,413.21
Total						3,517.93	0.10	0.04	3,532.68

5.0 Area Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											851.16	1,081.00	1,932.15	0.81	0.08	1,973.98
Unmitigated											851.16	1,081.00	1,932.15	0.81	0.08	1,973.98
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.1 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											851.16	1,070.89	1,922.05	0.80	0.08	1,963.64
Landscaping											0.00	10.11	10.11	0.01	0.00	10.34
Total											851.16	1,081.00	1,932.16	0.81	0.08	1,973.98

6.0 Water Detail

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					6,478.84	83.20	2.13	8,887.01
Unmitigated					6,478.84	83.20	2.13	8,887.01
Total	NA							

6.1 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Light Industry	2665.47 / 0					6,300.44	81.55	2.09	8,660.84
Single Family Housing	53.6869 / 33.8461					178.40	1.64	0.04	226.16
Total						6,478.84	83.19	2.13	8,887.00

7.0 Waste Detail

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					6,521.68	385.42	0.00	14,615.50
Unmitigated					6,521.68	385.42	0.00	14,615.50
Total	NA							

7.1 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Light Industry	31538.7					6,402.06	378.35	0.00	14,347.44
Single Family Housing	589.25					119.61	7.07	0.00	268.06
Total						6,521.67	385.42	0.00	14,615.50

**District Preferred TSD Sphere of Influence
Northern Sierra AQMD Air District, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	980	Dwelling Unit
General Light Industry	542.1	1000sqft

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)		Utility Company	Statewide Average
Climate Zone	14		2.2		
		Precipitation Freq (Days)			
1.3 User Entered Comments			72		

2.0 Emissions Summary

2.1 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											1,012.30	1,285.65	2,297.95	0.96	0.10	2,347.70
Energy											0.00	5,479.36	5,479.36	0.15	0.07	5,505.18
Mobile											0.00	23,627.99	23,627.99	1.44	0.00	23,658.26
Waste											6,544.31	0.00	6,544.31	386.76	0.00	14,666.22
Water											0.00	6,512.62	6,512.62	83.51	2.14	8,929.82
Total											7,556.61	36,905.62	44,462.23	472.82	2.31	55,107.18

3.0 Mobile Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.00	23,627.99	23,627.99	1.44	0.00	23,658.26
Unmitigated											0.00	23,627.99	23,627.99	1.44	0.00	23,658.26
Total											NA	NA	NA	NA	NA	NA

3.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	3,778.44	715.57	368.63	11,025,441	11,025,441
Single Family Housing	9,378.60	9,878.40	8594.60	33,356,447	33,356,447
Total	13,157.04	10,593.97	8,963.23	44,381,888	44,381,888

3.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Light Industry	14.70	6.60	6.60	59.00	28.00	13.00
Single Family Housing	16.80	7.10	7.90	37.30	20.70	42.00

4.0 Energy Detail

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated											0.00	3,972.89	3,972.89	0.12	0.05	3,989.55
Electricity Unmitigated											0.00	3,972.89	3,972.89	0.12	0.05	3,989.55
NaturalGas Mitigated											0.00	1,506.46	1,506.46	0.03	0.03	1,515.63
NaturalGas Unmitigated											0.00	1,506.46	1,506.46	0.03	0.03	1,515.63
Total											NA	NA	NA	NA	NA	NA

4.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Light Industry	1.99493e+006											0.00	106.46	106.46	0.00	0.00	107.10
Single Family Housing	2.62351e+007											0.00	1,400.01	1,400.01	0.03	0.03	1,408.53
Total												0.00	1,506.47	1,506.47	0.03	0.03	1,515.63

4.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Light Industry	2.56413e+006					1,114.79	0.03	0.01	1,119.47
Single Family Housing	6.57392e+006					2,858.10	0.09	0.03	2,870.09
Total						3,972.89	0.12	0.04	3,989.56

5.0 Area Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											1,012.30	1,285.65	2,297.95	0.96	0.10	2,347.70
Unmitigated											1,012.30	1,285.65	2,297.95	0.96	0.10	2,347.70
Total											NA	NA	NA	NA	NA	NA

5.1 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											1,012.30	1,273.63	2,285.93	0.95	0.10	2,335.40
Landscaping											0.00	12.02	12.02	0.01	0.00	12.30
Total											1,012.30	1,285.65	2,297.95	0.96	0.10	2,347.70

6.0 Water Detail

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					6,512.62	83.51	2.14	8,929.82
Unmitigated					6,512.62	83.51	2.14	8,929.82
Total	NA							

6.1 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Light Industry	2665.47 / 0					6,300.44	81.55	2.09	8,660.84
Single Family Housing	63.8509 / 40.2539					212.18	1.96	0.05	268.98
Total						6,512.62	83.51	2.14	8,929.82

7.0 Waste Detail

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					6,544.31	386.76	0.00	14,666.22
Unmitigated					6,544.31	386.76	0.00	14,666.22
Total	NA							

7.1 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Light Industry	31538.7					6,402.06	378.35	0.00	14,347.44
Single Family Housing	700.75					142.25	8.41	0.00	318.78
Total						6,544.31	386.76	0.00	14,666.22

**Truckee Sanitary District SOI Amendment
Mountain Counties Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
TSD Haul Trucks	0	User Defined

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mobile											0.00	28.18	28.18	0.01	0.00	28.29
Total											0.00	28.18	28.18	0.01	0.00	28.29

4.0 Mobile Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.00	28.18	28.18	0.01	0.00	28.29
Unmitigated											0.00	28.18	28.18	0.01	0.00	28.29
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Residential	50.00	50.00	50.00	41,318	41,318
Total	50.00	50.00	50.00	41,318	41,318

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
User Defined Residential	2.30	2.30	2.30	37.30	20.70	42.00

TSD-Preferred SOI Boundary
Greenhouse Gas Emissions Juniper Hills Wastewater

Wastewater Demand Juniper Hills - 163 Parcels

Acre-Feet	42	-
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Source: Average household wastewater generation rate derived from Coldstream Specific Plan DEIR (Town of Truckee, 2011)

Indirect Emissions

Indirect Emissions from wastewater conveyance

	MG/yr	MWh/MG	MWh/yr	Total CO2e MT/yr
Juniper Hills	14	1.2	16	5

California Energy Commission. 2006. Redefining Estimates for Water-Related Energy Use (<http://www.energy.ca.gov/2006publications/CEC-500-2006-118/CEC-500-2006-118.PDF>)

APPENDIX 3.3-A
MITIGATING POLICIES AND MEASURES

NEVADA COUNTY GENERAL PLAN

Policy 1.1 The General Plan divides the County into *Community Regions* and *Rural Regions*. All of the land area of the County is placed in one of these regions. Within the *Rural Regions*, growth is limited to those types and densities of development which are consistent with the open, rural lifestyle, pastoral character and natural setting and surrounding land use patterns which exists in these areas. Within the *Community Regions*, balanced growth is encouraged to provide managed housing, employment, shopping and cultural convenience, efficiency and affordability.

The General Plan Land Use Maps delineate specific boundaries for *Community Regions*. All portions of the County not within a *Community Region* shall be considered to be in a *Rural Region*.

Policy 1.5 The General Plan provides for future development in accordance with the following criteria for the various land use designations:

Open Space (OS) is intended to provide for land, primarily in public ownership, which is dedicated to recreation, resource and habitat preservation, and protection of environmental resources, and which typically allows only recreation or very low-intensity limited uses, such as, but not limited to, visual corridor preservation, interconnecting wildlife corridors, slope protection, preservation of ditches, railroad rights-of-way, historic trails, agriculture, and timber production. This designation shall also provide for the designation of land in private ownership which is permanently devoted to open space through clustering or other open space requirements.

Policy 1.14 Development within the *Community Regions* shall be consistent with the overall rural quality of life in the County, as demonstrated through sensitivity to resource constraints, provision of interwoven open space as a part of development, and community design which respects the small town or village character of the *Community Regions*. These criteria shall be accomplished through application of the Comprehensive Site Design Standards in review of discretionary and ministerial projects.

Policy 1.16 A Special Development Area in the southwestern part of the County, in the vicinity of McCourtney and Spenceville Roads is shown on the General Plan Land Use maps for the purpose of establishing a Development Reserve. Development within this Development Reserve, shall require implementation of a Specific Plan. Also, a specific *Community Region* boundary shall be established as part of this process. Prior to such time, this designation shall provide for low-density development not to exceed an average density of one dwelling unit per 40-acres and to ensure that the potential for a New Town is not precluded until such time that a specific plan is prepared and *Community Region* boundaries established. Until that time, this designation shall be implemented by the "PD" Planned Development district of the County zoning regulations.

The Specific Plan shall require a finding that:

- a. Development of the New Town Reserve necessary to assure a long-term, job/housing balance and adequate supply of affordable housing for the unincorporated areas of Nevada County;
- b. Development will provide affordable housing to meet the County's demonstrated housing needs concurrent with the creation;

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

- c. Development will provide a significant positive increase in the County's jobs/housing ratio and that mechanisms to ensure phased development of employment preceding or concurrent with housing are assured;
- d. A substantial portion of the area within the New Town Reserve will be preserved as open space for vegetation, habitat, and natural resource protection, and for passive recreation with mechanisms to insure that such open space is permanently maintained. This open space will be distributed in such a manner that it provides a significant buffer between the New Town and adjacent lands. The open space shall provide for protection of landmark groves and heritage trees as well as wildlife corridors sufficient to maintain the existing biodiversity of the site;
- e. A multimodal circulation system will be provided which encourages the use of modes other than the private automobile; and
- f. Adequate public facilities and services can be provided to serve the development on a self sustaining basis through formation of a Community Services District or comparable mechanism, and without imposing a financial burden on the other areas of the County.
- g. Prior to submittal of a New Town proposal, the County-wide population shall be not less than 105,000 persons.

Policy 1.17 The County shall prepare and adopt comprehensive Site Development Standards. These standards shall be used during the "project site review process" to provide a consistent approach for addressing: the presence of sensitive environmental features and/or natural constraints; clustering and provision of open space as part of site development; the potential for land use conflicts between uses; and the potential for public health hazards.

The County shall prepare and adopt specific and comprehensive Site Development Standards which shall be applicable to all development projects in *Community Regions* and *Rural Regions* and protective of the County's unique character, providing guidance for.

