

## 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.

<b>Meeting Date/Time</b>	<b>Tuesday – July 16, 2019 (6:00 pm)</b>
<b>Meeting Location</b>	Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California
<b>Owner/Applicant</b>	John Abbate, North Valley Real Estate Partners, Inc.
<b>Agent:</b>	Martin Wood and Dale Creighton, SCO Planning & Engineering
<b>Application #</b>	2017-00000160/DP-TM-CSP
<b>Project Name</b>	The Village at Gray's Crossing
<b>Project Location</b>	The east side of 89 North, between Prosser Dam Road and Henness Flats, off of Edwin Road (10212, 10120, 10105, 10131, 10153, 10057, 10009, 10002 Edwin Way; 10149 Annie's Loop, 11763 Henness Road; APNs 043-050-021, 043-060-001 to 043-060-008, 043-070-001 to 043-070-003, -005, and -007)
<b>Zoning District</b>	Neighborhood Commercial (CN)
<b>General Plan Land Use Designation</b>	Gray's Crossing Specific Plan Area

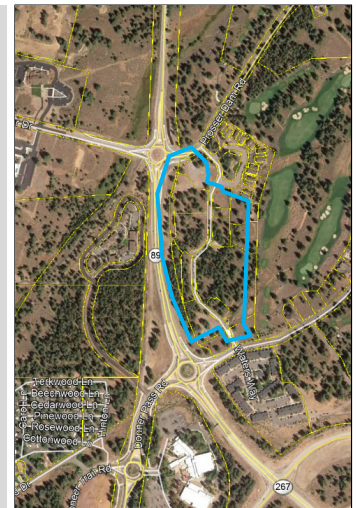
**Project Description:** The applicant is requesting Development Permit, Tentative Map, and Comprehensive Sign Program approval for the Village at Gray's Crossing, a mixed-use commercial, lodging, and residential development on approximately 14.29 acres. (see reverse for project description)

If you have any questions regarding this notice, please contact Yumie Dahn, Associate Planner, at 530-582-2918 or [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com).



The proposed development includes the following:

- 129-room hotel and 4,989 s.f. conference center
- Eight-pump gas station with 2,788 s.f. convenience store and 756 s.f. car wash
- Three Commercial buildings with five residential units above
  - Commercial square footage (retail assumed) for each building: 2,460 s.f.
  - Five Residential units: Two 530 s.f. one-bedroom units and three 660 s.f. one bedroom units.
- Two Live/Work Buildings with commercial below and three residential units above.
  - Commercial square footage (retail assumed) for each building: 4,906 s.f.
  - Three Residential Units: Three 1,569 s.f. two bedroom units
- 24 Townhome Residential Units
  - Four Townhome A (Two units within each building) – Two four-bedroom 2,738 s.f. attached units with 615 s.f. garages
  - Four Townhome B (Two units within each building) – One 2,738 s.f. four-bedroom attached unit with 575 s.f. garage and one four-bedroom 2,802 s.f. with 615 s.f. garage
  - Five Townhome C (Two units within each building) – Two three-bedroom 1,984 s.f. with 575 s.f. garages
- One fourplex: Two two-bedroom 1,435 s.f. units and two two-bedroom 1,461 s.f. units



**Environmental Status:** Staff is proposing to determine the project to be exempt from additional environmental review pursuant to Section 15183, Project Consistent with a Community Plan or Zoning of the California Environmental Quality Act. The Town certified the Gray's Crossing Specific Plan Final Environmental Impact Report (SCH #2002072115) in February 2004 based on a finding that the Gray's Crossing Specific Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact 4.4.6 (Cumulative Air Quality) and Impact 4.2.12 (Cumulative Traffic on I-80) for which the impacts are identified as significant and unavoidable and overriding considerations were adopted.

**On file:** Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, M-F 8:00 a.m. to 4:00 p.m. The staff report for the project will be available a minimum of 72 hours prior to the referenced hearing date. If you have any questions regarding this notice or any element of the project proposal, please contact **Yumie Dahn, Associate Planner, at 530-582-2918 or [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com).**

Any concerns or issues relating to the application must be raised during the public review period or at the public hearing. 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](mailto:ydahn@townoftruckee.com). Please include your name and physical address. Comments must be received by the Town prior to the public hearing. For guidelines on submitting public comments, please visit <http://www.townoftruckee.com/government/community-development/planning-division/faq-s>.