

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Nevada

950 Maidu Avenue, Suite 210

Nevada City, CA 95959

From: (Public Agency): Town of Truckee

10183 Truckee Airport Road

Truckee, CA 96161

(Address)

Project Title: Truckee-Tahoe Lumber Company Redevelopment - "The Crossing"

Project Applicant: Andrew Cross, Truckee, Tahoe Lumber Company 10242 Church Street, Truckee, CA 96161

Project Location - Specific:

10242 Church Street and 10322 Trout Creek Road

Project Location - City: Truckee

Project Location - County: Nevada

Description of Nature, Purpose and Beneficiaries of Project:

Demolish the existing 4,758 s.f. TTLC office/retail building located on the south side of 10242 Church Street; remove the outdoor lumber storage shelving units, redevelop the North and West Sheds creating 21,432 s.f. of commercial uses; develop 66 onsite parking spaces; and develop an 18,000 s.f. outdoor plaza/gathering area.

Name of Public Agency Approving Project: Town of Truckee Planning Commission

Name of Person or Agency Carrying Out Project: Andrew Cross, Truckee-Tahoe Lumber Company

Exempt Status: **(check one):**

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: 15183 (Projects Consistent with a Community Plan) and 15311 (Accessory Structures)

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Railyard Master Plan EIR was certified in 2009 (SCH# 2007122092) and an addendum adopted in 2015. The Truckee-Tahoe Lumber Company (TTLC) was identified as an existing use within both documents. The project will generate fewer trips than the existing use and the site improvements (stormwater, landscaping, Building Code requirements) proposed as part the project will improve the baseline environmental conditions of the site. The project is therefore consistent with the Railyard Master Plan and the EIR. The accessory parking lot on 10322 Trout Creek Road is accessory to the commercial uses on 10242 Church Street and the proposed landscaping and stormwater treatment improves the existing conditions of the site. Categorical Exemption Section 15311 specifically states that construction of minor structures accessory to other uses, such as small parking lots, is exempt from environmental review.

Lead Agency

Contact Person: Yumie Dahn, Associate Planner Area Code/Telephone/Extension: 530-582-2918

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 1/26/2021 Title: Associate Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____