- a. Protection of environmentally sensitive resources;
- b. Provision of open space as part of site development;
- c. Prevention and reduction of fire hazards;
- d. Maintenance and enhancement of vegetation and landscaping;
- e. Prevention and reduction of flood hazards;
- f. Transitions between uses and multiple-use site development;
- g. Community design;
- h. Buffering and screening to mitigate adverse effects; and
- i. Incentives to provide for access to public resources and open space; and
- j. Protection of important agricultural, mineral, and timber resources.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

The standards shall identify the basic requirements for site development in the County, including, at a minimum, standards to mitigate the impact of development on environmentally sensitive resources as referenced in the following criteria:

- Wetlands (as delineated in the National Wetlands Inventory (NWI));
- Major deer migration corridors, critical range, and critical fawning areas as defined by State Fish and Game's Migratory Deer Range Maps;
- Landmark oaks, defined as any oak 36" or greater at dbh;
- Landmark groves, defined as areas with 33+% canopy closure based on CDF's Hardwoods Map;
- Rare and endangered species, as found in NDDDB and Inventory of Rare and Endangered Vascular Plants of California, 1994;
- Riparian corridors within 100 feet of intermittent or perennial water courses, as shown on USGS quad maps;
- Significant cultural resources, as defined by Appendix K of CEQA;
- Floodplains, as defined by FEMA, precluding development and land disturbance within floodways and restricting development within the floodway fringe, through the establishment of floodplain setbacks and associated development regulations;
- Important agricultural lands, as defined by State Important Farmland map;
- Significant mineral areas, defined by State DM&G's MRZ-2 classification maps;
- Earthquake faults, as defined by State Fault Map of California, 1975, or as determined by the State DM&G;
- Avalanche hazard, as defined by Avalanche Hazard Study;
- Steep slopes (30+%);
- Areas with high erosion potential, as delineated in Figure 3.3 of the Nevada County Master Environmental Inventory;
- Areas subject to fire hazards, as defined by the State Department of Forestry's Fire Hazard Zone Map;
- Visually important ridgelines and viewsheds, as defined by standards developed by Policy 18.3 of the General Plan.

Where such resources are present, the standards shall require that professional field inventory and review shall be undertaken to delineate the extent of the resource and determine the impact of the proposed development. The following siting and design measures shall be implemented as appropriate to meet the performance criteria:

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

- Identification of building envelopes;
- Conservation easements/deed restrictions;
- Use of common vs. individual driveways;
- Specification of location and type of fencing;
- Identification of setbacks and/or buffers;
- Development restrictions;
- Use of Transfer of Development Rights; and
- Offsite mitigation/mitigation banking.

The County shall approve a project for a discretionary permit only if it can be demonstrated that the project as designed and sited meets the intent of the SDS performance criteria.

Policy 1.18 Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, submittal of a clustering option of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.

In all other residential use designations (including Residential, Urban Single-Family, Urban Medium Density, and Urban High Density), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, submittal of a clustering option shall be required in these land use designations and clustering encouraged for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present.

Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.

No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, minimum subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health.

Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.

Policy 1.20 Where possible, industrial uses should not be placed adjacent to public facilities or institutional uses. New or expanded industrial uses that abut a public facility or institutional use should provide a buffer area so as to mitigate visual, noise, light and glare, and other adverse impacts. However, these criteria do not apply to uses which abut a public or institutional uses of an industrial character, such as the corporation yard.

Policy 1.21 Public facilities and institutional uses in areas designated for Industrial use on the General Plan Land Use Maps should establish buffers from the surrounding industrial sites, through additional setbacks, landscaping, fencing and other screening, except where the public or institutional use is intended to serve the industrial area or is of an industrial character.

Policy 1.23 The General Plan shall provide for the following building intensities in the respective land use designations. Impervious surface shall include all land covered by structures or paved surfaces (excluding gravel surfaces).

General Plan Designation	Max. Impervious Surface in %	Max. Bldg. Height
Urban High Density Residential	60	3 stories or 45'
Urban Medium Density Residential	50(1)	3 stories or 45'
Urban Single Family Residential	40(1)	3 stories or 45'
Residential	30(1)	3 stories or 45'
Estate	20(1)	3 stories or 45'
Rural-5 (5 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Rural-10 (10 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Rural-20 (20 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Rural-30 (30 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Rural-40 (40 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Rural-160 (160 acre minimum parcel size)	10(1)(3)	3 stories or 45'
Neighborhood Commercial	85	3 stories or 45'
Community Commercial	85	45' (2)
Highway Commercial	85	45' (2)
Service Commercial	85	3 stories or 45'
Rural Commercial	85	3 stories or 45'
Office-Professional	60	3 stories or 45'
Business Park	50	45' (2)
Industrial	85	45' (2)
Recreation	10 (3)	45' (2)
Forest	5(1)(3)	3 stories or 45'
Public	85	3 stories or 45'

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

General Plan Designation	Max. Impervious Surface in %	Max. Bldg. Height
Open Space	5	3 stories or 45'
Water Area	5	NA
Special Development Area	(4)	(4)
Planned Development	(4)	(4)
Planned Residential Community	40(1)	3 stories or 45'

NOTES

NA - Not Applicable

(1) Maximum impervious surface may be increased to 60% for conditionally permitted support uses. Within the Forest designation, this standard shall apply only to parcels 5 acres or less in size. In such instances, retention/detention facilities shall be incorporated into the design of those projects that could result in flood damage to downstream uses.

(2) Discretionary and administrative permits will be required for special uses that would need to exceed the allowable height.

(3) May be increased to 20% for parcels 5 acres or less in size.

(4) Intensity of use within Special Development Areas and Planned Developments shall conform to that for the land use designations shown on the General Plan Land Use Maps for each specific Special Development Area or Planned Development.

Policy 3.1 The levels of service and provision of public facilities in *Community Regions* shall be based upon improving the capacity of public facilities to serve higher levels of development directed to *Community Regions*. The levels of service and provision of public facilities in *Rural Regions* shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in *Community and Rural Regions* shall be based upon the following criteria:

COMMUNITY REGIONS

- a. public water and sewer
- b. retention of existing emergency response time
- c. intercommunity-transit

RURAL REGIONS

Rural Centers

- a. public or on-site community water and sewer systems
- b. decreased emergency response times

Rural Areas

- a. individual septic and wells or on-site community water and sewer systems
- b. decreased emergency response time
- c. limited transit

Policy 3.2 The County shall encourage development within *Community Regions* where higher density development can more efficiently be provided with a full range of public facilities and services.

Policy 3.3 The land use pattern reflected in the Nevada County General Plan Land Use Map is correlated with the future provision of public facilities to adequately serve said land uses based upon the service criteria and levels of service identified in Policy 3.1 and Policy 3.10. All General Plan amendments shall be required to show that the public facilities and services necessary to serve the proposed development are also correlated with the future provision of facilities and services according to the same criteria.

Policy 3.4 To enable public services to be provided with the greatest degree of efficiency and cost-effectiveness, development within *Community Regions* shall be encouraged at the maximum density under the respective land use designations shown on the General Plan Land Use maps, consistent with environmental, infrastructure and other site constraints.

Policy 3.5 Within *Community Regions* with existing public sewer and water systems, all new residential land divisions shall be required to connect to public sanitary sewer and water systems. Temporary use of private on-site systems may be allowed where public systems are not yet available but where a specific improvement plan and funding mechanisms are in place. A legally binding mechanism shall be required to insure that the development will connect to the public systems when available, and that the private systems will be discontinued.

Policy 3.6 The County shall prepare a long-range Capital Facilities Plan for all facilities to be included in the development impact fee program, as well as facilities to solve existing deficiencies, including a funding and phasing program for provision of facilities in not less than five-year increments.

Policy 3.7 Based upon the long-range Capital Facilities Plan, the County shall prepare and adopt a Five-Year Capital Improvement Program (CIP) for facilities for which it is responsible, and shall encourage the other affected agencies to also adopt a Five-Year CIP for facilities for which they are responsible.

In preparing the CIP, the County shall give priority to improvements which resolve or decrease an existing deficiency. To the maximum extent feasible, improvement projects shall support development of the following:

- a. employment generating uses
- b. affordable housing
- c. circulation/safety needs

Policy 3.8 Based upon the adopted level of service standards, the County shall adopt a comprehensive development fee impact program meeting the requirements of AB 1600 and SB 327 in order to offset the costs of growth-related infrastructure and facilities based upon buildout of the General Plan.

The County shall impose comprehensive development fees in amounts sufficient to offset the costs identified as the appropriate share of the public facility improvements necessary to serve future development. The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

Policy 3.9 The County shall formally approach the Cities of Grass Valley and Nevada City to consider jointly undertaking a long-range feasibility study for a Regional Wastewater Treatment System to serve the Community Regions in the western part of the County. The study should identify possible options for the future development of a regional system with consideration given to its long-term effect on water quality and ability to meet future water quality standards; long-term cost in relation to expansion and upgrading of existing systems; and potential financing for a regional system.

Policy 3.13 The County shall encourage all affected districts within the County to adopt an impact fee program to offset the costs identified as the appropriate share of the capital improvements necessary to serve future development.

Policy 3.14 In order to ensure that capacity of public facilities is coordinated with the timing of development the County shall require for any development requiring a discretionary permit, and for any General Plan amendment, a determination of the adequacy of public facilities, or an impact fee program, to serve the proposed development.

The adequacy of public facilities shall be determined upon the available capacity in existing facilities, plus the net additional capacity to support new development resulting from construction of the improvements in the Five-Year CIP of the County and other affected local agencies, the County 5-Year Road Improvement Program, and the State Transportation Improvement Program.

Additional capacity provided by such improvements to resolve existing deficiencies shall not be counted in the basis for determining capacity available to serve new development. Where adequate public facilities are planned, but not yet available to serve a proposed development, the County may require that mitigating measures be undertaken by the proponent of the development. Such measures shall not be in lieu of development impact fees; such measures may include, but are not limited to, alteration in the timing or phasing of the proposed development, construction of temporary improvements, or construction of off-site improvements necessary to serve that development.

Policy 3.15 The County shall encourage and may require, where appropriate and feasible, that mechanisms be provided as a condition of discretionary project approval to facilitate the funding of public improvements which are attributable to that project. Such mechanisms may include, but not be limited to, creation of an independent or dependent entity (independent district, dependent district, county service area, community service district).

Policy LU-4.1.6 Relative to the State highway system, Nevada County recognizes the major funding limitations that exist within the State system and finds that as a matter of policy, additional growth and development may be allowed within the County, notwithstanding the adverse impacts which may result in the short term by this growth and development. Therefore, the County shall:

- a. Encourage the existing partnership between Nevada County and the State in working together to solve State Highway problems and funding limitations;
- b. Commit local moneys, when available, in the partial funding of critical State highway improvements. As a part of this commitment, the County shall continue to pursue the use of development fees from private development as a funding source;

- c. Acknowledge that short-term adverse impacts to the State highway system resulting from growth and development within the County will occur until adequate funding is made available and improvements made through projects identified in the adopted State Transportation Improvement Program; and
- d. Monitor State activities in responding to the needs of the State system within the County.
- e. Solutions to State road system problems shall include County review and input to the State Transportation Improvement Program, formal County requests for specific improvements and/or facilities, and requests for inclusion of said improvements and/or facilities within the Nevada County Regional Transportation Improvement Program.
- f. Should critical State highway improvements not be identified in the adopted State Transportation Improvement Program, the County may review its policies to determine if additional growth and development should be curtailed in the impacted areas.

