

IV. SETTING, IMPACTS AND MITIGATION MEASURES

This chapter contains an analysis of the environmental topics relevant to the Railyard Draft Master Plan Project (project), and, as such, constitutes the major portion of this Draft EIR. Sections A through M of this chapter describe the existing setting for each topic relevant to the proposed project, the potential impacts that could result from implementation and buildout of the Draft Master Plan, and mitigation measures necessary to reduce impacts of the project.

The following provides an overview of the scope of the analysis included in this chapter, organization of the sections, and the methods for determining what impacts are significant.

ENVIRONMENTAL TOPICS

The following environmental topics are analyzed in this chapter:

- A. Land Use and Planning Policy
- B. Population, Employment and Housing
- C. Transportation, Circulation and Parking
- D. Air Quality
- E. Noise and Vibration
- F. Geology, Soils and Seismicity
- G. Hydrology and Water Quality
- H. Biological Resources
- I. Cultural and Paleontological Resources
- J. Hazards and Public Safety
- K. Utilities
- L. Public Services
- M. Visual Resources

Topics determined to not be directly relevant to the proposed project are briefly discussed in Chapter VI, under Effects Found Not to Be Significant, and include Agricultural Resources and Biological Resources.

FORMAT OF TOPIC SECTIONS

Each environmental topic section generally includes three main subsections: (1) Setting; (2) relevant Draft Master Plan Policies; and (3) Impacts and Mitigation Measures. Identified significant impacts are numbered and shown in bold type, and the corresponding mitigation measures are numbered and indented. Significant impacts and mitigation measures are numbered consecutively within each topic and begin with a shorthand abbreviation for the impact section (e.g., LAND for Land Use). The following abbreviations are used for individual topics:

LAND:	Land Use and Planning Policy
POP:	Population, Employment and Housing
TRAF:	Transportation, Circulation and Parking
AIR:	Air Quality
NOI:	Noise and Vibration
GEO:	Geology, Soils and Seismicity
HYD:	Hydrology and Water Quality
BIO:	Biological Resources
CULT:	Cultural and Paleontological Resources
HAZ:	Hazards and Public Safety
PUB:	Public Services
UTIL:	Utilities
VIS:	Visual Resources

The following notations are provided after each identified significant impact and mitigation measure:

SU	=	Significant and Unavoidable
S	=	Significant
LTS	=	Less than Significant

These notations indicate the significance of the impact with and without mitigation.

DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment.¹ Each impact evaluation in this chapter is prefaced by criteria of significance, which are the thresholds for determining whether an impact is significant. These criteria have been developed using the CEQA Guidelines and applicable Town policies, such as those included in the Town of Truckee 2025 General Plan and the Downtown Truckee Specific Plan.

¹ Public Resources Code § 21068.