

## 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 – October 18, 2022 (5:00 pm)</b>
<b>Meeting Location</b>	Town Hall Council Chambers, 10183 Truckee Airport Road, Truckee, CA 96161
<b>Applicant/Owner</b>	J-MAR 2, LLC / J-MAR 3, LLC
<b>Agent</b>	Rob Wood, Millennium Planning & Engineering
<b>Application #</b>	2021-00000097/DP-PD AMD-UP-ZC
<b>Project Name</b>	Soaring Ranch Phase 3 Project
<b>Project Location</b>	10701 Soaring Way (APN 019-620-067-000)
<b>Zoning District</b>	CR (Regional Commercial)
<b>General Plan Land Use Designation</b>	PC-3 (Joerger Ranch Planned Community)

**Project Description:** The Soaring Ranch Phase 3 project proposes a mixed-use development with 7,834 sq. ft. of retail floor area and 109 multifamily residential units (91 market-rate units and 18 affordable housing units) located at 10701 Soaring Way (APN 019-620-067-000). The project site is located in the CR (Regional Commercial) zoning district of the Joerger Ranch Specific Plan. The following land use entitlements are required for the proposed project: **1) Development Permit** for projects that involve new non-residential structure(s) with 7,500 square feet or more of total gross floor area, 26,000 square feet or more of site disturbance and/or 11 or more multi-family residential units; **2) Planned Development Amendment** to revise the overall Soaring Ranch site plan to integrate the Phase 3 mixed-use development; **3) Use Permit** to allow for multi-family residential units in the CR zone at a density of 12 dwelling units per acre,

For questions regarding this notice, please contact **Laura Dabe, Associate Planner, at [LDabe@townoftruckee.com](mailto:LDabe@townoftruckee.com).**



consistent with the General Plan and Joerger Ranch Specific Plan, and to permit an accessory daycare use as a residential amenity for the tenants; and **4) Zoning Clearance** to permit 7,834 sq. ft. of retail space in the CR zoning district. Two additional density bonus concessions have been requested to modify the private exterior space requirements for second-story residential units and to modify the infrastructure requirements.

The September Planning Commission hearing on this project was continued at the request of the applicant.

**Environmental Status:** Concurrent with adoption of the Joerger Ranch Specific Plan, the Town certified an Environmental Impact Report (EIR) in March 2015. The EIR identified the range of environmental impacts associated with buildout of the Specific Plan and required implementation of mitigation measures to address and minimize these impacts. Staff has determined that no further environmental review is required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur).



**On file:** Project information is available for review electronically at <https://www.townoftruckee.com/government/community-development/planning-division/growth-and-development/major-development-projects/soaring-ranch-phase-3> or in person at the Community Development Department (10183 Truckee Airport Road, Truckee, California, 96161), Monday through Thursday from 8:00 a.m. to 12:00 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 Laura Dabe, Associate Planner, at (530) 582-2937 or by email at [LDabe@townoftruckee.com](mailto:LDabe@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 to the Planning Division (10183 Truckee Airport Road, Truckee, CA 96161) or by email at [PlanningDivision@townoftruckee.com](mailto:PlanningDivision@townoftruckee.com). Please include your name and physical address. To ensure written public comments can be reviewed by the Planning Commission and the applicant before the meeting, please send all written comments by 2:00 p.m. the day of the meeting. Written comments received after 2:00 p.m. on the day of the meeting will be added to the public record, but the Commission may not be able to review them before or during the meeting. For guidelines on submitting public comments, please visit <http://www.townoftruckee.com/government/community-development/planning-division/faqs>.