Policy LU-4.1.7 In the absence of an approved plan and funding program to provide needed roadway improvements, and where the County has determined that there is no feasible project mitigation, the County may deny those amendments to the General Plan that exacerbate an identified deficiency in local or State roads or highways.

Policy LU-4.1.8 New roads not shown on the General Plan Land Use Maps as part of the regional and non-through access local road systems identified in the Nevada County Road Functional Classification Plan shall not be constructed at public expense, but shall be provided as site improvements for each development project as necessary to provide safe, appropriate access.

Policy LU-4.1.9 To ensure the most effective expenditure of funds, road maintenance shall emphasize the arterial and major collector segments of the road system.

Policy LU-4.1.11 New roads built to serve discretionary projects shall be maintained through private maintenance agreements, homeowners associations, Permanent Road Divisions (PRDs), or Community Service Areas (CSAs).

Policy 5.1 Development of parks and recreation facilities in the County park system will focus upon regional facilities providing County-wide services, or serving large areas of the County including *Community Regions* and *Rural Regions*. Design of the regional parks should focus on natural resources, environmental education, and provide areas for diverse recreation interest. Regional parks should provide for both active and passive uses which may include open play, picnicking, walking, cycling, nature enjoyment, cultural activities and historic interpretation. Use of environmentally sensitive areas should be limited to open space or low-intensity passive activities.

Policy 5.2 The County shall encourage the formation of local park districts to provide neighborhood community and district parks within *Community Regions* and *Rural Regions*, which are responsive to the diverse recreational needs in the different regions. The County shall encourage such districts to adopt specific levels of service for local park and recreation facilities.

Policy 5.3 Encourage all park districts serving the County to develop and to regularly update a Park and Recreation Master Plan which specifies the districts' policies and requirements for facilities based upon buildout of the County's General Plan. The County shall review all proposed facility sites in the districts' Facilities Master Plans for consistency with the General Plan.

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Policy 5.4 The provision of linear parks or greenways within *Community Regions* is encouraged to provide linkages between park facilities and from residential areas to parks. Inclusion of bikeways and pathways should be considered for all linear parks and greenways, and where possible greenways should be utilized to link *Community Regions* to the County-wide trail system.

Policy 5.5 The County shall base park and recreation facility planning on the following level of service standard for County park land to provide regional parks serving both *Community Regions* and *Rural Regions*:

- 3.0 acres of park land for each increase of 1,000 persons in county-wide population.

Policy 5.6 Planning for acquisition and development of regional park and recreation facilities shall be based upon development of a comprehensive system of open space, linked to County Bicycle and Non-Motorized Trails Master Plans. The system should also be based upon serving multiple functions, including provision of active and passive recreation opportunities, preservation of natural features, and enhancing the aesthetic character of Nevada County.

Policy 5.7 The County shall prepare an updated Master Parks and Recreation Plan reflecting buildout of the General Plan. The updated Plan shall identify land, facilities and improvements needed to serve new development and to address existing park and recreation deficiencies for inclusion in the County's long-range Capital Facilities Plan and in the Five-Year Capital Improvement Program.

Policy 5.8 The County will include park sites in a long-range program to acquire land needed for future public sites or expansion of existing sites in conjunction with the development impact fee program and Capital Facilitation Plan. This program will involve identification of site areas designated for acquisition in the Park and Recreation Master Plans of the County.

Policy 5.9 Park and recreation facilities shall be included in the County's comprehensive impact fee program. The comprehensive development fees shall be in amounts sufficient to offset the costs identified as the appropriate share of the park and recreation facility improvements necessary to serve future development. The comprehensive development fee structure shall ensure that future growth fully mitigates its direct and cumulative impacts upon the County.

Policy 5.10 Implement a comprehensive and aggressive funding program that ensures that all Federal, State and local funding sources are identified, analyzed and used to the maximum extent possible in meeting the funding shortfall in providing County park and recreation facilities.

Policy 5.11 Cooperate with other public and private entities providing recreation activities to coordinate activities in the County and eliminate duplication of recreational services. The County shall encourage those agencies providing recreational programs and activities to continue those programs and activities.

Policy 5.12 The joint use of facilities (such as public schools and public and private open spaces) and the joint location of school-park sites shall be encouraged to efficiently use all areas offering recreation potential. \

Policy 5.13 Encourage cooperation among local, state and federal agencies to maximize the use of public land and facilities for public use and recreation.

Policy 5.14 Provide a county incentive program which encourages retention of private open space by including such incentives as, but not limited to, tax incentives, insurance programs, and public ownership of open space easements.

Policy 5.15 The County shall provide for the inclusion of bikeways, walkways, and non-motorized trails in appropriate locations within parks. Where feasible, park sites shall be integrated with the County Bicycle Master Plan and with the Non-Motorized Multi-Purpose Trails Master Plan.

Policy 5.16 The County shall continue to implement the County Bicycle Master Plan for its recreational value, as well as to provide for non-motorized access to park and recreation facilities.

Policy 5.17 The County shall implement the Non-Motorized Multi-Purpose Trails Master Plan to provide multi-purpose recreational opportunities throughout extensive areas of the County, and to improve access to other recreational opportunities for residents in both *Community Regions* and *Rural Regions*.

Policy 5.18 Cooperate with other public agencies to provide public access to the lakes and impoundments in the County, consistent with their ability to support water based recreation.

Policy 5.19 Cooperate with other public and private agencies to provide public access to the rivers in the County, with emphasis at road and highway bridges so as to assure access for police and emergency vehicles.

Policy 5.20 Encourage proper operation and environmental standards for private facilities on lakes, impoundments, and rivers.

Policy 5.21 Recognize and protect the South Yuba River canyon as an important resource in terms of recreation, tourism, aesthetics, water resource, mineral resource, water quality, and wildlife habitat through the following actions:

- a. Designate publicly-owned lands physically adjoining the river as open space in the General Plan land use maps.
- b. Encourage the recreation master planning and development activities by the State Department of Parks and Recreation.
- c. Discourage the placement of dams on the South Yuba River canyon. Other water storage techniques, such as off-stream storage, may be considered as long as significant impacts are sufficiently mitigated.

Policy 5.22 Encourage the development of private recreation facilities within the Recreation land use designation of the General Plan, including food services, motels/ hotels, resorts, day camps and overnight camps.

Policy 5.23 Allow the development of limited recreational uses in Rural and Forest land use designations.

Policy 6.1 The General Plan recognizes the importance of open space serving one or more of the following purposes:

- a. Preservation of natural resource areas;

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- b. Conservation of open spaces for the managed production of resources;
- c. Maintenance of areas with importance for outdoor recreation;
- d. Delineation of open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions; and
- e. Provision of open spaces to create a buffer which may be landscaped to minimize the adverse impact of one land use on another.

The General Plan includes an Open Space land use designation, which is intended to provide for lands, serving one or more of the above purposes, which is either in public ownership, or permanently preserved as open space through easements or other restrictive mechanisms. The uses of land under the Open Space designation and implementing zoning are limited to those which have minimal impact on the natural character and environmental features of the land.

In addition, the Rural, Forest and Recreation designations of the General Plan also provide visual and functional open space, including open space for production of resources and provision of recreation opportunities.

Policy 6.2 The County may utilize clustering of development, as provided in the Land Use policies, to preserve open space within the *Rural Regions* and to encourage creation of open space which will enhance visual, habitat and other open space values. Such open space may be permanently secured and preserved as open space through permanent easements, dedication to a public agency, permanent trust or other irrevocable means.

Policy 6.3 Maintain the density of development allowed in the Rural and Forest land use designations as shown on the General Plan Land Use Maps in order to provide for low density development in *Rural Regions* which preserves an open, rural character and complements the permanent public and private open space.

Policy 6.4 Protect areas supporting renewable natural resources from incompatible or disruptive development or land uses through very low density General Plan designation. High site and public timber resources shall be designated for forest uses at the 160 acre minimum parcel size or greater, except for areas of fragmented parcelization. Identified lakes and reservoirs shall be designated as water areas in the General Plan.

Policy 6.5 Within all Village and *Rural Centers*, as well as multi-family, commercial, business park and industrial development, the County shall require that appropriate areas be provided for urban open space in accordance with applicable zoning regulations and the Comprehensive Site Development Standards. Recreational use of urban open space shall be designed to minimize impact on sensitive environmental and/or biological values. \

Policy 6.6 Provide for, where feasible, continued access to open space and public resources by ensuring that all discretionary projects are consistent with development of the Nevada County Non-Motorized Trails Master Plan.

Policy 6.7 Nevada County encourages the location and development of motorized off-road facilities on lands where such use can be accommodated. The location and development of such facilities shall include consultation with the State Department of Fish and Game as well as other responsible agencies.

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Policy 6.8 Encourage the local recreation and park districts and/or an appropriate private entity to obtain open spaces (on environmentally constrained lots or land, lots with relatively low construction potential) and neighborhood parks within existing residential subdivisions and areas.

Policy 6.9 Development standards for project design, grading, construction and use, established through the Comprehensive Site Development Standards, shall be used in project review of all discretionary project permits to determine open space requirements for each project.

These standards shall provide for consideration of non-disturbance of, and open space setbacks from identified sensitive environmental, biological, or cultural resources, e.g. 100-year floodplains, wetlands, slopes in excess of 30% (excepting access across slopes up to 30%), lakes, ponds, significant historic or archaeological sites/resources, critical wildlife areas, minimization of land disturbance, consistency with the landforms and aesthetic context of the site, temporary and permanent erosion and sedimentation controls, and vegetation retention, replacement and enhancement.

Policy 7.3 Encourage all school districts serving the County to develop and to regularly update a Facilities Master Plan which specifies a districts' policies and requirements for facilities based upon realistic school growth projections. The County shall review all proposed facility sites in the school districts' Facilities Master Plans for consistency with the General Plan.

Policy 7.5 The County will cooperate with the school districts and municipalities in the County, to the extent feasible, to explore methods for securing adequate funding of new school facilities. This may include the development of local funding mechanisms, as well as the utilization of state funds when available. Local resources to be considered may include the reservation or dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bond proceeds, special taxes, and other legal funding mechanisms.

