

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Mountain Brew Coffee Shop Project

Lead Agency: Town of Truckee Contact Person: Chantal Birnberg
Street Address: 10183 Truckee Airport Road Phone: (530) 582-2927
City: Truckee Zip: 96161 County: Nevada

Project Location: County: Nevada City/Nearest Community: Truckee
Cross Streets: Donner Pass Road/Coldstream Road Zip code: 96161
Lat/Long/: 39 ° 19 ' 23.21 " N 120 ° 13 ' 41.25 " W Total Acres: 0.85
Assessor's Parcel No. 018-760-002 Section: 17 Twp: 17N Range: 16E Base: MDBM
Within 2 miles: State Hwy#: SR 89; I-80 Waterways: Truckee River; Donner Creek; Cold Creek
Airports: N/A Railways: Amtrak Schools: Truckee Elementary School; Truckee High School; Sierra High School; Sierra Expeditionary Learning School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Zoning Clearance

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 1,728 Acres 0.85 Employees 5 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
			<input checked="" type="checkbox"/> Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: 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).

Project Description: 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 enclosure.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of S.F. Bay Conservation &
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date 08/25/2023 Ending Date 09/25/2023

Lead Agency: Town of Truckee Applicant: Stacey Larson, Soaring Seven, LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 14208 Copenhagen Drive

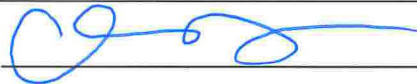
Address: 1501 Sports Drive, Suite A City/State/Zip: Truckee, CA 96161

City/State/Zip: Sacramento, CA 95834 Phone: (916) 996-5393

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: _____

8-24-23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.