

**TOWN OF TRUCKEE  
California**

**RESOLUTION 2024-12**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE UPHOLDING THE  
PLANNING COMMISSION'S DECISION, DENYING THE APPEAL OF THE VILLAGE AT  
GRAY'S CROSSING CAR WASH, APPROVING THE VILLAGE AT GRAY'S CROSSING CAR  
WASH, AND FINDING IT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW**

**WHEREAS**, in February 2004, the Town Council certified the Gray's Crossing Environmental Impact Report (SCH #2002072115) and the Gray's Crossing Specific Plan that envisioned a comprehensive development with a mix of uses including a diversity of housing types, commercial uses, lodging, recreation, and open space components; and

**WHEREAS**, a Tentative Map for the Village Center was approved as part of the Gray's Crossing Specific Plan identified as the commercial core of the Gray's Crossing area, and included commercial with residential above, attached residential units, gas station, lodging, and community amenities; and

**WHEREAS**, in 2006 a revised Tentative Map was approved by the Planning Commission with subsequent Development Permit, which was approved in 2007 for the Village at Gray's Crossing which included commercial uses with residential units above, attached residential units, gas station, lodging, and community amenities; and

**WHEREAS**, the 2007 Development Permit has expired; and

**WHEREAS**, on August 20, 2019, the Planning Commission adopted Resolution 2019-17 (Planning Application 2017-00000160) approving the following: A Development Permit for new non-residential structures that contains 7,500 s.f. or more of total gross floor area for a 129-unit hotel (83,371 s.f.) with 4,989 s.f. conference center and pool, 17,192 s.f. of commercial space, 21 residential units above the commercial spaces, one residential fourplex, 24 townhomes, and disturbance of 26,000 s.f. or more of the site including realignment of the 10-foot wide Class I trail on the eastern portion of the property, a transit shelter, and landscape berming, and establishing a "Hotel," "Live/work quarters," and "Parks and playgrounds" Tentative Map to redescribe the existing 15 parcels and easements (Lots D through R of Final Map No. 02-007, called the Village at Gray's Crossing Phase 1 Subdivision Map, Book 8, Map 182) into seven commercial lots, three common space/open space lots, one right-of-way lot, 24 townhome lots, 21 condominiumized lofts, one fourplex lot with four condominiumized units, associated easements and public improvements including realignment of the Class I trail, bus shelter on Edwin Way, and an offsite bus turnout on Henness Road; and a Comprehensive Sign Program approval for signage in the mixed-use development on Assessor's Parcel Numbers 043-050-025 to -027, 043-060-009 to -027, and 043-070-008 to -021 (old Assessor Parcel Numbers 043-050-021, 043-060-001, 043-060-002, 043-060-004 to 043-060-008, and 043-070-001 to 043-070-007) (collectively, the Project); and

**WHEREAS**, as part of Resolution 2019-17 the developer removed the proposed eight-pump gas station with convenience store and car wash on current Assessor's Parcel Number 043-070-010; and

**WHEREAS**, on November 16, 2021, the Planning Commission approved Resolution 2021-12, granting a two-year Time Extension for the project that was approved under Resolution 2019-17; and

**WHEREAS**, on December 19, 2023, the Planning Commission approved Resolution 2023-20, granting a second two-year Time Extension for the Village at Gray's Crossing and

**WHEREAS**, the Planning Division received an application for a Development Permit Amendment to the Village at Gray's Crossing for a 3,883 s.f., 100-foot self-service automated car wash, 13 parking stalls and nine vacuum stations, small customer service area with restroom, employee break room, manager's office, and vending area, on Assessor's Parcel Number 043-070-010; and

**WHEREAS**, the Planning Commission is the review authority for Development Permits and any subsequent amendments to Development Permits; and

**WHEREAS**, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site on July 7, 2023 informing the public of the date, time, and location of the public hearing for consideration of the approval or denial of the Development Permit; and

**WHEREAS**, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

**WHEREAS**, the Planning Commission held a public hearing on July 18, 2023 on the requested Development Permit and accepted and considered all public comments and continued the hearing to a date and time uncertain at the request of the applicant; and

**WHEREAS**, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site on January 4, 2024 informing the public of the date, time, and location of the continued public hearing for consideration of the approval or denial of the Development Permit; and