Policy 7.6 The County shall encourage all school districts within the County which are impacted by growth to do appropriate studies, based on realistic school growth projections, and develop an impact fee program, if found to be necessary, providing for the maximum school fee permitted under the School facilities law, or applicable portion thereof, to offset the costs identified as the appropriate share of the school facility capital improvements necessary to serve future development.

Policy 7.7 For any development requiring a discretionary permit, where the affected district determines adequate school facilities are not available to serve the proposed development, the County will work with affected school districts in securing project-sponsored mitigation.

Policy 9.1 The following noise standards, as performance standards and land use compatibility standards, shall apply to all discretionary and ministerial projects excluding permitted residential (including tentative maps) land uses.

Exterior Noise Limits				
Land Use Category	Zoning Districts	Time		Noise Level, dBA Lmax
		Period	Leq	
Rural	"A1" "TPZ"	7 am - 7 pm	55	75
	"AE" "OS"	7 pm - 10 pm	50	65
	"FR" "IDR"	10 pm - 7 am	40	55

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Exterior Noise Limits				
Land Use Category	Zoning Districts	Time		Noise Level, dBA Lmax
		Period	Leq	
Residential and Public	"RA" "R2"	7 am - 7 pm	55	75
	"R1" "R3"	7 pm - 10 pm	50	65
	"P"	10 pm - 7 am	45	60
Commercial and Recreation	"C1" "CH" "CS"	7 am - 7 pm	70	90
	"C2" "C3" "OP"	7 pm - 7 am	65	75
	"REC"			
Business Park	"BP"	7 am - 7 pm	65	85
		7 pm - 7 am	60	70
Industrial	"M1" "M2"	any time	80	90

- a. Compliance with the above standards shall be determined by measuring the noise level based on the mean average of not less than three (3) 20 minute measurements for any given time period. Additional noise measurements may be necessary to ensure that the ambient noise level is adequately determined.
- b. Where two different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA shall apply.
- c. The above standards shall be measured only on property containing a noise sensitive land use as defined in Policy 9.8 and may be measured anywhere on the property containing said land use. However, this measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement or as determined in a recorded letter of agreement between all affected property owners and approved by the County.
- d. If the measured ambient level exceeds that permitted, then the allowable noise exposure standard shall be set at 5 dBA above the ambient.
- e. Because of the unique nature of sound, the County reserves the right to provide for a more restrictive standard than shown in the Exterior Noise Limits table contained in this policy. The maximum adjustment shall be limited to be not less than the current ambient noise levels and shall not exceed the standards of this policy or as they may be further adjusted by Policy 9.1b. Imposition of a noise level adjustment shall only be considered if one or more of the following conditions are found to exist:
 - 1) Unique characteristics of the noise source:
 - a) The noise contains a very high or low frequency, is of a pure tone (a steady, audible tone such as a whine, screech, or hum), or contains a wide divergence in frequency spectra between the noise source and ambient level.
 - b) The noise is impulsive in nature (such as hammering, riveting, or explosions), or contains music or speech.
 - c) The noise source is of a long duration.

- 2) Unique characteristics of the noise receptor when the ambient noise level is determined to be 5 dBA or more below the Policy 9.1 standard for those projects requiring a General Plan amendment, rezoning, and/or conditional use permit. In such instances, the new standard shall not exceed 10 dBA above the ambient or the Policy 9.1 standard, whichever is more restrictive.
 - a) The above standards shall not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of emergency services or functions.
 - b) The standards of this policy shall be enforced through compliance inspections and/or complaints.
 - c) Recognizing that this chapter must work toward the solution to existing noise problems, those land uses that are inconsistent with the above standards and are therefore non-conforming in nature, shall comply with said standards as these land uses are upgraded or intensified or after abandonment through the use permit or site plan process. Said standards shall apply only to that portion of the land use requiring approval. In any event, the use or portion subject to a land use permit must meet the standards in the Exterior Noise Limits table in this policy and cumulatively the noise generated from the entire site must be equal to or less than the pre-land use permit ambient noise level. All such projects will require a comprehensive noise analysis per Policy 9.10 and the Nevada County Noise Element Manual.

Policy 9.4 This chapter of the General Plan shall be implemented, in part, through the incorporation of the Policy 9.1 noise standards within the Land Use and Development Code and the adoption of the Noise Element Manual providing detailed direction and implementation measures. This Manual is adopted as a part of the Plan and can be found in Volume 2, Section 3-Noise Analysis, Appendix A.

Policy 9.7 Strongly discourage those General Plan amendments and zone changes that would likely create land use conflicts relative to noise.

Policy 9.8 Strongly encourage future noise sensitive land uses, including residences, schools, hospitals, nursing homes, churches, and libraries, to those location of the County where the impact of noise generators is limited so that compliance with standards found in Policy 9.1 will be maintained. This policy shall apply to the approval of all tentative maps for residentially zoned parcels. As an additional guide in evaluating land use compatibility, those standards as found in Figure 1 shall be used.

Policy 9.9 Limit future noise generating land use to those location of the County where their impacts on noise sensitive land uses will be minimized, consistent with the standards found in Policy 9.1.

Policy 9.10 Require the preparation of a comprehensive noise study for all land use projects determined to have a potential to create noise levels inconsistent with those standards found in Policy 9.1, and in accordance with the methodology identified in the Noise Element Manual contained in General Plan Volume 2, Section 3 - Noise Analysis Appendix A.

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Policy 9.11 Provide for adequate design controls to assist in mitigating on-site the significant adverse impacts of future noise generating land uses through increased setbacks, landscaping, earthen berms, and solid fencing.

Policy 9.12 Strictly enforce the noise insulation standards for new construction as required by Title 24 of the California Administrative Code.

Policy EP-10.1.1.1 The Multi-Jurisdiction, Multi-Hazard Mitigation Plan, adopted by the County on June 13, 2006, in accordance with the Federal Disaster Mitigation Act of 2000 and Government Code 65302.6, shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County. The Multi-Jurisdiction, Multi-Hazard Mitigation Plan shall be reviewed annually by the County Office of Emergency Services and updated as necessary to ensure compliance with the Federal Disaster Mitigation Act of 2000, as it exists or as may be amended.

Policy EP-10.1.1.2 Coordinate with the State Office of Emergency Services for wildfire, awareness of implementation of state programs. The local earthquake preparedness plan shall be coordinated with regional plans for earthquake preparedness through the local and State Office of Emergency Services.

Policy AH-10.4.1.1 Through appropriate zoning regulations, the County shall enforce airport ground and height safety areas, and land use compatibility standards, consistent with the Comprehensive Land Use Plans adopted by the Foothill Airport Land Use Commission for the Truckee-Tahoe Airport and the Nevada County Air Park, as those plans are currently in effect. Changes in the Comprehensive Land Use Plans shall be reflected in the General Plan and/or Zoning Regulations, where appropriate.

Policy HM-10.5.1.1 In siting on and off-site hazardous waste management facilities, the County shall follow the criteria and mitigation measures set forth in the Nevada County Hazardous Waste Management Plan, and attendant Final Environmental Impact Report, in order to minimize safety hazards associated with hazardous material and hazardous waste incidents.

Policy HM-10.5.2.1 The County will actively promote prompt clean-up or remediation of properties contaminated by mine waste or other hazardous materials and shall not grant any discretionary or ministerial land use approvals to develop or change boundaries or reconfigure parcels believed to be contaminated unless and until the nature, extent, type and location of the contamination is determined and satisfactory arrangements are made for clean-up or remediation, in accordance with Nevada County standards or state regulations.

Policy SF-10.6.1.1 County public safety facilities shall be included in the County's development impact fee program, as provided in Policy 3.8 to provide for new facilities or upgrading of existing facilities necessary to serve new development.

Policy SF-10.6.1.2 The following shall be included in Comprehensive Site Development Standards to be adopted by the County as the basis for site plan review:

- a. Standards to enhance the ability of the County law enforcement personnel to protect multi-family, commercial, industrial, and business park uses, including but not limited to:
 - 1) exterior building and parking area lighting; and

2) trimming and maintenance of on-site vegetation to provide adequate view of parking areas, building entrances, and other areas accessible to the public.

b. Standards to ensure adequate site and building access for fire and emergency medical access.

Policy SF-10.6.3.1 The County will encourage joint service agreements and consolidation of police, fire, and emergency services between the County, cities, and service districts.

Policy FP-10.8.1.1 Recognize the ignition-resistant building standards in Land Use and Development Code Chapter V, Building.

Policy FP-10.8.2.1 Support removal of fuels and chipping and onsite distribution of chipped material as preferred alternatives to burning.

Policy FP-10.8.3.1 Review wildfire safety policies, codes, and ordinances, and report the findings to the Board of Supervisors at least every three years.

Policy FP-10.8.4.1 Recognize the value of the "same practical effect" or "exception" process when the letter of the law may not be practically applied, but the intent of the law may be achieved through application of other measures. Develop a public information sheet to increase public awareness and understanding regarding the application of these processes.

Policy FP-10.8.5.1 The County shall coordinate and centralize firesafe reviews which will include coordination of development with respect to fire prevention and safety, and implementation of Nevada County fire safety programs, standards and procedures.

Policy FP-10.8.5.2 The following shall be included in Comprehensive Site Development Standards to be adopted by the County as the basis for site plan review:

- a. Standards for roads and private driveways which will enhance the ability of emergency service providers to respond to structural and wildland fires, and calls for medical and law enforcement emergency assistance. The standards shall provide for secondary road access to new projects where necessary for fire safety or emergency access;
- b. Water supply standards which will provide necessary on-site water supply for fire protection;
- c. Sign and address standards which will provide for easy identification of roads, streets, driveways and buildings by emergency service providers; and
- d. Standards to reduce hazards associated with the structural and wildland intermix including:
 - 1) Fuel modification; and vegetation management procedures adjacent to structures;
 - 2) Vegetation management adjacent to roads and driveways to provide safe travel of residents and fire fighting personnel; and
 - 3) Building setbacks.

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Policy FP-10.8.5.3 In those areas outside *Community Regions*, which are identified as having a high fire hazard, and/or lack adequate year-round fire protection facilities, maintain low-density land use designations (Rural or Forest) in order to minimize the potential fire hazard.

Policy FP-10.9.1.1 Make available educational materials regarding environmental regulations, guidelines, and protection measures that property owners should be aware of and are responsible for when planning and undertaking fuels management activities. These educational materials shall be available to members of the public at the County.

Policy FP-10.9.2.1 Provide a better understanding to the public and to the architectural and building industry about the benefits and material/design options available with ignition-resistant building materials.

Policy FP-10.9.2.2 Support the development of a fuels management consulting and technical service contact list for private property owners by the appropriate fire agency.

