

**PLANNING COMMISSION RESOLUTION 2023-11
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2022-00000034/DP
(VILLAGE AT GRAY'S CROSSING CAR WASH)**

EXHIBIT "B"

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit Amendment to the Village at Gray's Crossing is approved to establish a "car wash" use and allow construction of a 3,883 s.f., 100-foot automated car wash, 13 parking stalls with eight vacuum stations, small customer service area with restroom, employee break room, manager's office, vending area, and a one way-loop access on Assessor's Parcel Number 043-070-010 (10012 Edwin Way) is hereby approved as described in the January 16, 2024 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on January 24, 2024 and on file in the Community Development Department except as modified by these conditions of approval. ***(Planning Division Recommendation)***
2. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. A meeting with the Planning and Engineering Divisions is required prior to submittal of a grading or building permit application to review the conditions of approval and identify any changes in the project from the approved plan set. The applicant shall pay the hourly rate of staff time for this meeting and review of any proposed changes. An Administrative Review fee based on three hours of staff time (currently \$186 for the Planning Division and \$200 for the Engineering Division) shall be submitted as an initial deposit prior to scheduling the meeting. The staff time rates shall be based on the current Town of Truckee fee schedule in effect at the time the meeting is scheduled. ***(Planning Division Recommendation)***
3. A matrix or letter shall be submitted as part of any grading or building permit application indicating how each condition has been met. Review of building permits will not commence until an itemized list of conditions of approval and status is provided. As part of the matrix or letter, the applicant shall identify any changes made to the approved plan set design. ***(Planning Division Recommendation)***
4. The Conditions of Approval from Planning Commission Resolution 2019-17 adopted on August 20, 2019, Planning Commission Resolution 2021-12 adopted on November 16, 2021, and Planning Commission Resolution 2023-20 adopted on December 19, 2023 are incorporated by reference and are only modified if specifically identified by the conditions of this resolution. ***(Planning Division Recommendation)***
5. The effective date of approval for the Village at Gray's Crossing Car Wash shall be Monday, January 29, 2024 unless the approval is appealed to the Town Council by 5:00 PM on Friday, January 26, 2024. In accordance with Section 18.84.050 of the Development Code, the land use permits shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise the approval shall become null and void unless an extension of time is granted

by the Planning Commission, in compliance with Section 18.84.055 (Time Extensions). **(Development Code Chapter 18.84)**

6. The Community Development Director may authorize minor alterations to the approved land use permits in accordance with Section 18.84.070(B)(1) of the Development Code. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 18.84.070(B)(2) of the Development Code. Prior to building permit submittal, contact the Planning Division to determine if any proposed changes are minor or major. **(Development Code Section 18.84.070)**
7. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Development Code (effective date December 14, 2022), including, but not limited to the following:
 - a. General Development Standards as contained in Table 2-9 of the Development Code;
 - b. Archaeological/Cultural Resources in accordance with Section 18.30.040;
 - c. Air Emissions in accordance with Section 18.30.030;
 - d. Drainage and Stormwater Runoff in accordance with Section 18.30.050;
 - e. Exterior Lighting in accordance with Section 18.30.060;
 - f. Grading and Vegetation Removal in accordance with Section 18.30.080;
 - g. Height Measurement and Height Limit Exceptions in accordance with Section 18.30.090;
 - h. Landscaping in accordance with Chapters 18.40 and 18.42. Noise in accordance with Chapter 18.44;
 - i. Property Maintenance in accordance with Section 18.30.100;
 - j. Snow Storage in accordance with Section 18.30.130;
 - k. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
 - l. **(Development Code)**
8. The project shall comply with all applicable provisions and standards of the Gray's Crossing Specific Plan. **(Gray's Crossing Specific Plan)**
9. Any fees due to the Town of Truckee for processing this land use application shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division Recommendation)**
10. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**
11. Prior to issuance of any grading or building permits for the project, the applicant shall provide performance guarantees with sufficient legal commitments and financial sureties to guarantee the faithful performance of any and all conditions of approval and completion of the phase or to guarantee the restoration of the site if the phase is not completed. The form, manner, and amount of the guarantee shall comply with the requirements of the Town

