

# 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# 2020019071

## Project Title: Frishman Hollow Phase II Project

Lead Agency: Town of Truckee Contact Person: Yumie Dahn  
 Street Address: 10183 Truckee Airport Road Phone: (530) 582-2918  
 City: Truckee Zip: 96161 County: Nevada

**Project Location:** County: Nevada City/Nearest Community: Truckee  
 Cross Streets: 11200 Rue Ivy Zip code: 96161  
 Lat/Long/: 39 ° 20 ' 37.79 " N 120 ° 10 ' 27.54 " W Total Acres: 9.34  
 Assessor's Parcel No. 019-410-041 and -046 Section: 11 Twp: 17N Range: 16E Base: MDBM  
 Within 2 miles: State Hwy#: SR 89; I-80 Waterways: Truckee River  
 Airports: Truckee Tahoe Airport Railways: Amtrak Schools: Alder Creek Middle School, Forest Charter School, Placer County Community 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: Development Permit, Project Amendment

### Development Type:

Residential: Units 68 Acres  Water Facilities: Type MGD  
 Office: Sq.ft. Acres Employees  Transportation: Type **Govt's Office of Planning & Research**  
 Commercial: Sq.ft. Acres Employees  Mining: Mineral  
 Industrial: Sq.ft. Acres Employees  Power: Type **JAN 27 2020 MW**  
 Educational  Waste Treatment: Type MGD  
 Recreational  Hazardous Waste: Type **STATE CLEARINGHOUSE**  
 Other: \_\_\_\_\_

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

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

**Present Land Use/Zoning/General Plan Designation:** The project site consists of 9.34 acres, currently developed with Phase I of the Frishman Hollow affordable housing project. The remainder of the project site outside of the Rue Ivy right-of-way consists primarily of trees and native grasses, with a paved pedestrian trail extending through the site along the western boundary. The project site is currently designated High Density Residential, 6-12 dwelling units per acre (du/acre) by the Town of Truckee 2025 General Plan, and is zoned Multi-Family Residential, 10 du/acre (RM-10).

**Project Description:** The proposed project would include development of 68 affordable residential units spread between four buildings (A1, A2, B1, and B2) to be located on approximately 4.87-acres, outside of the Rue Ivy roadway loop. A total of 136 parking spaces would be provided. The proposed project would be able to achieve its proposed density due to its qualification for density bonus provisions under State law. Additionally, the proposed project would require approval of a Use Permit for disturbance of slopes greater than 20 percent and a Development Permit. The Initial Study also addresses the potential future General Plan Amendment and Rezone for the Phase II area, even though they are not required for the project due to the project's qualification for density bonus provisions under State law.

## 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 # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 6
<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 # 2	<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 checked="" type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period

Starting Date 01/27/2020 Ending Date 02/25/2020

Lead Agency: Town of Truckee Applicant: The Pacific Companies

Consulting Firm: Raney Planning & Management, Inc. Address: 430 East State Street, Suite 100

Address: 1501 Sports Drive, Suite A City/State/Zip: Eagle, ID 83616

City/State/Zip: Sacramento, CA 95834 Phone: \_\_\_\_\_

Contact: Nick Pappani

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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