Policy FP-10.9.2.3 Encourage the development and organization of a property owner assistance program for fuels treatment.

Policy FP-10.9.4.1 The County shall work with the California Department of Insurance to obtain recognition that Nevada County has developed fire safety programs that promote compliance with fire safety regulations.

Policy FP-10.9.7.1 Encourage landowners to obtain fire safety educational information from the appropriate fire and resource agencies.

Policy FP-10.9.7.2 Support collaboration among CAL FIRE, the US Forest Service, the Bureau of Land Management, the Nevada County Superintendent of Schools, and other interested groups to develop a school curriculum based upon the role of cyclical historic fire in Sierra Nevada forests.

Policy FP-10.9.7.3 Explore the feasibility of a forest school within the Tahoe National Forest to provide students a laboratory in which to study and understand the dynamics of the Sierra Nevada forests.

Policy FP-10.11.1.1 Recognize the Nevada County Defensible Space Standard as described in this policy. The Defensible Space Standard provides the basic protection measures for life and property from encroaching wildfire, and minimizes structure fires or other fires which may threaten to spread into the wildlands. The standard utilizes Public Resources Code 4291 and includes one component of Public Resources Code 4290, fuels treatment next to driveways, as the minimum fire safety standard in Nevada County

The following definitions apply to the Nevada County Defensible Space Standard:

- **Flammable vegetation:** Any live or dead vegetation that is combustible during normal summer weather. Vegetation which is pruned, limbed, cultivated, or considered ornamental shrubbery or plants, provided they are maintained and/or irrigated and they do not form a means of rapidly transmitting a fire from the surrounding wildlands, is not considered flammable vegetation and is permissible to be retained;

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- Firebreak: An area where flammable vegetation and other combustible growth are removed and cleared to create a condition that avoids the spreads of fire to other vegetation or to a building or structure;
- Fuelbreak: An area that has been changed from dense, heavy vegetation to lower fuel volumes with tree pruning, intermediate shrub, brush, and dead fuel removed, and grasses and forbs replacing the shrub species;
- Structure Ignition Zone: A firebreak area free of flammable vegetation and other combustible growth around any structure.
- Reduced Fuel Zone: A fuelbreak area of separated vegetation, both vertically and horizontally, which extends beyond the Structure Ignition Zone;
- Extended Reduced Fuel Zone: An extension of the Reduced Fuel Zone on downslope areas that varies depending on slopes and vegetation characteristics, as shown in the table below; and
- Safe Access Route: A fuelbreak of spatially separated vegetation, both vertically and horizontally, adjacent to driveways that connect homes with roadways.

Extended Reduced Fuel Zone: Vegetation-Steep Slope Chart Vegetation Type	Down Slope: 0 - 20%	Down Slope: 21 – 30%	Down Slope: > 31%
Grass-Oak Woodlands	100 feet	100 feet	100 feet
Montane Brush	100 feet	150 feet	200 feet
Mixed Conifer Forest	100 feet	150 feet	200 feet
Eastside Pine w/Sage	100 feet	125 feet	150 feet

The following criteria, in items a through c below, comprise the Nevada County Defensible Space Standard, which should apply to property within the unincorporated portions of Nevada County:

- a. Vegetation may only be maintained and treated on one's own property. Fuel modification is limited to the property line;
- b. Defensible space should be maintained; and
- c. The recommended guidelines in Policies FP-10.11.1.2 and 10.11.2.1 should be observed when undertaking fuels treatment in the Extended Reduced Fuel Zone.

Policy FP-10.11.1.2 Recognize the following fuels treatment guidelines, which serve as recommendations for appropriate spatial arrangement, width, depth, and pruning/limbing height of vegetation in the Extended Reduced Fuel Zone during declared fire season. The guidelines also distinguish appropriate fuels treatment for the various vegetation types in the County: grass-oak woodlands, montane brush, mixed conifer forest and eastside pine with sage. These guidelines supplement the Extended Reduced Fuel Zone standards in Policy FP-10.11.1.1.

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- a. **Guidelines for grass-oak woodlands:** Grass and oak trees dominate the western lower foothills of Nevada County. This vegetation type primarily consists of blue oaks, valley oaks and interior live oaks with brush and occasional conifer species. Fuel loadings are typically low to moderate with low fire resistance, and fire burns very fast. Fire Hazard Severity Rating ranges from moderate to high depending on slope and aspect.

Montane brush lands are generally localized areas in the western lower foothills of Nevada County. This vegetation type primarily consists of brush species such as manzanita, deer brush, and scrub oak, with occasional oaks and pines in the overstory. Fuel loadings are typically moderate to high with moderate fire resistance time, and fire burns very fast. Fire Hazard Severity Ratings range from high to very high depending on slope and aspect.

Fuels treatment guidelines for grass-oak woodlands and montane brush lands are as follows:

- 1) Grass vegetation: A height of 3 inches or irrigated greenbelt should be maintained.
- 2) Brush plants: Dead or dying brush species should be removed at least 30 feet from the structure and gradually extending out to 100 feet. Individual plants or groups of plants can be retained, based on species, size, and slope conditions, with the following conditions:
 - a) Plants should be healthy and free of dead branches and leaves;
 - b) Plants should be 10 feet or less in canopy width;
 - c) Brush plant canopies should be horizontally separated at 3 times their height;
 - d) The lower branches of plants should be vertically separated from understory vegetation; and
 - e) For grass-oak woodlands, a break in the ladder fuels should be created between grass, brush, and tree species, retaining spatially separated healthy plants.
- 3) Oak and conifer tree species: Dead or dying oaks or conifers should be removed, along with suppressed conifer species. Individual trees or groups of trees can be retained, based on species, size, and slope conditions, with the following conditions:
 - a) Heritage oak trees and landmark oak groves should be retained;
 - b) Trees should be healthy and generally free of dead branches and leaves;

- c) Trees should be horizontally separated a distance of 10 to 30 feet between trunk of trees; and
 - d) The lower canopy of trees should be vertically separated from the understory, with limbing or pruning to a height of 8 feet in order to prevent canopy fires.
- 4) Dead and down woody vegetation: Dead and down woody vegetation that is 8 or fewer inches in diameter and 2 or more feet in length should be removed. Dead material can be incorporated into the soil.
- b. **Guidelines for mixed conifer forest and eastside pine with sage:** Conifer forest dominates the mid-elevation on the west side and east side of the Sierra Nevada Range with pines, cedars, firs and deciduous oak trees in the canopy, and brush species in the understory. Fuel loadings are typically moderate to very high and have very high fire resistance time, and fire burns moderately fast. Fire Hazard Severity Ratings range from high to very high on most aspects and slopes.

Eastside pine dominates the mid-elevations on the east side of the Sierra Nevada Range with pines and sagebrush species in the understory. Fuel loadings are moderate and have moderately to high fire resistance time, and fire burns moderately to very fast. Fire Hazard Severity Ratings range from high to very high on most aspects and slopes.

Fuels treatment guidelines for mixed conifer forest and eastside pine with sage are as follows:

- 1) Pine needles and leaves: Pine needles and leaves should be raked to a height of 3 inches or less.
- 2) Brush plants: Flammable brush plants should be removed. Individual plants or groups of plants are acceptable, based on species, size, and slope conditions, with the following conditions:
 - a. Plants should be healthy and free of dead branches and leaves;
 - b. Plants should be 5 feet or less in canopy width;
 - c. Brush plant canopies should be horizontally separated at 3 times their height; and
 - d. The lower branches of plants should be vertically separated from understory vegetation.
- 3) Oak and conifer tree species: Remove dead or dying trees. Remove suppressed conifer species. Individual trees or groups of trees can be retained, based on species, size, and slope conditions, with the following conditions:
 - a) Trees should be healthy and free of dead branches and leaves;
 - b) Trees should be horizontally separated a distance of 10 to 30 feet between trunk of trees; and
 - c) The lower canopy should be vertically separated from the understory, with limbing and pruning to 8 feet in height in order to prevent canopy fires.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

- 4) Dead and down woody vegetation: Dead and down woody vegetation that is 8 or fewer inches in diameter and 2 or more feet in length should be removed. Dead material can be incorporated into the soil.

Policy 13.1 Where significant environmental features, as defined in Policy 1.17, are identified during review of projects, the County shall require all portions of the project site that contain or influence said areas to be retained as non-disturbance open space through clustered development on suitable portions of the project site, or other means where mandatory clustering cannot be achieved.

The intent and emphasis of such open space designation and non-disturbance is to promote continued viability of contiguous or inter-dependent habitats by avoiding fragmentation of existing habitat areas and preserving movement corridors between related habitats. Vegetation management for the benefit of habitat preservation or restoration shall be considered consistent with the intent of this policy.

Policy 13.2 As part of the Comprehensive Site Development Standards, include standards to minimize removal of existing vegetation and require installation and long-term maintenance of landscaping in setbacks and buffer areas. These standards shall be applicable to all discretionary projects and to all ministerial projects other than a single-family residence located on an individual lot. Tree removal may be allowed where necessary to comply with public right-of-way development or dedication, or development of required site access and public utilities. Individual trees or groups of trees shall be protected during construction to prevent damage to the trees and their root systems. Vegetation in proximity to structures shall conform to applicable fire protection standards.

Policy 13.2A Project review standards shall include a requirement to conduct a site-specific biological inventory to determine the presence of special status species or habitat for such species that may be affected by a proposed project. The results of the biological inventory shall be used as the basis for establishing land use siting and design tools required to achieve the objective of no net loss of habitat function or value for special status species.

Where a Habitat Management Plan is deemed appropriate, the Plan shall be prepared to comply with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The plan shall provide the background data, impact analysis, and mitigation programs necessary to obtain a FESA Section 10(a) and CESA Section 2081 permit authorizing incidental take of federal and state listed threatened and endangered species that occur in areas proposed for future development. Prior to implementation of an adopted Habitat Management Plan, project applicants proposing the development of a project that would impact a federal or state listed species, or a species that is proposed for listing, shall be individually responsible for obtaining federal and state incidental take permits on a project-by-project basis.

Policy 13.2B Development projects which have the potential to remove natural riparian or wetland habitat of 1 acre or more shall not be permitted unless:

- a. No suitable alternative site or design exists for the land use;
- b. There is no degradation of the habitat or reduction in the numbers of any rare, threatened, or endangered plant or animal species as a result of the project;

- c. Habitat of superior quantity and superior or comparable quality will be created or restored to compensate for the loss; and
- d. The project conforms with regulations and guidelines of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Game, and other relevant agencies.

Policy 13.8 As part of the Comprehensive Site Development Standards, include measures applicable to all discretionary and ministerial projects to minimize disturbance of heritage and landmark trees and groves. These measures shall include, but are not limited to, requirements for on-site vegetation inventories and mandatory clustering of development in areas likely to support such vegetation or habitat.