Attorney and shall be reviewed and approved by the Community Development Director prior to issuance of permits. (***Development Code Section 18.84.040***)

12. Prior to commencement of any work on the site, the applicant shall obtain building permit(s) for all work on the building. Complete building plans and engineering in accordance with the Town Building Code will be required for all structures. The building plans shall include details and elevations for all State of California, Title 24, and accessibility regulations. (***Planning Division Recommendation***)
13. Prior to grading or building permit issuance, the applicant shall demonstrate compliance with all conditions and requirements of the following agencies, including, but not limited to:
 - Town of Truckee Engineering Division
 - Town of Truckee Building Division
 - Truckee Donner Public Utility District
 - Truckee Sanitary District
 - Truckee Fire Protection District
 - Nevada County Department of Environmental Health
 - California Water Quality Control Board – Lahontan Region
 - Northern Sierra Air Quality Management District
 - Southwest Gas (***Planning Division Recommendation***)
14. Prior to the issuance of building permits or improvement plans, the applicant shall submit payment for a construction mitigation monitoring fee. The fee amount is established by the Town Fee Schedule in effect at the time of building permit submittal. (***Planning Division Recommendation***)
15. ***Construction Hours:*** Hours of operation of construction activities shall be limited to Monday through Saturday from 7:00 AM and 9:00 PM and Sunday and any federally designated holidays from 9:00 AM and 6:00 PM, unless the Community Development Director authorizes an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise complaint is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction. Notice of the hours of construction shall be on the plan set prior to building permit issuance. (***Planning Division Recommendation***)

Engineering Division Conditions

16. Prior to building (grading) permit issuance, the project proponents shall submit improvement plans stamped by a licensed civil engineer to the satisfaction of the Town Engineer for all work both in and out of the proposed public right-of way, easements and private roadways.

The plans shall be prepared in accordance with the Town of Truckee Public Improvement and Engineering Standards dated May 2003; shall comply with the design standards identified in Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004, such as hydro-modification requirements, or the most current Phase 2

Municipal Separate Storm Sewer System (MS4) Permit; and shall comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. The plans at a minimum shall incorporate proposed grades, drainage, driveway design and erosion control; and incorporate cost estimates for all work to be performed.

Said improvement plans shall be accompanied by appropriate plan check fees to be calculated by the Town Engineer at the time of plan approval. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs. The plan check fee is equal to the following formula based upon the estimated construction costs:

- 5% of valuation from \$0 to \$50,000
- 3% of valuation from \$50,000 to \$250,000
- 1% of valuation above \$250,000

The inspection fee, due prior to start of construction, is equal to the following formula based upon the estimated construction costs:

- 6% of valuation from \$0 to \$50,000
- 4% of valuation from \$50,000 to \$250,000
- 1.5% of valuation above \$250,000

(Engineering Division)

17. Prior to building (grading) permit issuance, the project proponents shall provide identification of all existing drainage on the property and adjacent properties, which may affect this project. This identification shall show discharge points on all downstream properties as well as drainage courses before and after the proposed development for the 10-year and 100-year flows. ***(Engineering Division)***
18. Prior to building (grading) permit issuance, the applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee for review and approval that shows temporary construction BMPs and permanent on-site treatment of the 85th percentile, 24-hour storm. The plan shall provide details for the proposed project stormwater collection and treatment including the safe release of overflow. ***(Engineering Division)***
19. Since this project is part of a larger planned development, the project shall also comply the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. ***(Engineering Division)***
20. Hydromodification Requirement: Since this project is part of a larger planned development, which creates or replaces one acre or more of impervious surface, post-project storm water flows should equal pre-project flows for the design year event (2-year, 24-hour storm or current standard), unless additional mitigations are proposed to provide for the increase in flows. ***(Engineering Division)***
21. Prior to building permit issuance, the applicant shall submit a Best Management Practice (BMP) operation and maintenance plan to the Town Engineer for review and approval. Recordation of the operation and maintenance plan for permanent structural treatment control BMP's installed by the project may be required depending on the type of permanent

