

NOTICE OF APPLICATION SUBMITTAL

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning Division received a project application as described below.

Application Submittal Date:	May 15, 2023
Owner	Truckee Development Associates, LLC
Applicant	Greg Bucilla, Bucilla Group Architecture
Application #	2023-00000063
Project Name	Railyard Trout Creek and Industrial Heritage Districts Development Permit
Project Location	APNs 019-421-014, 019-421-021, 019-421-022, 019-421-011, 019-421-012, all part of the Remainder Parcel on the Truckee Railyard Phase 2 Final Map (11158, 11157, and 11089 Church Street)
Zoning District	Downtown Master Plan Railyard Master Plan – Trout Creek and Industrial Heritage Districts
General Plan Land Use Designation	Downtown Truckee Plan
Purpose of this Notice	A public hearing has not been scheduled for this project at this time; however, notice of the eventual Planning Commission hearing will be provided at least 10 days prior to the scheduled hearing date. The purpose of this notice is to inform all property owners within 500 feet of the project of the application submittal.

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

Project Description:

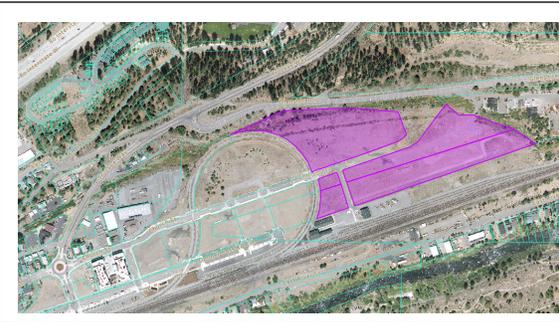
Industrial Heritage District (six buildings)

- 17 500 s.f. ground-level retail tenant spaces and one 1,500 s.f. restaurant
- 108 residential units ranging from 446 s.f. to 3,090 s.f. (studio, one-, two-, and three-, and four-bedroom units)
- Ground-level parking garage
- Amenities such as open space, walkways, public art, pickleball courts, bocce courts, basketball court, shade structures, tot lot, dog park, and seating.

Trout Creek District

- 49 two- and three-story residential units (ranging from 1,430 s.f. to 2,813 s.f.) and two 725 s.f. ADUs
 - o 27 townhomes (duplex and triplex) and 22 single-family dwellings
 - o 10 floor plans
 - o Includes two live/work townhomes
 - o Includes two 1,430 s.f. homes
- Trout Creek greenway and walking paths

The applicant is requesting a **Development Permit** for over 15,000 s.f. of gross floor area or twenty or more residential units and a **Comprehensive Sign Program** for retail wall signage, building wall signage, and streetscape signage. Please note that the project requires a Tentative Map for the legalization and subdivision of the remainder parcel. The Tentative Map application has not been submitted.



On file: Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, M-Th 8:00 a.m. to noon or electronically by contacting the project planner, **[Yumie Dahn, Senior Planner, at 530-582-2918 or ydahn@townoftruckee.com.](mailto:ydahn@townoftruckee.com)** 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 the project planner.

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), by email to PlanningDivision@townoftruckee.com, or through the Public Comment Form on the Town's website. 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, including a link to the public comment form, please visit <http://www.townoftruckee.com/government/community-development/planning-division/faqs>.