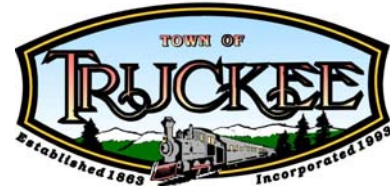


NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Town of Truckee Town Council 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 the referenced land use application.

DATE / TIME: Wednesday – June 17, 2009 (6:00 pm)

MEETING LOCATION: Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California.

APPLICANT: Truckee Development Associates, LLC et al

APPLICATION #: 06-070/MP (Master Plan)

PROJECT NAME: **Railyard Master Plan**

PROJECT LOCATION: No Site Address. The Master Plan Area is generally bounded by Glenshire Dr. to the north, Trout Creek Landscape Supply to the east, Union Pacific Railroad tracks and East River St. to the south, and Donner Pass Rd. and Brockway Rd. to the west.

ASSESSORS PARCEL NUMBERS: 19-030-03, 04, 05, 08, 10, 13, 14; 19-111-07, 08; 19-114-01, 02, 03; 19-420-14, 15, 68, 69, 70, 71, 72.

ZONE DISTRICT: DMP (Downtown Master Plan): Millsite Master Plan Area

GP DESIGNATION: Downtown Specific Plan Area

PROJECT DESCRIPTION: The Draft Railyard Master Plan consists of approximately 75 acres within Downtown Truckee. Proposed land uses include up to 570 residential units, 90,000 sq. ft. of commercial floor space, 15,000 sq. ft. office space, 25,000 sq. ft. civic space, 1,000 seat movie theater, and 60 lodging units. The Planning Commission reviewed the Draft Master Plan and Final Environmental Impact Report (Final EIR) at their May 27, 2009 hearing. A motion was passed to adopt Planning Commission Resolution No. 2009-03 recommending to the Council the following actions:

- 1) Adoption of the Draft Railyard Master Plan with the following changes:
 - 35 foot maximum height for the northeast block of the Industrial Heritage District.
 - Incorporation of a guideline that includes language conveying that mass and scale within the Industrial Heritage District shall be subordinate to dominant buildings in the Downtown Extension District.
 - Allow for ground floor office uses for five years on primary streets, but for no more than 50% of the street frontage.
 - Add language to Policy 3.h discussing the importance of sense of departure from the Donner Pass Road/Donner Pass Road Extension T-intersection.
 - Minor grammatical changes to Resolution No. 2009-03 and the Master Plan; and
- 2) Approval of amendments to the Downtown Specific Plan to make text changes and modify general guidelines for development; and
- 3) Approval of amendments to the Zoning Map to modify the Historic Preservation Overlay boundary; to rezone five properties on Trout Creek Road—APN 19-030-03, 04, 05, 13 and 14—from Downtown Master Plan (DMP) to Downtown High Density Residential, 14 units per acre (DRH-14);

to rezone three properties on Church Street—APN 19-114-01, 02, and 03—from DMP to Downtown Mixed-Use (DMU); to rezone railroad right-of-way—excluding the Beacon gas station and the relocated balloon track—from DMP to Downtown Railroad (DRR); and to rezone APN 19-111-07 south of Glenshire Drive from DMP to Downtown Manufacturing (DM); and

- 4) Approval of amendment to the Development Code to allow roads, sidewalks, and other roadway improvements, as well as public and commercial parking in the Downtown Railroad (DRR) zoning district; and
- 5) Approval of a Planned Development for the Master Plan; and
- 6) Certification of the Final Environmental Impact Report (Final EIR), SCH #2007122092.

At the June 17, 2009 Town Council hearing, the Town Council will be considering the Planning Commission's recommendations and taking action to approve or deny the following:

- 7) The public review Draft of the Railyard Master Plan including Planned Development and Planning Commission's recommended Master Plan modifications; and
- 8) Amendments to the Downtown Specific Plan to make text changes and modify general guidelines for development; and
- 9) Amendments to the Zoning Map to modify the Historic Preservation Overlay boundary; to rezone five properties on Trout Creek Road—APN 19-030-03, 04, 05, 13 and 14—from Downtown Master Plan (DMP) to Downtown High Density Residential, 14 units per acre (DRH-14); to rezone three properties on Church Street—APN 19-114-01, 02, and 03—from DMP to Downtown Mixed-Use (DMU); to rezone railroad right-of-way—excluding the Beacon gas station and the relocated balloon track—from DMP to Downtown Railroad (DRR); and to rezone APN 19-111-07 south of Glenshire Drive from DMP to Downtown Manufacturing (DM); and
- 10) Amendment to the Development Code to allow roads, sidewalks, and other roadway improvements, as well as public and commercial parking in the Downtown Railroad (DRR) zoning district; and
- 11) Certification of the Final Environmental Impact Report (Final EIR), SCH #2007122092.

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report (Draft EIR) was prepared in November 2008 and is available for review in the Community Development Department, Planning Division. The Draft EIR identifies the following six significant and unavoidable impacts for which overriding considerations will need to be adopted:

1. Impact TRAF-7—The Donner Pass Rd./Bridge St. intersection traffic Level of Service in 2025; and
2. Impact TRAF-11—The Bridge St./West River St. intersection traffic Level of Service in 2025; and
3. Impact TRAF-15—The Truckee River bypass capacity in 2025; and
4. Impact AIR-2—Long Term regional air quality emissions; and
5. Impact NOI-2—Exterior outdoor area noise levels and railroad-related maximum and single-event noise level impacts; and
6. Impact CULT-1—Demolition of the Union Pacific Warehouse building, a cultural resource.

The public review period for the Draft EIR ended on January 5, 2009 and 18 written comments were received. The Planning Commission considered the Draft EIR and the Responses to Comments as the Final EIR at their May 27, 2009 hearing and forwarded a recommendation to certify the Final EIR to the Town Council. The Town Council will be taking action on the Final EIR along with the public review Draft Railyard Master Plan at their June 17, 2009 meeting.

ON FILE: Any concerns or issues relating to the application must be raised during the public review period or at the public hearing if those issues are to be used for the basis of an appeal. In addition, if you challenge the nature of the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department prior to the public hearing.

Public Notice – Town Council Consideration of Railyard Master Plan

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Railyard Master Plan information is available for review on the Town of Truckee website at <http://www.townoftruckee.com/index.aspx?page=466> and at the Community Development Department, Planning Division, 10183 Truckee Airport Road, Truckee, California, 96161. The staff report will be available for review a minimum of five (5) days prior to the referenced hearing date. If you have any questions regarding this notice or the Railyard Master Plan, please contact **Denyelle Nishimori**, Associate Planner, at (530) 582-2934 or dnishimori@townoftruckee.com.

Not for Print: Posted June 1, 2009; Published in Sierra Sun June 5, 2009