BMP proposed. The property owner shall submit yearly BMP operation and maintenance certifications to the Engineering Division according to the Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 or the most current Phase 2 Municipal Separate Storm Sewer System (MS4) Permit. **(Engineering Division)**

22. Prior to building permit issuance, the applicant shall pay traffic impact fees and facilities impact fees applicable at the time of building permit application. Based on the comparison between Convenience Market and Automated Car Washes within the ITE Land Use Manual, Automated Car Washes produce 26.9% (14.12 trips versus 52.4 trips) of the trips generated by Convenience Markets. The Town Fee Schedule includes Convenience Market as a use with a traffic impact fee of \$110.09 per SF. Therefore, as of 3/28/2023, the estimated traffic impact fees for the proposed 3,825 SF automated car wash are **\$113,258.25** (3,825 SF X \$29.61 per SF = \$113,258.25) and the estimated facility impact fees are **\$6,426.00** (3,825 SF X \$1.68 per SF = \$6,426). The actual traffic impact fees and facility impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit application.
23. Structures shall be designed such that snow will not shed into pedestrian areas or onto parked vehicles. **(Engineering Division)**
24. Prior to building permit issuance, provide a snow removal/storage plan for approval by Town Engineer that shows snow storage calculations (50% of impervious area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs). Provide snow storage as close to the source as possible. **(Engineering Division)**
25. Prior to building permit issuance, the applicant will be required to enter into a maintenance and hold harmless agreement for any and all frontage improvements. There is a fee associated with the development of the Hold Harmless Maintenance Agreement. **(Engineering Division)**
26. Prior to building (grading) permit issuance, the applicant is required to offer for dedication to the Town an easement for any portions of the frontage improvements that are outside of the Edwin Way right-of-way. **(Engineering Division)**
27. Prior to building (grading) permit issuance, the applicant is to offer for dedication to the Town of Truckee 20' wide drainage easement centered along all drainage paths that cross the applicant property. **(Engineering Division)**
28. Prior to building (grading) permit issuance, to Parcel Map Recordation, Lot Line Adjustment, Final Map Recordation, or certificate of occupancy, all roadway, drainage, frontage and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the following amounts consistent with section 18.108 of the Development Code and to the satisfaction of the Town Engineer:
 - If provided as a cash deposit, 125% of the costs of the remaining improvements.
 - If provided as a bond or letter of credit, a guarantee for Faithful Performance equal to 100% of the costs of the remaining improvements and a guarantee for Materials and Labor equal to 100% of the costs of the remaining improvements.

“Cost of remaining improvements” includes construction management costs. The limits of

the remaining improvements will be reviewed and approved by the Town Engineer. **(Engineering Division)**

29. Prior to building (grading) permit issuance, approvals from individual utility providers impacted by the development shall be obtained and copies of approvals shall be provided to the Town Engineer to ensure there are no objections by affected utilities and that the project proponents are coordinating improvements. **(Engineering Division)**
30. Prior to building (grading) permit issuance, the applicant shall conform to all Engineering mitigation measures that are outlined in the adopted Gray's Crossing Specific Plan/Tentative Map Environmental Impact Report, February 5, 2004. **(Engineering Division)**
31. Prior to Certificate of Occupancy, the applicant shall provide to the Town As-Builts for all public improvements required by the project, including, but not limited to: sidewalks, trails, transit shelters, drainage facilities, etc. The as-built drawings shall be completed by the Contractor, and submitted to the Engineer in electronic format upon completion of construction and prior to the acceptance of the improvements by the Town Engineer. As-built drawings shall include all changes made during construction and shall be signed by the engineer of record and the contractor. In addition, a digital copy of the plans and survey control shall be submitted for the Town's use.