**WHEREAS**, the Planning Commission held a public hearing on January 16, 2024 on the requested Development Permit and accepted and considered all public comments; and

**WHEREAS**, the Planning Commission took the following actions: 1) Determined the project to be exempt from CEQA pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning); and 2) Approved the Project Amendment to the Development Permit; and

**WHEREAS**, the applicant submitted a timely appeal of the Planning Commission's approval requesting denial of the Project Amendment to the Development Permit until further environmental review is completed; and

**WHEREAS**, the Town Council is responsible for the review and consideration of appeals of Planning Commission's determinations; and

**WHEREAS**, public notice was published in the *Sierra Sun* on March 1, 2024 and mailed to property owners within 500 feet of the project site informing the public of the date, time, and

location of the public hearing for consideration of the approval or denial of the Development Permit Project Amendment on February 28, 2024; and

**WHEREAS**, the Town Council held a public hearing on the matter at their regularly scheduled Town Council meeting beginning and ending on March 12, 2024, and considered all information and public comment related thereto.

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**NOW THEREFORE BE IT RESOLVED**, the Town Council hereby takes the following actions on Application 2022-00000034/DP (Village at Gray's Crossing Car Wash; Appeal Application 2024-00000011):

1. Determines the Project to be exempt from CEQA pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), based on the following findings:
  - a) There are no environmental effects of the Project that are peculiar to the parcel(s) on which the Project would be located, because: (i) there is nothing unique or peculiar about the parcel(s) which would distinguish such impacts from other parcels in Truckee upon which similar uses are located; and (ii) all effects of the Project on the environment will be substantially mitigated by uniformly applied development policies or standards previously adopted by the Town, including but not limited to Air Emissions in accordance with Section 18.30.030; drainage and stormwater runoff in accordance with Section 18.30.050; exterior lighting and night sky in accordance with Section 18.30.060; fences, walls, and hedges in accordance with Section 18.30.070, and Noise in accordance with Chapter 18.44, etc.;
  - b) All environmental effects of the Project were analyzed in the EIR because the EIR analyzed the full effects of development on the Project site, and the proposed Project is substantially similar to, and no more intense than, the development previously approved and analyzed in the EIR;
  - c) There are no potentially significant offsite or cumulative impacts that were not adequately discussed in the EIR because the EIR addressed all reasonably foreseeable, potentially significant offsite and cumulative impacts, including without limitation traffic impacts. Since the certification of the Gray's Crossing EIR, the California Highway Patrol (CHP) facility was constructed by the State of California. This project was not initially envisioned during certification of the Gray's Crossing EIR. However, the EIR for the CHP facility assigned 28 PM peak trips to the project, which is lower than a typical industrial or service commercial project that would have been otherwise developed at the site. Further, a traffic analysis was conducted for this project and no impacts to traffic were identified; and
  - d) There are no new significant effects or previously identified significant effects that will be substantially more severe than discussed in the EIR as a result of substantial new information which was not known at the time the EIR was certified; and

2. Uphold the decision of the Planning Commission approving the Village at Gray's Crossing Car Wash Development Permit Project Amendment;
3. Deny the appeal of the Planning Commission's decision to approve the Village at Gray's Crossing Car Wash; and
4. Approves a Project Amendment to the Development Permit to construct a 3,883 s.f., 100-foot automated car wash, 13 parking stalls with nine vacuum stations, small customer service area with restroom, employee break room, manager's office, and vending area, on Assessor's Parcel Number 043-070-010 (10012 Edwin Way), subject to the conditions of approval set forth in Exhibit B (Conditions of Approval) and the mitigation measures set forth in Exhibit D (Gray's Crossing Specific Plan EIR Mitigation Measures) attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Town Council adopts the findings set forth in Exhibit "C" (Findings), in support of approval of these actions.

The foregoing resolution was introduced by \_\_\_\_\_, seconded by \_\_\_\_\_, at a regular meeting of the Truckee Town Council, held on the 12<sup>th</sup> day of March, 2024 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ATTEST:**

\_\_\_\_\_  
**David Polivy, Mayor**

\_\_\_\_\_  
**Kelly Carpenter, Town Clerk**

Exhibit A: Approved Plans  
Exhibit B: Conditions of Approval  
Exhibit C: Findings  
Exhibit D: Gray's Crossing Specific Plan EIR Mitigation Measures