

Tahoe Mountain Club – PJ's / Gray's Crossing

Temporary Use Permit Application - 2023

January 9, 2023

A. Name of Event(s):

- a. PJ's / Gray's Crossing Concert Series
- b. PJ's / Gray's Crossing Special Events

B. TUP Project Description:

- a. **Background / Overview:** The Planning Division has required Tahoe Club Company, LLC dba Tahoe Mountain Club ("TMC") to obtain a Temporary Use Permit for special events at the Gray's Crossing Golf Course and PJ's Restaurant at Gray's Crossing (11410 Henness Road; APN 043-010-008-000 & 043-010-003-000). TMC, in coordination with the Town of Truckee ("Town") Planning Division, is requesting approval to continue hosting weddings and concerts from May to October.

Given the lead time associated with wedding bookings, the applicant is proposing a Temporary Use Permit which allows concerts and other events, including weddings, from May to October in 2023. We ask the Town to approve the proposed TUP with the applicant's acknowledgment that such events may need to be modified or cancelled to be in compliance with Nevada County COVID-19 restrictions.

An identical TUP was processed and approved by the Town in 2019, 2020 and 2021. A renewal of the TUP was granted for the 2022 season.

TMC had originally planned to transition weddings with amplified music to the Old Greenwood House facility for the 2023 season. Due to the Planning process and Building Permit processing timeline the Old Greenwood House project was not able to commence this past Fall 2022. We have now obtained the planning approval as well as both associated building permits that allow for the project financing to proceed towards closing, hopefully this month. Once this has been closed, it will allow the project to progress for delivery in 2023.

- b. **Concerts:** The concert series is proposed for up to 4 concerts this year. Performances are proposed from 5:30 PM to 8:00 PM, with amplified music ending at 8:00 PM. The concert series are proposed to be free to the community with food and beverages available for purchase at PJ's. No change from the 2019 through 2022 TUPs.

- c. **Events/Weddings:** Up to 20 events/weddings with amplified music up to 10 PM. Additional events may be held but not with amplified music. This represents no change from the previously approved TUPs.
- d. **TTALUC:** While originally all concerts and events under the TUP would be limited to 173 people, we received approval from the Truckee Tahoe Airport Land Use Commission to lift the occupancy restriction on June 14, 2020.
- e. **2022 TUP Compliance Log:** There were no noise complaints in 2022.
- f. **Parking Signs:** Special event no parking signs were utilized during special events to limit parking to one side of the road as required by the TUP.
- g. **Parking:** During the 2022 concerts, parking was managed by utilizing signage along Henness Road and Prosser Dam Road to ensure uninhibited fire apparatus access. It's also worth noting that concerts were the only TUP events that resulted in overflow parking beyond the existing onsite parking capacity. That said, and per the discussion with Town Planning staff, the parking area expansion project to add 27 additional spaced is proposed to be removed as a requirement of the concerts given the reduced number of events.

C. Dates of Operations:

- a. 2023 Concert Series: Up to 4 concert events – Currently slated dates:
 - i. 06/27/23
 - ii. 07/25/23
 - iii. 08/29/23
- b. 2023 Special Events: Current List
 - i. 06/03/23
 - ii. 06/010/23
 - iii. 06/16/23 – OG Backup
 - iv. 06/17/23 – OG Backup
 - v. 06/23/23 – OG Backup
 - vi. 06/24/23 – OG Backup
 - vii. 07/01/23 – OG Backup
 - viii. 07/07/23 – OG Backup
 - ix. 07/08/23 – OG Backup
 - x. 07/28/23 – PJ's Wedding
 - xi. 07/29/23 – OG Backup
 - xii. 08/04/23 - OG Backup
 - xiii. 08/05/23 - OG Backup
 - xiv. 08/12/23 - OG Backup

- xv. 08/26/23 - OG Backup
- xvi. 09/09/23 – PJ's Wedding
- xvii. 09/23/23 – OG Backup
- xviii. 09/30/23 – OG Backup
- xix. 10/07/23 – OG Backup
- xx. 10/21/23 – OG Backup

D. Hours of Operations:

- a. Concert Series: 5:00pm - 8:00pm
- b. Special Events: Varies, but typically from 4pm – 10pm