Electronic files shall be submitted to the Town of Truckee in PDF format and in one or more of the following formats:

- (a) AutoCAD 2018 (or older) format *.dwg CAD files to generate all final drawings and maps, with any associated images as geo-referenced 8-bit PC format TIFF files, with coordinate system defined.
- (b) ArcGIS-compatible shapefiles or coverages, with images as geo-referenced 8-bit PC format TIFF files, and any raster data in ESRI GRID format, with coordinate system defined.

The CAD or GIS system must have a defined coordinate system. The Town prefers that all submitted data be in Lambert Conformal Conic NAD 1983 CA State Plane II FIPS project, to match the existing Town of Truckee GIS data. **(Engineering Division)**

32. Prior to building permit issuance, the applicant shall work with the Engineering and Planning Divisions to remove the landscaping bulb at the access of the snow storage ramping area and find an alternative location for the bulb and/or landscaping. Access to the snow storage ramping area shall be reviewed by the Town Engineer. The landscaping shall be reviewed and approved by the Community Development Director. **(Engineering and Planning Divisions)**

Development Code Requirements

33. Cultural Resources: In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Community Development Director, and the Community Development Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State

and Federal law. Construction shall not recommence until the Director authorizes construction to begin. This note shall be on the plan set prior to building permit issuance. **(Development Code Section 18.30.040)**

34. Cultural Resources: If human remains are encountered during construction, the County Coroner shall be notified. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission of the findings. This note shall be on the plan set prior to building permit issuance. **(Development Code Section 18.30.040)**

35. Parking Requirements: Parking requirements for the project were calculated per Development Code Chapter 18.48 (Parking and Loading Standards):

Self-service vehicle washing: 2.5 spaces per washing stall

Five car stall: 5 x 2.5 = 12.5 parking spaces required

13 parking spaces are required. **(Development Code Chapter 18.48)**

36. Parking Requirements: The parking and circulation dimensions shall be in compliance with Development Code Chapter 18.48 (Parking and Loading Standards). All parking spaces and walkways shall be kept clear of snow so they are useable year-round. Snow must be kept on the confines of the property as approved, and may not be moved onto or stored on the Town maintained right-of-way or Town snow storage easements, unless specifically approved by the Town Engineer. **(Development Code Chapter 18.48)**

37. Exterior Lighting: Prior to building permit issuance, a lighting plan identifying locations, types, and lumens for all lights on site, including building and site lighting shall be submitted. All lights are required to be fully shielded, including the vacuum station lights, and shall not trespass onto adjacent properties. The fixture design(s) shall be reviewed and approved by the Community Development Director for compliance with the Development Code and compatibility with the architecture. A photometric plan and/or a light output plan showing light overlap may be required if there appears to be lights close to property lines or if the Community Development Director determines that there is a potential excess of lighting. If the photometric study shows that light will trespass onto adjacent properties or the light output from the light fixtures overlap, the lighting plan shall be modified and/or light fixtures shall be removed. Timers and sensors are required to be used to ensure that excessive lighting is avoided. The lighting for the project, shall not exceed 99,000 lumens (100,000 lumens x 0.99 acres) and shall be limited to the minimum necessary to address building code or safety concerns as identified by the Chief Building Official or lighting specialist. Lights shall be color corrected with warm color temperatures, 3,000K or less. **(Development Code Section 18.30.060)**

38. Utilities: All new utilities to serve the subject property shall be undergrounded in accordance with the requirements of the Development Code and the Town Engineer. The entirety of this work shall be completed in conjunction with the grading plans for the development and shall be included in the engineered improvement plans prepared for this project. **(Development Code Section 8.30.160)**

39. Easements: Prior to building permit issuance, the 20-foot Public Utility Easement that is being encroached by the development shall be abandoned or additional land use entitlements obtained. Any relocation of an easement shall be coordinated with the

applicable public utilities and shall avoid all structures, required landscaping, and required site improvements. Prior to building permit issuance, the trash enclosure shall be relocated outside of the 25-foot snow storage easement. **(Development Code Section 18.30.056)**

