



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

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning Division has prepared a draft Initial Study/Mitigated Negative Declaration for the West River Cottages project and the Planning Commission may adopt this Initial Study/Mitigated Negative Declaration at the October 15, 2019 Planning Commission hearing.

**OWNER/APPLICANT:** Brian Heim

**APPLICATION #:** 2017-00000161/TM-HDR-PD-ZC

**PROJECT NAME:** West River Cottages Tentative Map, Historic Design Review/Demolition Review, Planned Development and Zoning Clearance

**PROJECT LOCATION:** 10199, 10191, 10187, 10175 and 10167 West River Street (APNs 019-130-006-000, 019-130-050-000, 019-130-051-000, 019-130-052-000 and 019-130-048-000)

**ZONING DISTRICT:** DMU (Downtown Mixed Use)

**PROJECT DESCRIPTION:** The applicant is requesting modifications to several properties located within Truckee's Historic Preservation Overlay District. One of the properties (10199 West River Street) is the location of seven existing historic cottages. A second parcel (10191 West River Street) is the location of an existing historic residence and garage. Both properties are rated as Category B (Contributory) historic resources in Truckee's Historic Resource Inventory. A total of five properties are involved in the application due to the fact that a previous Lot Line Adjustment moved the lot lines between the four parcels to the east (APNs 019-130-050-000, 019-130-051-000, 019-130-052-000 and 019-130-048-000), and modifications to the fifth contiguous parcel (APN 019-130-006-000) require approval of a Tentative Map; however, no modifications are proposed to the three eastern properties as part of this application. The applicant is requesting approval of the following land use entitlements: **1) Tentative Map** to adjust the lot line between five parcels on West River Street. Includes moving the existing lot line between APNs 019-130-006-000 and 019-130-050-000 to the east side of the existing garage at 10191 West River Street; dedicating portions of three parcels to the Town of Truckee; and subdividing the parcel at the corner of West River Street and Mill Street (APN 019-130-006-000) into seven single-family residential parcels for individual ownership; **2) Historic Design Review/Demolition Review** to relocate and rehabilitate seven historic cottages and demolish an existing single-family residential garage and shed; **3) Planned Development** to modify the development standards of the DRM zoning district, which applies to standalone residential projects in the DMU zoning district, including setbacks and snow storage, and to reduce the required parking demand to seven spaces (one space per dwelling unit); and **4) Zoning Clearance** for projects with less than 5,000 square feet of gross floor area and less than 26,000 square feet of site disturbance in Downtown Residential and Downtown Commercial and Manufacturing zoning districts.

**ENVIRONMENTAL STATUS:** Staff has prepared an Initial Study/Mitigated Negative Declaration in response to 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 of Truckee website at <https://www.townoftruckee.com/government/community-development/planning-division/growth-and-development/west-river-cottages>. Identified potential significant environmental impacts include biological resources, cultural resources, geology/soils, hazards/hazardous materials, noise and tribal cultural resources. However, the Town has incorporated mitigation measures to reduce or eliminate the potential impacts. The Planning Commission will take action on adopting the Initial Study/Mitigated

Negative Declaration at the October 15, 2019 Planning Commission meeting. **The public review period for the draft Initial Study/Mitigated Negative Declaration begins on September 9, 2019 and ends on October 8, 2019.**

Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, Monday through Friday from 8:00 a.m. to 4:00 p.m.; 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 **Laura Dabe, Assistant Planner, at (530) 582-2937 or [LDabe@townoftruckee.com](mailto:LDabe@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 **[LDabe@townoftruckee.com](mailto:LDabe@townoftruckee.com)**. All comments must be received by the Town prior to the public hearing.