

Notice of Determination

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

County Clerk
County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

From: Town of Truckee, Planning Division
10183 Truckee Airport Road
Truckee, CA 96161
Chantal Birnberg
Associate Planner
(530) 582-2927

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2023080650

Project Title: Mountain Brew Coffee Shop Project

Project Applicant: Soaring Seven, LLC

Project Location: 12373 Donner Pass Road, Truckee, CA, 96161 (APN: 018-760-002-000)


The project site is currently developed with a 1,728-sf unoccupied, dilapidated commercial building, which was formerly a gas station repair shop 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.

This is to advise that the Town of Truckee (Lead Agency or Responsible Agency) has approved the above-described project on November 21, 2023 and has made the following determinations regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 - The project has been found to be exempt and not subject to the provisions of SB 1535.
 - \$50 for County processing fees (attach No Effect Determination Form)
 - The project is not exempt and is, therefore, subject to the following fees:
 - \$2,814.00 (\$2,764.00 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration is available for public inspection at the Town of Truckee, Planning Division, 10183 Truckee Airport Road, Truckee, California 96161.

Signature (Public Agency): 

Title: Associate Planner

Date: 11-27-23

Date received for filing at OPR: _____