40. The door shall be installed in perpetuity at the tunnel exit and may only be replaced with a like-for-like replacement. The doors shall be shut when the business is not in operation. The car wash shall not be allowed to be in operation if the exit door is malfunctioning or out-of-order. The exit door shall be required to reduce the noise of the car wash use by at least 14 dB as specified by the manufacturer and shall be closed during all drying functions of the car wash. The design (material, color, windows) of the door shall be reviewed by the Community Development Director. **(Development Code Chapter 18.44)**
41. The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For non-residential projects, the minimum number of bicycle parking spaces required is 15% of the parking demand for the project or three bicycle parking spaces, whichever is greater. Based on the parking demand calculations for the project of 13 parking spaces, two bicycle parking spaces are required, therefore, three bicycle parking spaces are required. Three bicycle parking spaces are required. Prior to building permit issuance, the plans shall provide the required number of secure bicycle parking spaces or storage prior to building permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities).
(Development Code Section 18.48.090)
42. Prior to final certificate of occupancy, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking. **(Development Code Section 18.48.090)**
43. Any mechanical equipment, including individual air conditioning units or generators shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings. All flashing, vents and gutters shall be painted in a color to blend with adjacent building colors.
(Development Code Section 18.30.110)
44. Any utility meters or transformers shall be screened from public view and designed to complement the adjacent building design. Screening shall be compatible in color and materials of adjacent buildings and shall be shown on the plans prior to building permit issuance. **(Development Code Section 18.30.110)**
45. Prior to building permit issuance, any/all roof-mounted and ground-mounted equipment shall be shown on the plans for review and approval. Roof-mounted equipment shall comply with the height requirements of the applicable zoning district. Prior to final occupancy, any/all roof-mounted and ground-mounted equipment shall be screened with an architectural compatible design, in accordance with Development Code Section 18.30.110.D. **(Development Code Section 18.30.110)**

46. Solid Waste and Recycling: Prior to building permit issuance, a final solid waste plan shall be approved by the Planning Division to verify that the project is in compliance with Development Code Section 18.30.150 (Solid Waste/Recyclable Material Storage), including but not limited to minimum solid waste and recyclable material storage area requirements, and in compliance with State of California requirements for food waste. The applicant shall provide a copy of a “will-serve” letter or equivalent from Tahoe Truckee Sierra Disposal (TTSD) to ensure that the final solid waste and recycling collection plan will be serviced by TTSD. The proposed storage areas are required to be located within 250 feet of an access doorway to the commercial units which they are intended to serve and should accommodate storage of all mixed waste, recyclables and cardboard. The storage areas shall be properly screened and resistant to wildlife. Storage areas are required to be compatible with the project and surrounding structures and land uses. The applicant shall pay to have the project site serviced as frequently as necessary to ensure there is no stockpiling of food byproducts, garbage, packaging materials, etc. and to reduce potential impacts on adjacent properties in terms of odors, wildlife nuisances, etc. The solid waste and recyclables storage areas shall be kept tidy and free from loose debris at all times. If an alternative organic recycling plan is requested, approval from the Town’s Solid Waste and Recycling Division and Tahoe-Truckee Sanitation Agency and any other applicable agencies is required. The solid waste and recycling receptacle area(s) shall be designed to divert drainage from adjoining roofs and pavement around the receptacle. The solid waste and recycling container shall be screened or walled to prevent off-site transport of trash, including transport by wind. The solid waste and recycling receptacle(s) shall also be covered when not in use or during storm events. **(Development Code Section 18.30.150)**
47. No temporary or permanent signage is approved with this project. Any future signage shall be required to apply for the applicable sign permit for review and approval. **(Development Code Chapter 18.54)**
48. All graded areas shall be protected from wind and water erosion. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the Town Engineer prior to building permit issuance. Permanent erosion control measures in accordance with Best Management Practices of the “Project Guidelines for Erosion Control for the Truckee River Hydrologic Unit” as adopted by the Lahontan Regional Water Quality Control Board shall be reviewed by the Town Engineer prior to building permit issuance. Prior to building permit final, the permanent erosion control shall be reviewed and approved by the Building Division. **(Development Code Section 18.30.030)**
49. Prior to building permit issuance, the applicant shall provide a tree protection plan in compliance with Development Code Section 18.30.155 (Tree Preservation). **(Development Code Section 18.30.155)**
50. No trees shall be removed unless a grading permit or building permit is issued by the Town of Truckee Building Division. **(Development Code Section 18.30.080)**
51. Noise: The project shall be consistent with the Noise Ordinance of the Development Code. A noise study shall be conducted prior to building permit final to ensure operations of the use is consistent with the Noise Ordinance and the findings of the Noise Study. **(Planning Division Recommendation)**