Policy 14.1 Cooperate with the Air Quality Management District (currently the NSAQMD), during review of development proposals. As part of the site plan review process, require applicants of all subdivisions, multi-family, commercial and industrial development projects to address cumulative and long-term air quality impacts, and request the District enforce appropriate land use regulations to reduce air pollution.

Policy 14.2 Include the following as part of the Comprehensive Site Development Standards:

- a. Encourage maximized solar access, where feasible, and consistent with the maintenance of scenic values, in new subdivision designs to optimize energy efficiency;
- b. Require all installations of solid fuel-burning devices comply with the current Federal EPA emission standards;
- c. Require installation of masonry and zero-clearance fireplaces in new construction to comply with the current EPA Phase particulate emission limits;

Policy 14.3 Where it is determined necessary to reduce short-term and long-term cumulative impact, the County shall require all new discretionary projects to offset any pollutant increases. Wherever possible, such offsets shall benefit lower-income housing.

Policy 16.15 Encourage the Nevada Irrigation District and the Nevada County Resource Conservation District in their efforts to implement water conservation and greater efficiency of water use by agricultural as well as urban users through measures such as:

- a. Development of an irrigation system that could supply water on an "as needed" basis.
- b. Continued efforts to line existing canals.
- c. Increased use of sprinklers and drip irrigation.
- d. Monitoring of water usage through the use of current technology such as tensiometers and gypsum blocks.

Policy 16.16 Encourage multiagency participation in water projects where such coordination may facilitate providing affordable irrigation water to areas of the County which have water deficiencies.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

Policy 17.6 Encourage extraction of mineral resources in compatible areas prior to intensified urbanization or conversion to other incompatible land use development.

Policy 17.14 Already existing development - commercial, residential, and community - as well as undeveloped private lands, shall be protected from adverse environmental effects caused by mining through enforced use permit conditions and mitigations measures, or denial of the projects. The County shall be the enforcement agency.

Policy 17.15 Surface mining is conditionally permitted only in compatible General Plan designations as defined herein and on parcels zoned "ME". Said mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with CEQA.

Of particular importance shall be the impact of the operation on nearby land uses, water quantity and quality, noise and vibration impacts, and traffic associated with the operation. All other related impacts shall also be addressed.

Policy 17.17 The County shall use the "ME" Mineral Extraction Combining District as a means to provide for the public awareness of the potential for surface mining to occur where it has been established that important minerals are present. The "ME" District shall be used only on those lands which are within any of the compatible General Plan designations and which are not residentially zoned.

Policy 17.24 Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, noise and vibration, land subsidence, and traffic associated with surface access. All other related impacts shall also be addressed.

Policy 18.1 The County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site review of all discretionary and ministerial project permits. The guidelines may include, but not be limited to the following:

- a. Community identity
- b. Preservation of natural landforms
- c. Protection and management of viewsheds
- d. Protection and management of river corridors and other significant streams

These Guidelines shall be the base design standards applicable to all projects. Area-specific Design Guidelines, where adopted by the County pursuant to Policy 18.2, shall be applicable in addition to the base guidelines within the specified area.

Policy 18.2 The County may adopt Specific Design Guidelines for areas within *Community Regions, Rural Places, and Rural Centers* to provide for the maintenance of community identity, scenic resources and historic sites and areas.

The Specific Design Guidelines may include, but not be limited to standards which:

- a. Reflect the distinctions among and transitions between different areas within *Community Regions*;
- b. Reflect and retain the historic character of the area by requiring designs consistent with historic buildings, areas and sites related to a project;
- c. Reflect and retain the rural and small-town character of the County;
- d. Address building height and bulk at locations of visual sensitivity;
- e. Encourage consistent thematic use of building materials and design elements appropriate to the visual and scenic qualities of specific areas;
- f. Encourage cluster-type development of office, commercial uses, and residential uses to enhance open space;
- g. Encourage office and commercial development provide safe, functional and attractive pedestrian connections and, where appropriate, social places (e.g. seating, landscaped patio areas, etc.);
- h. Locate parking areas out of view from road traffic where conditions permit and provide measures to reduce the impacts of large paved areas;
- i. Encourage building designs which provide customer entrance from pedestrian and parking areas, with customer-friendly store fronts facing pedestrian areas; and
- j. Provide uniform criteria for project design review.
- k. Encourage landscape treatment to enhance the built environment, including the preservation, long-term maintenance, and use of drought-tolerant native species.

Specific Design Guidelines shall be implemented through the regulations of the "D" Design Combining District of the County zoning ordinance.

Policy 18.3 The County shall establish standards for the protection of large-scale views and viewsheds and shall incorporate such standards in the Comprehensive Site Development Standards. The standards shall provide an inventory of sensitive views and viewsheds within Nevada County, and specify protective measures and impact controls applicable through the project site review process.

Policy 18.3A To provide for scenic stream corridor protection along designated streams, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can, after first obtaining 66% or more of landowner concurrence, apply for designation of a segment of any stream as a local scenic stream corridor. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.

Policy 18.4 Nevada County shall not permit the use of billboards due to unmitigable, significant adverse effects upon aesthetic values and upon scenic values which contribute to the value of

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

tourism to the local economy. The County shall adopt regulations requiring the removal of existing billboards on an amortized basis, providing for a 5-15 year period to remove such signs, with the time period allowing for consideration of compensation for said removal.

Policy 18.5 Nevada County shall not permit the continued use of non-conforming signs. The County shall adopt regulations requiring the removal of existing non-conforming signs on an amortized basis, providing for a 5-15 year period to remove such signs, with the time period allowing for consideration of compensation for said removal.

Policy 18.6 Discretionary development in *Rural Regions* and in *Community Regions* near the Community Boundary shall, wherever possible, preserve natural landmarks and avoid ridge-line placement of structures.

Policy 18.7 Encourage protection of scenic corridors wherever feasible.

Policy 18.7A The County shall promote a compact development pattern to protect open space buffers between communities and to maintain a geographic distinction between communities.

Policy 18.8 The County shall amend the "SC" Scenic Corridor Combining District Regulations to require design review of all proposed development within the district.

Policy 18.8A The County will designate scenic corridors along the following routes: Interstate 80 and Highways 49, 89, 174, and 267 for their entire length in the County; all of Highway 20, Donner Pass Road (Old Highway 40), from the Interstate 80 intersection at Soda Springs to the town limits of Truckee. These corridors should be placed within the SC "Scenic Corridor" Combining District, with boundaries based upon adopted studies.

Policy 18.9 To encourage a system of scenic County roads, the County shall prepare standards and procedures whereby local groups, associations, or similar organizations can, after first obtaining 66% of owners of land affected by scenic designation, apply for scenic designation of County roadways. The applicants sponsoring such designations shall prepare their application consistent with the County prepared standards and procedures and process their application similar to other planning applications.

TOWN OF TRUCKEE GENERAL PLAN

LAND USE ELEMENT

P1.1 All new development shall meet important community goals for design quality, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.

P1.2 Projects that exceed minimum requirements and mandated levels for provision of affordable and workforce housing shall be given a higher priority for development approval. Such projects may be considered for application of less stringent development standards in order to facilitate their development.

P2.3 Ensure that new residential development meets minimum density standards, based on those described in Section C of the Land Use Element.

P3.1 In order to prevent new linear commercial sprawl along major transportation corridors, locate new freeway-oriented commercial development outside of the Downtown Specific Plan

Area exclusively at the existing developed interchanges of Interstate 80 at Donner Pass Road/Cold Stream Road and Highway 89 South. New freeway-oriented development may be appropriate within the Downtown, as determined through the Downtown Specific Plan.

P4.2 Cooperate with special districts to plan for and identify suitable future sites for needed facilities, including schools, fire stations, solid and liquid waste disposal sites, and utilities infrastructure, so that the local population can be safely and efficiently served, while minimizing potential environmental impacts.

P5.1 Strongly encourage mixed use development in appropriate locations, including the Downtown, Gateway area and Donner Lake.

P5.2 Allow transitional uses such as office/professional in areas where existing commercial uses directly abut single-family residential uses and adequate buffers are not available, and permit neighborhood serving commercial uses in residential land use designations. These uses can be found consistent with the residential land use designation when they are applied based upon these circumstances and when it is found that adequate roads and other infrastructure are available to serve all uses.

P5.3 Support development of neighborhood centers through establishment of uses and facilities that provide a direct benefit to the neighborhood, such as educational and recreation facilities, day care services, places of worship, community meeting centers, fire stations, small parks, libraries and other public facilities, telecenters, and neighborhood commercial uses.

P5.4 Discourage new "strip" commercial development and encourage site design for new commercial projects that provides for pedestrian/bicycle access and proper building scale and proportion relative to the pedestrian realm.

P5.5 Support telecommuting and home-based offices by encouraging the development of communications infrastructure and facilities such as satellite offices and local telecenters.

P6.1 The maximum size limit for a single retail commercial use building shall be 40,000 square feet.

P6.2 Maintain and enhance Downtown as the heart of Truckee and as the Town's premier tourist destination through the following methods, and through Action A6.2:

- Aggressively facilitate pedestrian-oriented development in the Downtown through implementation of the Downtown Specific Plan.
- Give some priority in the expenditure of capital improvement funds to projects that will enhance appropriate uses Downtown and facilitate new development, thereby implementing the Downtown Specific Plan.
- Allocate staff resources to implement the Downtown Specific Plan.
- Actively encourage the relocation of industrial uses from the Downtown area to other more appropriate locations in Town, such as the Pioneer Trail industrial area, or the Airport industrial zone.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

P6.3 Improve the quality and character of development along Donner Pass Road in the Gateway Area, including improvements that encourage a pedestrian-oriented environment and that facilitate walking and bicycle use.

P6.4 Require buildings to be located closer to the street, where appropriate, and for off-street parking areas to be located to the rear of commercial buildings, where feasible. Ultimate building locations must accommodate snow removal and snow storage, and should maximize solar orientation.

P7.2 Residential development shall be clustered to avoid areas of significant natural resources, including wildlife habitat and migration corridors and visual resources.

A1.1 Develop a system whereby development projects can be given a rating based on the degree to which they meet goals for preservation and enhancement of community character, adherence to town design standards, open space preservation, environmental sustainability, provision of affordable housing, minimization of sprawl, and promotion of a livable community. Amend the Development Code to reflect the guidelines developed under this system.

COMMUNITY CHARACTER ELEMENT

P1.3 Cluster new development so as to preserve the maximum amount of desired types of open space, as identified in the Conservation and Open Space Element.