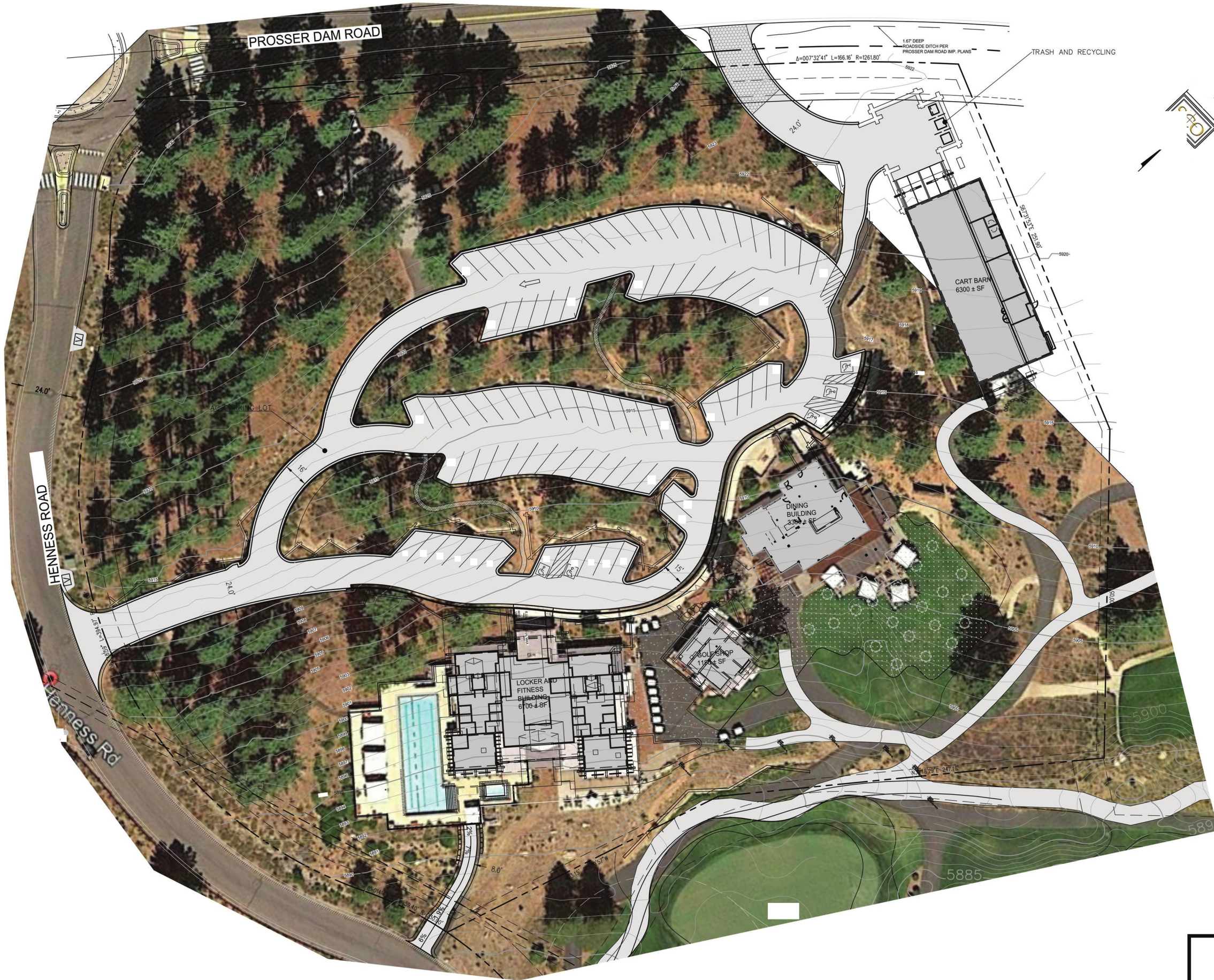
E. All food and beverage will be supplied out of the PJ's Restaurant kitchen.

F. Any solid, hazardous, and toxic wastes will be collected, recycled and removed from the site using waste receptacles and practices currently in place at the PJ's and Gray's Crossing Golf Course property via Tahoe Truckee Sierra Disposal.

G. Restrooms are already onsite. The PJ's Restaurant facility has 6 stalls (3 Male & 3 Female) and the Gray's Fitness Center has 8 stalls (4 Male & 4 Female).