52. Survey: Prior to building permit issuance, a survey shall be submitted that shows topography and easements on the property. (***Planning Division Recommendation***)
53. Final Landscaping Plan: The project shall provide landscaping in accordance with Chapters 18.40 and 18.42 and Section 18.30.155 of the Development Code, and as follows:
 - Prior to building permit issuance, the applicants shall submit a final landscaping plan for review and approval by the Community Development Director that is substantially consistent with the landscaping plan in the approved plan set, with the addition of mid-level evergreen shrubs adjacent to the vacuum enclosure that will sufficiently screen the eastern façade year-round. However, all landscaping shall have a mixture of sizes where 20% of the trees are 24-inch box and 80% are #15; 80% of the shrubs are required to be #5 and 30% may be #1. All plants shall be drought tolerant and appropriate for the Truckee climate. Native plants are preferred. The final landscape plan shall include the irrigation design plan.
 - Prior to issuance of a temporary or final certificate of occupancy, the applicant shall submit documentation of compliance with Development Code Section 18.40.060 (Water Efficient Landscape Ordinance), including all required Water Efficient Landscape Worksheets including Worksheet A (Maximum Allowed Water Allowance) and Worksheet B (Certificate of Completion) for review and approval by the Community Development Director.
 - Prior to issuance of a temporary or final certificate of occupancy, the applicant shall submit to the Planning Division a complete maintenance plan and contract, ensuring proper maintenance of all landscaping and irrigation, to be approved by the Community Development Director. The property owner shall be responsible for maintaining all plantings and irrigation, and in any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials.
 - At least one week prior to issuance of a temporary or final certificate of occupancy, the applicant shall request an on-site inspection from the Planning Division for all landscaping and irrigation, and the applicant shall submit a landscape inspection fee in the amount established by the Town Fee Schedule at the time of the request (currently \$306). All landscaping shall be installed in accordance with the final landscape plan and these landscape conditions prior to issuance of a temporary certificate of occupancy OR installation of the landscaping shall be guaranteed by a performance guarantee or other acceptable security prior to issuance of a temporary certificate of occupancy and installation shall be completed prior to issuance of a final certificate of occupancy.
 - Maintenance of all plantings and irrigation is required. In any case where required plantings have not survived, the property owner shall be responsible for replacement with equal or better plant materials (***Development Code Chapter 18.40***)

Project Specific Conditions of Approval

54. Hours of operation: Hours of operations for the car wash shall be 7:00 AM to sunset, seven days a week. (***Planning Division Recommendation***)
55. All building materials and colors shall be consistent with the approved plan set, and as described in the January 16, 2023 Planning Commission staff report. The use of cultured

stone shall be prohibited. Natural stone and/or natural stone veneer may be used.
(Planning Division Recommendation)

