



## NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning Division has prepared an Initial Study/Mitigated Negative Declaration for the Estates Meadows Project and the Planning Commission may adopt this Initial Study/Mitigated Negative Declaration at the October 19, 2021 Planning Commission meeting.

**OWNER:** Town of Truckee

**APPLICANT:** Cascade Housing Association

**APPLICATION #:** 2020-00000135/DP-MUD-PD-TM

**PROJECT NAME:** Estates Meadows Project

**PROJECT LOCATION:** 10020 Estates Drive (APN 019-450-047)

**PROJECT DESCRIPTION:** The Estates Meadows project (proposed project) would subdivide the existing 10.4-acre Truckee Donner Senior Apartments parcel into two parcels and develop the 2.1-acre southerly parcel (Parcel A) south of Estates Drive, with a 30-unit affordable housing community. The affordable housing community will consist of three, three-story residential buildings with 15 one-bedroom units, seven two-bedroom units, and eight three-bedroom units. The proposed project will also include a community building consisting of a community room, manager's office, bike storage, and laundry room. One-hundred percent of the units will be affordable to 50-60 percent median income households. The proposed project would require the approval of a Development Permit, a Minor Use Permit, a Planned Development, and a Tentative Subdivision Map.

**ENVIRONMENTAL STATUS:** Staff has prepared an Initial Study/Mitigated Negative Declaration to evaluate the potential environmental impacts associated with the proposed project. The document is now available for review in the Community Development Department, Planning Division and on the Town's website at <https://www.townoftruckee.com/government/community-development/planning-division/growth-and-development/major-development-projects/estates-meadows-housing-development>. Identified potential significant environmental impacts include biological resources, cultural resources, geology and soils, hydrology and water quality, transportation, and tribal cultural resources. However, the Town has incorporated mitigation measures to reduce or eliminate the potential impacts. Additionally, the proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials. The Planning Commission will review the project on October 19, 2021. **The public review period for the Initial Study/Mitigated Negative Declaration begins on September 17, 2021 and the Planning Commission meeting is on October 19, 2021.**

Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, Monday through Friday from 8:00am to 4:00pm; however, scheduling an appointment is recommended. The staff report for the project will be available a minimum of five days prior to the referenced hearing date. If you have any

questions regarding this notice or any element of the project proposal, please contact **Yumie Dahn, Senior Planner, at (530) 582-2918 or [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com)**.

Please submit comments to the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161. Email comments may be accepted as public comments provided the name, physical address, mailing address, and telephone number of the person making the comment is included in the e-mail. The email must be sent to [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com). All comments must be received by the end of the public review period.