Attachments:

1. Site Plan



PROJECT INFORMATION:
OWNER / APPLICANT:

PLANNING & ENGINEERING:

ASSESSOR'S PARCELS:

LAND AREA:

SCO

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140 LITTON DRIVE, SUITE 240
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SCO
PLANNING & ENGINEERING
A SYSTEMS CREATION ORGANIZATION

THE GOLF CLUB AT GRAY'S CROSSING
TOWN OF TRUCKEE
LOT G
CALIFORNIA

6-20-08
REVISION

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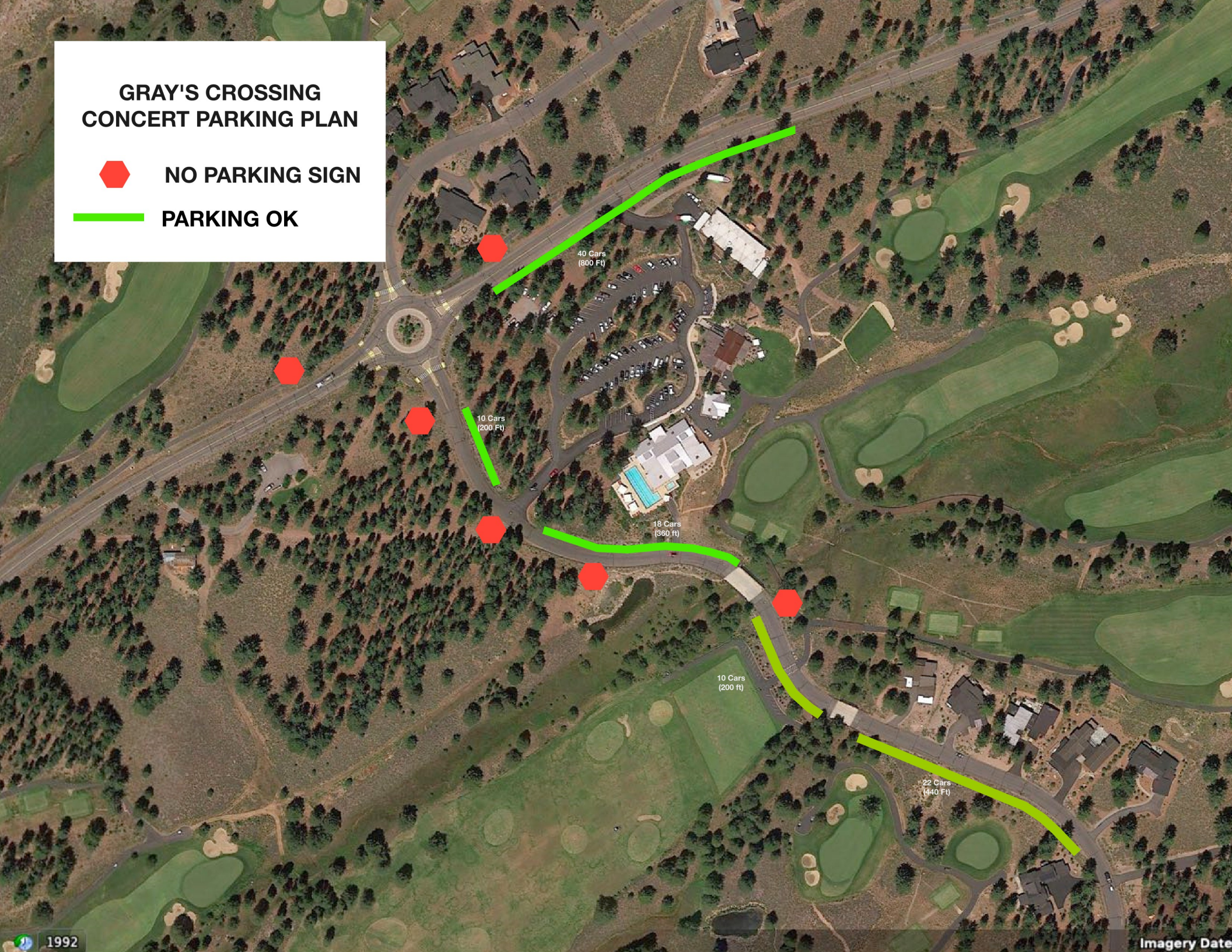
GRAY'S CROSSING CONCERT PARKING PLAN



