Print Form

Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: West River Cottages

Lead Agency: Town of Truckee

Contact Name: Laura Dabe

Email: LDabe@townoftruckee.com Phone Number: 530-582-2937

Project Location: Truckee (*City*) Nevada (*County*)

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

The applicant is requesting modifications to several properties located within Truckee's Historic Preservation Overlay District. One of the properties (10199 West River Street) is the location of seven existing historic cottages. A second parcel (10191 West River Street) is the location of an existing historic residence and garage. Both properties are rated as Category B (Contributory) historic resources in Truckee's Historic Resource Inventory. A total of five properties are involved in the application due to the fact that a previous Lot Line Adjustment moved the lot lines between the four parcels to the east (APNs 019-130-050-000, 019-130-051-000, 019-130-052-000 and 019-130-048-000), and modifications to the fifth contiguous parcel (APN 019-130-006-000) require approval of a Tentative Map; however, no modifications are proposed to the three eastern properties as part of this application. Requested approvals: 1) Tentative Map to adjust lot line between five parcels. Includes moving existing lot line between APNs 019-130-006 and 019-130-050 to the east side of an existing garage at 10191 West River Street; dedicating portions of three parcels to the Town of Truckee; and subdividing APN 019-130-006 into 7 single-family residential parcels for individual ownership; 2) Historic Design Review/Demolition Review to relocate and rehabilitate seven historic cottages and demolish an existing single-family residential garage and shed; 3) Planned Development to modify the development standards of the DRM zoning district, which applies to standalone residential projects in the DMU zoning district; and 4) Zoning Clearance for projects with less than 5,000 sq. ft. of gross floor area and 26,000 sq. ft. of disturbance.

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

Biological Resources - Pre-construction plant and wildlife surveys, Tree Preservation.
Cultural Resources - Rehabilitation plan, construction mitigation monitoring fee, coordination with archaeologist and County Coroner if resources are discovered.
Geology and Soils - Coordinate with archaeologist if paleontological resources or unique geologic features discovered.
Hazards and Hazardous Materials - Lead/asbestos survey, location/abandonment of onsite septic systems, recordation of overflight notification.
Hydrology and Water Quality - Grading, erosion control and improvement plans, drainage study.
Noise - limitation on construction hours, intake/exhaust mufflers on equipment, location of stationary noise generating equipment, use of "quiet" air compressors.
Tribal and Cultural Resources - Coordinate with archaeologist and Native American monitors/representatives if resources are discovered.

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

Existing historic resources on site to be relocated within project area and two residential accessory structures (garage and shed) to be demolished.

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

Lahontan Regional Water Quality Control Board