



NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning, in accordance with the California Environmental Quality Act (CEQA), is circulating the Mountain Brew Initial Study/Mitigated Negative Declaration (MND) for public comment.

OWNER: American Petroleum, LLC

APPLICANT: Soaring Seven, LLC

APPLICATION #: 2022-00000153/UP-ZC

PROJECT NAME: Mountain Brew Coffee Shop Project

PROJECT LOCATION: 12373 Donner Pass Road (APN 018-760-002)

PROJECT DESCRIPTION: The Mountain Brew Coffee Shop Project (proposed project) would include the renovation of an 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. The project would require approval of a Use Permit and Zoning Clearance.

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>. Identified potential significant environmental impacts include air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources. However, the Town has incorporated mitigation measures to reduce or eliminate the potential impacts. Additionally, the proposed project is not listed on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials. **The public review period for the Initial Study/Mitigated Negative Declaration begins on August 25, 2023 and ends on September 25, 2023.**

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per Town and CEQA requirements.

Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, Monday through Thursday from 8:00 AM to 12:00 PM; however, scheduling an appointment is recommended. The staff report for the project

will be available a minimum of five days prior to the hearing date. If you have any questions regarding this notice or any element of the project proposal, please contact **Chantal Birnberg, Associate Planner, at (530) 582-2927 or CBirnberg@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 **CBirnberg@townoftruckee.com**. All comments must be received by the end of the public review period.