NO PARKING SIGN



PARKING OK



GRAY'S CROSSING WEDDING PARKING PLAN

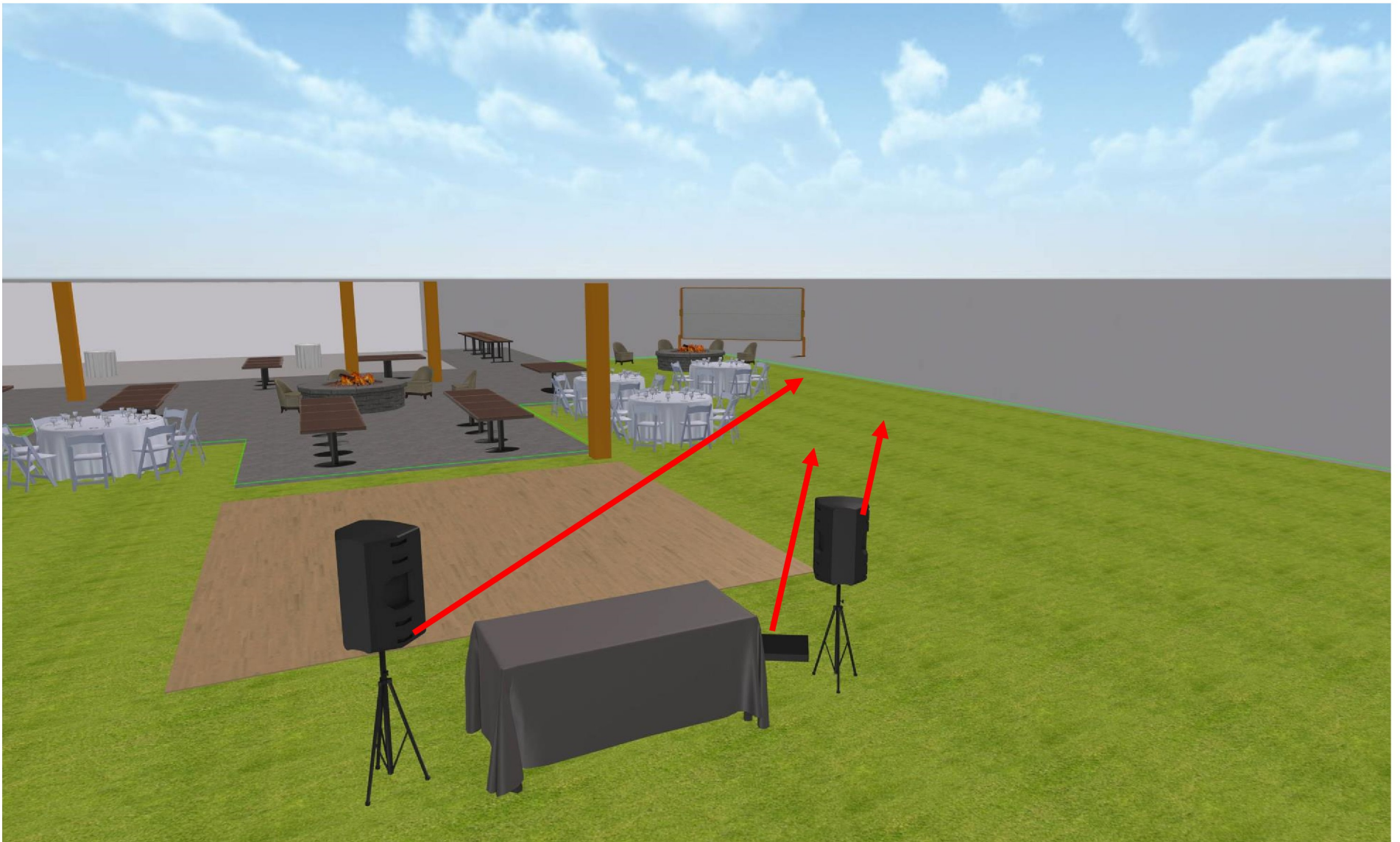


NO PARKING SIGN



PARKING OK





PJ's DJ Location and Rules

- Max 2 Speakers
- Max 1 Sub
- Decibels not to exceed 80dbA, 50 feet in front of the speaker(s)
- Speakers must be pointed towards the Scoreboard/Dirt Mound

