

NOTICE OF APPLICATION SUBMITTAL

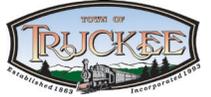
NOTICE IS HEREBY GIVEN that THE Town of Truckee Planning Division received a project application as described below.

Application Submittal Date:	August 2, 2021
Applicant/Owner	J-MAR I, LLC
Agent	Rob Wood, Millennium Planning & Engineering
Application #	2021-00000097/DP-UP-PD AMD
Project Name	Soaring Ranch Phase 3 Project
Project Location	10001 Soaring Way (APN 019-620-060-000)
Zoning District	CR (Regional Commercial)
General Plan Land Use Designation	PC-3 (Joerger Ranch Planned Community)
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.

Project Description:

The applicant is requesting approval of a land use entitlement for the Soaring Ranch Phase 3 project, which proposes a mixed-use commercial and residential project at 10001 Soaring Way (APN 019-620-060-000). The applicant requests the following land use approvals: **1) Development Permit** for permitted projects with 7,500 square feet or more of floor area and/or 26,000 square feet or more of site disturbance; **2) Use**

For questions regarding this notice, please contact **Laura Dabe, Associate Planner**, at LDabe@townoftruckee.com.



Permit to allow multi-family residential units in the CR zoning district at a density of 12 dwelling units per acre; and **3) Planned Development Amendment** to revise the overall Soaring Ranch site plan to integrate the Phase 3 mixed-use development. Approval of a 50 percent density bonus to increase the allowed number of residential units from 73 units to 109 units, with 18 "lower income" affordable housing units, is also requested.

The Phase 3 project is located adjacent to the Soaring Ranch Phase 1 project (anchored by the Raley's grocery store) and Soaring Ranch Phase 2 project (a mixed-use commercial and residential project along Soaring Way approved by the Planning Commission in February 2021). The Phase 3 project proposes a mixed-use development featuring four buildings with a total of 7,834 sq. ft of commercial floor area and 109 multifamily residential units.



Environmental Status: To comply with the California Environmental Quality Act, an initial study will be prepared by staff to determine the appropriate level of environmental review (exemption, negative declaration, environmental impact report, etc.).

On file: Project information is available for review electronically at <https://www.townoftruckee.com/government/community-development/planning-division/current-public-notices> or by visiting the Community Development Department (10183 Truckee Airport Road, Truckee, CA 96161), Monday through Thursday, 8 a.m. to 12 p.m. If you have questions regarding this notice or any element of the project proposal, please contact **Laura Dabe, Associate Planner**, at 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 email to PlanningDivision@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>.