# 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:

The Town of Truckee Town Council adopted Resolution 2026-46, approving a Development Permit, Tentative Map, Minor Exception, and Zoning Clearances for 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: Rikesh Patel, CP Truckee, LLC

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: _____
- ☒ Statutory Exemptions. State code number: Public Resources Code Section 21166 and State CEQA Guidelines Section 15183

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. None of the events that require additional environmental review identified in Public Resources Code 21166 have occurred.

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: September 1, 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: _____