P2.1 Protect views of hillsides, prominent slope exposures, and ridge and bluff lines through a clustering requirement for residential development that concentrates development on the most level and least visible portions of hillside sites.

P2.2 Prevent development along ridge and bluff lines that disrupts the natural skyline or silhouette of the landform.

P2.3 Prohibit intensive and visually obtrusive development on prominent hillsides, ridges, bluffs and steep slope areas in Truckee.

P2.4 Ensure that new development in Truckee's lowland areas, including its forested areas and meadowlands, and the Truckee River Valley, contributes to and enhances the scenic quality and visual harmony of the built environment that comprises the Truckee townscape.

P2.5 Preserve the scenic qualities of the Truckee River and other natural waterways through setback standards, as identified in the Conservation and Open Space Element, and by ensuring that new development respects and enhances the aesthetic qualities and natural environment of these river corridors and waterways.

P3.3 Work with Caltrans to improve the visual quality of freeway interchanges and designated scenic corridors in Truckee, including improvements to roadside landscaping and lighting.

P4.2 Require light fixtures to be designed and sited so as to minimize light pollution, glare, and light trespass into adjoining properties.

P4.3 Encourage the removal, replacement or retrofit of light fixtures that contribute to light pollution.

P5.1 Ensure that planning and development decisions are oriented towards the maintenance of Truckee's unique character, reflecting the following considerations:

- Identification of specific types of centers, residential neighborhoods, employment districts, corridors and gateways.
- Respect for the quality, character and context of existing development within these different areas of the town.
- Ensuring that new development enhances the desired character of each of these areas.
- Discouraging new architecture that directly mimics or is derivative of the buildings of the historic downtown.
- Encouraging the retrofit or rehabilitation of existing buildings to more closely comply with Town policies, standards and guidelines for high quality architecture and design.
- Consideration of the relationship of the built environment to the qualities and context of the landscape and natural environment in which it is situated.

P5.2 Require all new development to incorporate high quality site design, architecture, and planning so as to enhance the overall quality of the built environment in Truckee and create a visually interesting and aesthetically pleasing town environment.

P5.3 Prohibit franchise and corporate architecture in commercial buildings, except in special situations.

P5.4 Prohibit gated communities in Truckee.

P5.5 Enhance physical connections between adjacent uses and between different parts of Truckee.

P5.6 Regulate the size, quantity, location and design of signs to maintain and enhance the visual appearance of the town.

P5.7 Eliminate existing billboards within Town limits, and prohibit new billboards as a form of signage.

P13.2 Ensure that new development within Truckee's light industrial areas and employment districts is designed in a way that is sensitive to adjacent residential development.

P14.2 Encourage property owners to provide additional landscaping and screening for existing development along Brockway Road.

P18.1 Require evaluation of impacts to historic resources for projects which involve substantial site disturbance, or demolition or alteration of known historic buildings.

P18.2 Encourage appropriate reuse of historic structures for housing, including affordable housing, public recreation and commercial uses that does not compromise their historic character.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

P18.3 Encourage and cooperate with the private sector in the implementation of innovative strategies to preserve all of Truckee's identified historic buildings and sites, including Native American and ethnic group sites. Preservation strategies could include by gift, establishment of private conservancies, and easements.

P18.4 Provide incentives and technical assistance to property owners to apply for federal, State, local and private grants, loans and tax credits to preserve and rehabilitate historic buildings.

P18.5 Work with California State Parks, the Tahoe-Donner Recreation and Parks District, the Truckee Donner Historical Society, the Truckee Donner Land Trust and other entities to maintain and increase opportunities for public recreation and access to historic sites, including Native American and ethnic group sites. In the case of Native American sites, any increased access should be developed in close consultation with local tribes, and due respect accorded to the potential cultural or spiritual significance of these places.

P18.6 Support all efforts to document and preserve Truckee's rich historic legacy, including its Native American and ethnic history, and to educate residents and visitors about the town's historic buildings and sites.

P18.7 Encourage adaptive re-use of historic structures in accordance with federal, State and local guidelines.

P19.1 As part of the development review process, require proper archaeological or paleontological surveying, testing, research, documentation, monitoring and safe retrieval of archaeological and cultural resources.

P19.2 Require an archaeological survey by a qualified professional whenever there is evidence of an archaeological or paleontological site within a proposed project area, is determined to be a high likelihood for occurrence of such sites, or where a project involves substantial site disturbance.

P19.3 Consult with representatives of the Native American community whenever necessary to ensure the respectful treatment of Native American sacred places.

A4.1 Amend the Development Code to provide Town-wide standards for outdoor lighting that reduce light pollution more effectively than existing standards and that are consistent with, or effective as, the International Dark Sky model ordinance.

A4.2 Conduct a study to identify the most serious instances of light pollution in the Town of Truckee, and implement a program to work with relevant public and private property owners to retrofit, remove or replace polluting fixtures.

A5.1 Consider inclusion of form-based zoning and development standards in specific plans and master plans, based on the building blocks of centers, neighborhoods, employment districts, and corridors and gateways identified in this Element.

A18.1 Implement the Historic Preservation Program that seeks to protect and preserve the historic quality of the Downtown Historic District and other historic structures in Town.

CIRCULATION ELEMENT

P1.1 Maintain a hierarchy of arterial, collector and local roadways in Truckee by planning, designing, and regulating roadways in accordance with the functional classification system described in this Element.

P1.2 Undertake improvements to the Town's roadway network, as identified in the Circulation Plan in Figure CIR-3 and in Section D, to ensure that the access and mobility needs of existing and future land uses can be adequately served.

P1.3 Ensure that right-of-way for cumulatively needed future roadway improvements is reserved or acquired as part of relevant project approvals.

P1.4 Improve existing roadways in Truckee to meet current Town engineering standards.

P2.2 In addition to the standards described in Policy 2.1, the criteria and thresholds shown in Table CIR-6 shall be applied to future development projects to determine the need for a traffic impact analysis to be conducted and to determine if a project's traffic impact is found to be significant.

P2.3 Allow flexibility and exceptions to the LOS standards described in Policy P2.1 for the following intersections:

- Bridge Street/Donner Pass Road
- Bridge Street/River Street
- Glenshire Drive/Donner Pass Road

Exceptions to the standards may be allowed in cases where the Town finds that improvements needed to achieve acceptable LOS: (a) should be deferred in order to better coordinate with the planning and implementation of other projects including the Railyard; (b) will result in unacceptable impacts (e.g. requiring demolition of historic buildings, relocation of businesses); (c) are not feasible to construct; or (d) should be deferred or lowered in order to better implement other transportation control measures including alternative transportation modes.

Exceptions should only be allowed after all feasible resources and options to implement needed improvements have been explored and exhausted.

P6.8 Ensure that adequate parking is provided for commercial, residential and other land uses in Truckee, while, at the same time, limiting excess off-street parking.

P9.1 Promote the use of transportation control measures (TCMs) that divert automobile trips to transit, walking, and bicycling. TCMs may include the following: Passenger rail.

- Employer-based trip reduction programs.
- Alternate work schedules.
- Telecommuting.
- Ride-share programs.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

- Park-and-ride lots.
- Bicycling programs.
- Local and regional transit.

P9.2 Promote land use and transportation strategies that will reduce automobile trips, particularly implementation of compact, pedestrian-oriented development, mixed uses, live-work projects, neighborhood-serving commercial and mixed use centers, and clustered and infill development.

P9.3 Encourage major traffic generators, including the school district and the ski resorts, to develop and implement trip reduction measures, and encourage increased use of transit (both public and private) through provision of additional transit routes, connections, and increased service frequency.

P10.2 Implement the network of trails and bikeways described in the *Trails and Bikeways Master Plan*, with priority given to establishment of a trail from Donner Lake along Donner Creek and the Truckee River to the eastern Town limit. This cross-town trail would serve as the main "artery" of the Town's trail network, with other trails connecting to it along its length, and would provide a critical link to major regional trails including a trail to the west that connects to Donner Summit and the Pacific Crest Trail, and to the east to trails that follow the Truckee River to Nevada.

P10.8 Pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, and pedestrian and equestrian trails).

P11.1 Require new development to incorporate features that encourage transit use, including shelters and safe routes to transit stops, and ensure that right-of-way for future transit access is reserved in plans for new growth areas.

P11.2 Pursue all available sources of funding for capital and operating costs of transit services, including consideration of funding through major developers.

P11.3 As funding permits, participate in the provision of inter-regional transit services to Lake Tahoe and the ski areas.

P11.4 Consider the transit needs of senior, disabled, low-income and transit-dependent persons in making decisions regarding transit services and compliance with the Americans with Disabilities Act.

P11.5 Encourage the development of facilities for convenient transfers between different modes of transport, especially to provide connections to rail and intercity bus service.

P11.6 Support and promote the use of passenger rail, and support regional efforts to provide enhanced commuter rail service to and from Truckee, including service timing and frequency that is convenient for commuters, and service that caters to weekend visitors.

P11.7 When needed, work with neighboring jurisdictions to develop funding mechanisms to address future shortfalls in available sales tax-based funding for transit and to support adequate transit service for the Town's population as it grows.

CONSERVATION AND OPEN SPACE ELEMENT

P1.3 Work with the Tahoe Donner Land Trust to support their efforts to acquire and manage open space lands.

P2.1 Prohibit development within established setback areas from the Truckee River, except as otherwise allowed in the Development Code. Outside of the Downtown Specific Plan Area, development shall be set back a minimum of 100 feet from the edge of the Truckee River 100-year floodplain. Within the Downtown Specific Plan Area, development shall be set back a minimum distance from the edge of the 100-year floodplain that is equivalent to one foot above the base flood elevation. Grading, landscaping and drainage uses within the established setback area shall also be subject to strict controls. Improvements for public access and use may be allowed within the established setbacks.

P2.3 Support efforts of local community and non-profit organizations to conduct ecological studies of the Truckee River and Donner Lake and their associated waterways, undertake water quality monitoring, and perform clean-up and restoration activities.

P2.4 Improve and protect public access to the Truckee River and Donner Lake through discretionary project review and other available means.

P4.1 Provide for the integrity and continuity of biological resources open space, habitat and wildlife movement corridors and support the permanent protection and restoration of these areas, particularly those identified as sensitive resources.

P4.2 Protect sensitive wildlife habitat from destruction and intrusion by incompatible land uses where appropriate. All efforts to protect sensitive habitats should consider:

- Sensitive habitat and movement corridors in the areas adjacent to development sites, as well as on the development site itself.
- Prevention of habitat fragmentation and loss of connectivity.
- Use of appropriate protection measures for sensitive habitat areas such as non-disturbance easements and open space zoning.
- Off-site habitat restoration as a potential mitigation, provided that no net loss of habitat value results.
- Potential mitigation or elimination of impacts through mandatory clustering of development, and/or project redesign.

