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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: Mountain Brew Coffee Shop Project

Lead Agency: Town of Truckee

Contact Name: Chantal Birnberg, Associate Planner

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Project Location: Truckee, Nevada County
City *County*

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

The project site is currently developed with a 1,728-sf unoccupied, dilapidated commercial building, which was formerly a gas station repair shop and convenience store. Donner Creek is located in the northern portion of the site and flows from west to east. The remainder of the project site is primarily graded, compacted, or covered with gravel. The site is designated as Commercial by the Town of Truckee 2025 General Plan and zoned Highway Commercial (CH).
The Mountain Brew Coffee Shop Project (proposed project) would include the renovation of the existing 1,728-sf single-story building to develop a dine-in coffee shop with dual drive-through lanes. The coffee shop would include food and drink preparation areas, an indoor pick-up counter, indoor and outdoor seating areas, and restrooms. A total of 22 automobile parking stalls would be provided in the northern and eastern portions of the site, including one Americans with Disabilities Act (ADA)-compliant parking stall. Primary site access would be from two existing driveways off of Cold Stream Road, which would allow vehicles to enter and exit the project site. The project would include site improvements, including landscaping; utilities and lighting improvements; a new café sign; and a new trash, recycling, and composting.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identified potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, implementation of the applicable NSAQMD-recommended mitigation measures for Level A emissions; pre-construction surveys and avoidance measures if protected species are found during the surveys; obtainment of a Lake or Streambed Alteration Agreement if one is required by the California Department of Fish and Wildlife; implementation of avoidance/protection measures should any cultural or tribal cultural resources be identified on-site; assessment and proper handling/disposing of contaminated soils or other contaminants should they be encountered during site improvements; and preparation of a Final Drainage Report to ensure on-site drainage complies with Town of Truckee Post-Construction Storm Water Quality Plan/State Municipal Phase 2 Stormwater General Permit, and any other applicable regulations at time of permit issuance.

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

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects in the Town include:

- impacts to wildlife habitat;
- increases in air quality pollutants/greenhouse gas emissions;
- increases in noise; and
- increases in traffic.

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

- Lahontan Regional Water Quality Control Board (RWQCB);
- California Department of Fish and Wildlife (CDFW);
- Northern Sierra Air Quality Management District (NSAQMD); and
- U.S. Fish and Wildlife Service (USFWS).