56. Architecture: Prior to building permit issuance, the architecture of the southeast corner shall be modified to either lower the height of the roof or extend the glazing, with awning, upward to reduce the blank expanse of siding on the south elevation of the customer area. The final design of this corner shall be reviewed and approved by the Community Development Director. ***(Planning Division Recommendation)***
57. Vacuum Stations: Prior to building permit issuance, the following modifications shall be made to the vacuum stations:
 - a. The shade structure shall be removed from the four spaces along the frontage of Edwin Way to allow taller vehicles to use those vacuum stations; and
 - b. For the four vacuum stations located closest to the main building, incorporation of an architecturally compatible structure that is a maximum of 10 feet tall, with the vacuum stations tucked under the structure to reduce visual clutter and light impacts. The design of the structure shall be reviewed and approved by the Community Development Director. Structural posts shall be minimized, the roof type and materials shall be similar to those found on the main structure.
 - c. The design of the vacuum stations and animal resistant containers shall be reviewed and approved by the Community Development Director.
 - d. The vacuum light fixtures shall only be allowed to be on when the vacuum is in use. The customer will be required to specifically activate the light with a switch or turn on when the vacuum is being used. The light is required to be turned off when no motion is detected. The lights would be required to be shut down at the end of business hours. ***(Planning Division Recommendation)***
58. Payment Kiosk: Prior to building permit issuance, the following modifications shall be made to the payment kiosk to ensure that it is as minimally visually obtrusive as possible:
 - a. Only one kiosk is allowed for the site.
 - b. The kiosk and enclosure should be relocated closer to the building as shown in the January 16, 2024 Planning Commission staff report, facing away from State Route 89N. The relocation shall be reviewed and approved by the Community Development Director.
 - c. The design, materials, and colors of the kiosk are required to be consistent with the architecture and materials of the main structure. CMU may be used as the structure of the kiosk, but the kiosk is required to be clad in materials that are consistent with the main structure. The relocation and materials shall be reviewed and approved by the Community Development Director.
 - d. The kiosk face shall be less than four s.f. and shall not include any reflective surfaces;
 - e. The kiosk height shall be a maximum of five feet tall;

- f. The screen(s) meets all of the following criteria:
- Less than 20 square inches, in total;
 - The contents are minimal; only two colors are used on the screen; and the background shall not be white;
 - Only low lighting is used;
 - The screen only changes and lights up when a customer is operating it;
 - The screen sleeps when it is not being operated for a certain short amount of time;
 - The screen shuts down when the car wash is not in operation and outside of business hours; and
 - No sound is allowed. **(Planning Division Recommendation)**
59. The vending machine design shall be fully integrated into the building. The design and materials of the vending machine shall be reviewed and approved by the Community Development Director. The lighting in the vending machine area shall be low lit and only activated when a customer is operating it. The vending machine door shall be closed when the car wash business is not in operation. An inspection shall be required prior to building permit final to ensure consistency with this requirement. **(Planning Division Recommendation)**
60. Interior lights in the car wash tunnel shall be shut off when the car wash is not in operation and outside normal business hours. **(Planning Division Recommendation)**

Mitigation Measures

61. The applicant shall comply with the adopted Gray's Crossing Specific Plan Mitigation Measures as shown in Exhibit "D" of this resolution, including all applicable mitigation measures. The applicant shall provide documentation of compliance to the Community Development Director. **(Gray's Crossing Environmental Impact Report)**

Other Agencies

62. The applicant shall pay all required impact fees as required by each respective District, including fire, school and recreation fees. Enforcement and clarification to any of these agency/district requirements and the necessary timing for satisfying these requirements is at the discretion of the respective agency/district. **(Planning Division Recommendation)**
63. The project shall comply with all requirements of Nevada County Department of Environmental Health, including:
- a. Prior to building permit issuance of any food facilities, underground fuel storage tanks, bulk hazardous material storage facilities or any hazardous waste generators, the applicant shall submit plans and permit applications to the Nevada County Department of Environmental Health. Submitted plans shall be in accordance with the California Retail Food Facility Law, California Health and Safety Code Chapters 6.5 through 6.95 and the related State and County regulations as applicable. Applicants that qualify for these types of permits are strongly advised to contact Environmental Health early in the project design.
 - b. Prior to occupancy, any food facilities, underground fuel storage tanks, bulk

hazardous material storage facilities or any hazardous waste generators, shall secure an annual certificate of operation (Health Permit) as applicable. **(NCDEH)**.

