Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Nevada
950 Maidu Avenue, Suite 210
Nevada City, CA 95959

From: (Public Agency): Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161
(Address)

Project Title: Truckee Railyard Hotel

Project Applicant: Rikesh Patel, CP Truckee, LLC; 262 Glorietta Blvd., Orinda, CA 94563

Project Location - Specific:

10108 Truckee Way (Nevada County APN 019-421-001)

Project Location - City: Truckee Project Location - County: Nevada

Description of Nature, Purpose and Beneficiaries of Project:

A new approximately 81,408 s.f. mixed use project with 60 hotel units, 17 residential units, restaurant and bar, fitness/wellness center, meeting space, and retail/service uses, located at 10108 Truckee Way (APN 019-421-001). 19 onsite parking spaces are also proposed.

Name of Public Agency Approving Project: Town of Truckee Town Council

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15183 (Projects Consistent with a Community Plan)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Town certified the Railyard Master Plan Final Environmental Impact Report (SCH #2007122092) in July 2009 and an Environmental Impact Report (EIR) Addendum was prepared in conjunction with the Truckee Artist Lofts application (2016-00000132) and accepted into the Railyard permanent record on May 10, 2015. The project is consistent with the Maximum Allowed Development allowed under the Railyard Master Plan. A hotel use at this location was discussed during the Railyard Master Plan visioning process. All uses are identified as permitted uses within the Master Plan area.

Lead Agency Contact Person: Yumie Dahn, Principal Planner Area Code/Telephone/Extension: 530-582-2918

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: August 27, 2026 Title: Principal Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____