P4.3 Encourage restoration of native habitat on Town- and Special District-owned property.

P4.4 Preserve riparian corridors, Donner Lake and aquatic and wetland areas through application of setbacks and other development standards that respect these resources.

P4.5 Development shall be prohibited within established setback areas for streams and waterways other than the Truckee River, except as otherwise allowed in the Development Code; such setbacks shall be between 20 and 50 feet on parcels less than 175 feet deep (depending on parcel depth), and 50 feet on parcels 175 feet deep or more.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

P5.1 Require biological resource assessments for all development in areas where special status species may be present.

P5.3 Protect to the extent possible federal or State-designated endangered, threatened, special status or candidate species.

P11.1 Minimize excessive paving that negatively impacts surface water runoff and groundwater recharge rates.

P11.2 Protect surface and groundwater resources from contamination from runoff containing pollutants and sediment, through implementation of the Regional Water Quality Control Board's (RWQCB) Lahontan Region's, Best Management Practices.

P11.5 Require new development projects that have the potential to impact local water quality through increased stormwater runoff or erosion to include analysis of water quality impacts as a component of project review, and to integrate mitigation measures that would reduce identified impacts to an acceptable level.

P13.1 Require multi-family residential, commercial, industrial, subdivisions and other discretionary development to maintain consistency with the goals, policies and control strategies of the Town's *Particulate Matter Air Quality Management Plan*.

P13.2 Existing non-paved roads within new development and subdivision, and existing off-site non-paved roads that serve new development and subdivisions shall be paved to the extent necessary to offset emissions generated by the development and subdivision traffic to the degree feasible. New non-paved roads shall not be allowed for new development and subdivisions except for single family residences, secondary residential units and duplexes on existing lots. New paving shall take into consideration the policies under Goal COS-11 concerning minimization of impacts to water quality and groundwater recharge that may result from increases in paved areas.

P13.3 Require all construction projects to implement dust control measures to reduce particulate matter emissions due to disturbance of exposed top-soils. Such measures would include watering of active areas where disturbance occurs, covering haul loads, maintaining clean access roads, and cleaning the wheels of construction vehicles accessing disturbed areas of the site.

A1.1 Form an Open Space Committee that will serve as an advisory body during the preparation of the Comprehensive Open Space Management and Acquisition Plan (see Action A1.2) Upon adoption of the Plan, consider other roles the committee may assume.

A2.1 Work with the Truckee River Watershed Council, TDRPD and other agencies to develop comprehensive, long term management plans for the Truckee River corridor within the Town limits and Donner Lake. The plans should treat the Truckee River and Donner Lake and their associated riparian, wetland and meadow habitats as holistic systems, and should address the complete range of issues associated with the Truckee River and Donner Lake, including scenic and habitat values, opportunities for riparian restoration and enhancement, flood protection, water quality, and access and recreation opportunities.

A4.1 Prepare, and subsequently update as necessary, a comprehensive plan for the management and protection of sensitive biological resources such as wetlands, riparian corridors, and critical habitat areas. The plan should be developed in cooperation with the

California Department of Fish and Games, the US Fish and Wildlife Service, and local interest groups, and should address all known critical habitat areas, wildlife movement corridors and deer migration routes, and should prioritize areas for management and protection that are likely to be impacted by development.

A5.1 Prepare and maintain an updated list of State and federal rare, threatened and endangered species known or suspected to occur in the Town of Truckee and its immediate vicinity, as well as special status or rare and endangered species identified by the California Department of Fish and Game and the California Native Plant society. This list should be monitored and updated every two years.

A5.2 As part of the biological resources management plan described in Action A4.1, develop a set of guidelines for preservation of special status species, including, if it is found to be feasible, a tiered approach that would prioritize protection of State- and federally-designated special status species. Such an approach may include identification of appropriate buffers for preservation of species identified on a development site, and appropriate avoidance and mitigation measures for species determined to be affected by a proposed development.

SAFETY ELEMENT

P1.1 Group and locate new residential development in such a way as to avoid areas of hazard including steep slopes and areas of unstable soils.

P1.2 Encourage retrofitting of structures, particularly older buildings, to withstand earthquake shaking and landslides. Ensure that new development incorporates design and engineering that minimizes the risk of damage from seismic events and land sliding.

P1.3 Require soils reports for new development in areas where geologic risks are known to exist. Such reports should include recommendations for appropriate engineering and other measures to address identified risks.

P4.4 Require new development to incorporate adequate emergency water flow, emergency vehicle access and evacuation routes.

P4.5 Continue to support the mitigation fee program for the Fire Protection District, to ensure that the District is able to meet the future fire protection needs of the community as it grows.

P4.6 Support, as appropriate, efforts to implement the recommendations of the 2005 Nevada County Fire Plan, and programs of Fire Safe Nevada County.

P4.7 Ensure that the development review process addresses wildland fire risk, including assessment of both construction- and project related fire risks particularly in areas of the Town most susceptible to fire hazards. Cooperate with the TFFPD in reviewing fire safety plans and provisions in new development, including aspects such as emergency access, site design for maintenance of defensible space, and use of non-combustible materials.

P5.2 Continue to cooperate with Tahoe Truckee Sierra Disposal to facilitate opportunities for safe disposal of household hazardous waste.

P6.1 Maintain land use and development patterns in the vicinity of the Truckee-Tahoe Airport that are consistent with the adopted Comprehensive Airport Land Use Plan, including setbacks and height requirements.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

P7.1 Work with Caltrans to coordinate establishment of appropriate emergency access routes through the Town when closure of Interstate 80 is necessitated by weather-related or other emergencies.

P7.2 Support the efforts of the Department of Homeland Security, Truckee Fire Protection District, Nevada County Office of Emergency Services, and other agencies to educate the public about emergency preparedness and response.

A3.1 Update avalanche zoning studies and modify the Development Code as necessary to respond to updated avalanche information.

A6.1 Amend the Development Code to reflect revised airport safety areas established in the adopted Comprehensive Land Use Plan for the Truckee-Tahoe Airport

A7.1 Coordinate with other emergency response agencies to develop and implement an Emergency Response Plan for Truckee including measures for response to fire, earthquake, blizzard, hazardous materials spills and other disasters.

NOISE ELEMENT

P1.1 Allow new development only if consistent with the ground transportation noise compatibility guidelines illustrated in Figure N-3 and the policies of this Element. Noise measurements used in establishing compatibility shall be measured in dBA CNEL and based on worst-case noise levels, either existing or future, with future noise levels to be predicted based on projected 2025 levels.

P1.2 Require new development to mitigate exterior noise to "normally acceptable" levels in outdoor areas where quiet is a benefit, such as in the backyards of single-family homes.

P1.3 Enforce the California Noise Insulation Standards for interior noise levels attributable to exterior sources for all proposed new single- and multi-family residences.

P1.4 Support retrofitting of homes exposed to existing unacceptable interior noise levels, and those that become exposed to unacceptable interior noise in the future, with sound insulating features.

P1.5 Allow land uses within Normally Unacceptable categories only where the allowed use can be shown to serve the greater public interests of the citizens of Truckee.

P1.6 When considering development proposals in the environs of the Truckee Tahoe Airport, enforce the noise compatibility criteria and policies set forth in the adopted Truckee Tahoe Airport Land Use Compatibility Plan.

P1.7 Reduce potential impacts from groundborne vibration associated with rail operations by requiring that vibration-sensitive buildings (e.g., residences) are sited at least 100-feet from the centerline of the railroad tracks whenever feasible and that development of vibration-sensitive buildings within 100-feet from the centerline of the railroad tracks require a study demonstrating that groundborne vibration issues associated with rail operations have been adequately addressed (i.e., through building siting or construction techniques).

P2.1 Require mitigation of all significant noise impacts as a condition of project approval.

P2.2 Require preparation of a noise analysis/acoustical study, which is to include recommendations for mitigation, for all proposed projects which may result in potentially significant noise impacts to nearby noise sensitive land uses such as residences.

P2.3 Require preparation of a noise analysis/acoustical study, which is to include recommendations for mitigation, for all proposed development within noise-impacted areas that may be exposed to levels greater than “normally acceptable.”

P2.4 Discourage the construction of sound walls and require development projects to evaluate site design techniques, building setbacks, earthen berms, alternative architectura

P2.5 Require the application of the provisions in the California Building Code Appendix Chapter II, Sections 1208A.8: Exterior Sound Transmission Control, to apply to all new single-family residences.

P3.2 Regulate noise from non-emergency construction activities through the Municipal Noise Ordinance.

P3.3 Control the sound of vehicle amplification systems (e.g., loud stereos) by enforcing Section 27007 of the California Motor Vehicle Code. This section prohibits amplified sound which can be heard 50 or more feet from a vehicle.

P3.4 Control excessive vehicle exhaust noise by enforcing Section 27150 of the California Vehicle Code.

P3.5 Investigate other methods for reducing noise associated with vehicles and diesel equipment, and support efforts to reduce vehicle and equipment noise – e.g. through fleet and equipment modernization or retrofits, use of alternative fuel vehicles, and installation of mufflers or other noise reducing equipment.

P3.6 Encourage transportation providers to investigate and consider use of alternative road surfacing materials that minimize vehicle noise.

P3.7 Enforce posted speed limits on Town roads.

P3.8 Support federal and State legislation to attain lower operating noise levels on motor vehicles.

P3.9 Support the efforts of the Truckee Tahoe Airport District to educate pilots about appropriate flight paths to minimize flyovers of residential neighborhoods, and other District efforts to monitor, minimize, reduce and mitigate airport noise.

P3.10 Cooperate with the Airport District to coordinate long-range planning and land use regulations that minimize community noise exposure associated with airport operations, while meeting Town goals concerning provision of housing and other uses.

P3.11 Encourage the Union Pacific Railroad to reduce noise from its rail operations, particularly use of warning whistles, and support efforts to eliminate the need for these audible warnings, including upgrades to at-grade crossings.

P3.12 Encourage CalTrans to incorporate noise reducing features during highway improvement projects when feasible and where consistent with Town policies.

APPENDIX 3.3 MITIGATING POLICIES AND MEASURES

P3.13 Require the following standard construction noise control measures to be included as requirements at construction sites in order to minimize construction noise impacts.

- Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
- Utilize “quiet” air compressors and other stationary noisegenerating equipment where appropriate technology exists.
- The project sponsor shall designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. The project sponsor shall also post a telephone number for excessive noise complaints in conspicuous locations in the vicinity of the project site. Additionally, the project sponsor shall send a notice to neighbors in the project vicinity with information on the construction schedule and the telephone number for noise complaints.

