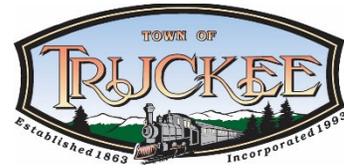


NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to this application.

- MEETING DATE / TIME:** Tuesday – July 18, 2023 (5:00 p.m.)
- MEETING LOCATION:** Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California
- PROJECT NAME:** Village at Gray's Crossing Car Wash
- APPLICATION #:** 2022-00000034/DP
- PROJECT LOCATION:** 10012 Edwin Way (APN 043-070-010)
- OWNER:** Gray's Crossing Investments, LLC
- APPLICANT:** Matthew Abbate
- AGENT:** Martin Wood, SCO Planning & Engineering

PROJECT DESCRIPTION: The applicant is requesting approval to construct the Village at Gray's Crossing Car Wash located at 10012 Edwin Way (APN 043-070-010). The applicants are proposing a 3,825 s.f., automated car wash and 13 parking stalls with 8 vacuum stations. The proposed building is approximately 100 feet long and approximately 24.5 feet in height. In addition to the car wash tunnel, the building includes a small customer service area with restroom, employee break room, manager's office, and vending area. The proposal also includes a 127.5 s.f. vacuum pump enclosure and a one-way loop access into the car with wash is proposed off Edwin Way.

The applicants are requesting a Project Amendment to the Development Permit for the Village at Gray's Crossing to allow construction of the car wash in the Gray's Crossing Specific Plan area and cumulative disturbance of more than 26,000 s.f. and cumulative square footage of more than 7,500 s.f. in the Village at Gray's Crossing. The Village at Gray's Crossing was originally approved in August 2019 and a two-year time extension was approved in November 2021.

ENVIRONMENTAL STATUS: Staff has determined the project to be exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act.

ON FILE: Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161. If you have questions regarding this notice, please contact the project planner, **Yumie Dahn, Senior Planner, at (530) 582-2918 or ydahn@townoftruckee.com**.

Public comments can be submitted via mail or hand delivery to the Planning Division (10183 Truckee Airport Road, Truckee, CA 96161) or email to ydahn@townoftruckee.com. For guidelines on submitting public comments, please visit <https://www.townoftruckee.com/government/community-development/planning-division/fags>. Any concerns or issues relating to the application must be raised during the public review period or at the public hearing.

If you plan on attending the public meeting and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact the project planner 48 hours in advance of the meeting to arrange for those accommodations to be made.