64. The applicant shall comply with all requirements of the Truckee Donner Public Utility District Water Department including, but not limited to, the following:
- a. There are existing large diameter water pipelines located at the project site. Significant modifications to and/or relocation of these existing facilities will be required to allow construction of the proposed project. The owner/developer has been informed of this issue and the District is working with the project engineer (SCO) to identify potential options.
 - b. The dedication of new easements will be required for any new or relocated water system facilities that are not located within existing easements.
 - c. There is not an existing service lateral and meter box intended to serve this property. Construction of a new service lateral and meter box by the owner/developer will be required. Additional information is needed to determine the size, configuration and location of these new facilities.
 - d. The proposed project is subject to the requirements of AB 1881 and installation of a separate dedicated irrigation meter will be required if the project has 5,000 square feet or more of irrigated landscape.
 - e. The developer will be required to enter into a development agreement with the District and fulfill the requirements thereof regarding construction of the necessary water system infrastructure. **(TDPUD)**

65. The applicant shall comply with all requirements of the Truckee Donner Public Utility District Electric Department including, but not limited to, the following:

The Owner/Developer will be required to comply with District rules and regulations for the subject project. An agreement for the modification of facilities will be necessary. The scope of modifications required and the associated costs will be determined following review of specific project information.

(TDPUD)

66. As determined by the Community Development Director in coordination with the District Fire Marshal, the project shall comply with all applicable Truckee Fire Protection District ordinances and requirements related to the construction or installation of physical infrastructure, facilities, and improvements and the payment of mitigation fees for the construction of facilities and the purchase of equipment. These ordinances and requirements may include, but not be limited to, roads and driveways, installation of fire hydrants and extinguishers, minimum fire flow, fire department access and safety, automatic sprinkler and alarm system for the building, driveway and width, and paving specifications, wildland fire protection, and payment of fire mitigation fees. The physical infrastructure, facilities, and improvements shall be installed at the time of development and completed prior to temporary occupancy of buildings and the land, and the mitigation fees shall be paid in accordance with adopted Council rules for administration of the mitigation fee program. The project must also have Fire Protection Water in accordance

with Section 507 of the Fire Code and Fire Apparatus access in accordance with Section 503 of the Fire Code. **(TFPD)**

67. Truckee Fire has adopted the 2019 California Fire Code with amendments. This project would be subject to abiding by those documents. We also have a locally adopted defensible space ordinance in conjunction with PRC 4291. The development would need to establish and maintain defensible space in perpetuity. Mitigation fees would need to be paid at the appropriate rate prior to permit issuance. **(TFPD)**
68. The project shall comply with all requirements of CalFire, including, but not limited to, filing a Timber Harvesting Conversion and Timber Harvest Plan or Notice of Conversion Exemption Timber Operations with the California Department of Forestry and Fire Protection. **(CalFire)**
69. The project shall comply with all requirements of the Truckee Sanitary District. **(TSD)**
70. The project shall comply with all requirements of the Tahoe-Truckee Sanitation Agency, including the following:

The applicant will be required to complete and submit in units and terms appropriate for evaluation, the attached Industrial Wastewater Discharge Permit Application (Application). The information collected on the Application will be used to determine the following:

- a. The impacts the Project might have on T-TSA's facilities and operations
- b. Whether pretreatment will be required,
- c. If discharge conforms to T-TSA's Ordinance No. 1-2015, and Ordinance No. 2-2015.
- d. T-TSA's ability to serve the Project,
- e. If the proposed facility meets the definition of a Significant Industrial User.
- f. The process EDUs charge for the proposed facility (Ordinance No.1-2019, Table A-2).

The Application must be signed by the Project's responsible officer or manager, or any other duly Authorized Representative designated by the applicant. The applicant will need to submit plans to T-TSA in order to confirm process details concerning process wastewater discharges. These plans will also be used to tabulate fixture unit counts and other billing factor counts. **(TTSA)**