

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Nevada

950 Maidu Avenue

Nevada City, CA 95959

From: (Public Agency): Town of Truckee

10183 Truckee Airport Road

Truckee, CA 96161

(Address)

Project Title: Village at Gray's Crossing Car Wash

Project Applicant: Gray's Crossing Investments, LLC, 3200 Douglas Blvd., Suite 300, Roseville, CA 95661 (209) 628-3658

Project Location - Specific:

10012 Edwin Way (Nevada County APN 043-070-010)

Project Location - City: Truckee

Project Location - County: Nevada

Description of Nature, Purpose and Beneficiaries of Project:

Development Permit for a 3,883 s.f., 100-foot-long automated car wash and 13 parking stalls with nine vacuum stations. The building includes a small customer service area with restroom, employee break room, manager's office, and vending area. Additionally, a 127.5 s.f. vacuum pump enclosure and a one-way loop access into the car wash proposed off Edwin Way are proposed.

Name of Public Agency Approving Project: Town of Truckee Town Council

Name of Person or Agency Carrying Out Project: Matthew Abbate, Gray's Crossing Investments, LLC

Exempt Status: **(check one):**

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: _____

Statutory Exemptions. State code number: Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183

Reasons why project is exempt:

The project is consistent with the use, development density, and development standards established by the Gray's Crossing Specific Plan for which an Environmental Impact Report (SCH# 2002072115) was certified in February 2004. A "car wash" use is an identified allowed use within the Village Center District of the Gray's Crossing Specific Plan. Through noise, traffic, and emissions analysis, the proposed project was determined to be similar to and no more intense than the gas station/convenience store use identified in the Gray's Crossing Specific Plan EIR and there are no environmental effects that are peculiar to the project or the parcel on which the project will be located.

Lead Agency

Contact Person: Yumie Dahn

Area Code/Telephone/Extension: 530-582-2918

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 03/13/2024 Title: Principal Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____