

**PLANNING COMMISSION RESOLUTION 2024-02
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2023-00000078/AMD
(VILLAGE AT GRAY'S CROSSING HOTEL AMENDMENT)**

EXHIBIT "B"

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Development Permit Amendment and Sign Plan for the Village at Gray's Crossing 129-unit hotel and conference center for architectural and site modifications and addition of a ground floor restaurant amenity and third-floor hotel-guest only lounge, previously approved by Planning Commission Resolution 2019-17 and extended for four additional years in Planning Commission Resolutions 2021-12 and 2023-20, located on Assessor's Parcel Number 043-060-011 (10162 Edwin Way), is hereby approved as described in the January 16, 2024 staff report and as shown on the site plans, architectural 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 effective date of approval for the Village at Gray's Crossing Hotel 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)***

5. 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)**
6. Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Development Code (effective June 22, 2023), 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)**
7. The project shall comply with all applicable provisions and standards of the Gray's Crossing Specific Plan. **(Gray's Crossing Specific Plan)**
8. 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)**
9. 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)**
10. 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)**

11. 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. **(California Building Code)**
12. 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)**
13. 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)**
14. 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 as follows:
 - A. The plans for the 129-unit hotel and conference center, including architectural, landscape, civil, and other site plans, in Exhibit A of Planning Commission Resolutions 2019-17 and 2021-12 shall be replaced with the approved plans in Exhibit A of this resolution.
 - B. **Engineering Division Conditions**
All Engineering Division Conditions of Approval for Resolution 2019-17 (Conditions of Approval No. 9 through 17) and subsequent extension Resolution 2021-12 (Conditions of Approval No. 9 through 17) should be replaced with the following proposed Conditions of Approval:
 - 1) 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.
 - 2) 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)

- 3) Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or 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 (post-construction flows must be less than or equal to pre-project flows). **(Engineering Division)**
- 4) 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)**
- 5) Prior to building (grading) permit issuance, the applicant shall provide the WDID number issued by the State Water Resources Control Board. The project shall comply with the Statewide Construction General Permit No. 2009-009-DWQ or most current permit. **(Engineering Division)**
- 6) Hydromodification Requirement: If project creates or replaces one acre or more of impervious surface, post-project storm water flows should be equal to or less than 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)**

- 7) 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 BMPs 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)**
- 8) Prior to building permit issuance, the applicant shall pay traffic impact fees applicable at the time of building permit issuance. As of December 22, 2023, based on a 129-unit Hotel, the estimated traffic impact fees for the proposed project are **\$793,350**. Please note that additional traffic impact fees may be due for the "Conference Center" square footage based on typical traffic generation of that use. The actual traffic impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. See Resolution No. 2023-07 for more information on the Town's AB1600 Fee Program. **(Engineering Division)**
- 9) Prior to building permit issuance, the applicant shall pay facilities impact fees applicable at the time of building permit issuance. As of December 22, 2023, based on a 129-unit Hotel, the estimated facilities impact fees for the proposed project are **\$31,476**. Please note that additional facilities impact fees may be due for the "Conference Center" square footage based on typical traffic generation of that use. The actual facilities impact fees will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**
- 10) Prior to building permit issuance, structures shall be designed such that snow will not shed into pedestrian areas, onto parked vehicles, or into drive aisles. **(Engineering Division)**
- 11) 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 except in areas with a snow load of 200 pounds per square foot or greater, where the required snow storage area shall equal to at least 75% of the paved area), locations, and how snow will be put in those locations. Snow storage locations should be easily accessible (i.e. no curbs) and should be designed and located to limit nighttime noise impacts to nearby residential areas. Provide snow storage as close to the source as possible with a means of containment (typically an earthen berm) to prevent contaminants from leaving the project site (if applicable based on topography/proximity to sensitive areas). If the proposed project is located in proximity to municipal snow removal disposal locations (refer to Engineering Division for exact locations) residential structures on the project site shall be designed to mitigate nighttime operational noise impacts (i.e. noise barriers, increased wall thicknesses, window types, etc.) from the nighttime snow removal operations noise. **(Engineering Division)**

- 12) Prior to building (grading) permit issuance, frontage improvements will be required to be designed for the project and the frontage improvements shall be constructed prior to certificate of occupancy. A minimum six-foot-wide ADA compliant sidewalk will be required along the west side of Edwin Way (entire project frontage) from Henness Road to Prosser Dam Road, which shall coordinate with the previously approved/constructed Village at Gray's Crossing Infrastructure Plans. Pedestrian connections between the proposed buildings and the public way (sidewalk) will be required. The limits and scope of the proposed frontage improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. **(Engineering Division)**
- 13) Prior to building (grading) permit issuance, a transit/bus pullout and transit shelter will be required to be designed for the project and the transit improvements shall be constructed prior to certificate of occupancy. The transit/bus pullout shall be constructed in the vicinity of the originally approved location shown in the Village at Gray's Crossing approved site plan. The transit shelter is recommended to be incorporated into the building design (northeast corner of the building in the proximity of the transit pull out of Edwin Way). Alternatively, a standalone transit shelter may be constructed adjacent to the transit pullout, design of which must match Town standard for transit shelters (work with Engineering Division to obtain design). The limits and scope of the proposed transit improvements will be reviewed and approved by the Town Engineer as a part of the improvement plan review prior to building (grading) permit issuance. **(Engineering Division)**
- 14) Prior to building permit issuance, the applicant will be required to enter into a Hold Harmless and Maintenance Agreement (HHMA) for any and all frontage improvements. There is a fee associated with the development of the HHMA, which as of December 22, 2023 is estimated to be \$808.00. The actual HHMA fee will be based upon the latest fee schedule adopted by the Town Council in effect at the time of building permit issuance. **(Engineering Division)**
- 15) Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or 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)**
- 16) Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, all proposed private improvements for the project shall be located on the subject private property and outside of the Edwin Way right-of-way. The Edwin Way right-of-way limits may need to be adjusted to accommodate the design or the design will need to be modified to account for the right-of-way limits. In addition, any portions of the private improvements that are located on adjacent parcels will need to be encompassed within an appropriate access easement to provide legal use of the adjacent parcel(s). **(Engineering Division)**
- 17) Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or building (grading) permit issuance, the canopy over the entry

drive aisle, including all foundations, must be located entirely on private property and outside of any easements (snow storage easement, public utility easement, access easement, drainage easement, etc.). **(Engineering Division)**

- 18) Prior to Parcel Map Recordation, Lot Line Adjustment, Subdivision Map Recordation, or 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)**
- 19) Prior 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)**

- 20) 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. All utilities shall be placed underground, including any existing aboveground utility lines. Any existing utility poles shall be removed following utility undergrounding. **(Engineering Division)**
- 21) Prior to building (grading) permit issuance or certificate of occupancy (whichever is specified), the applicant shall conform to all Engineering mitigation measures that are outlined in the adopted Village at Gray's Crossing Environmental Document with any associated Mitigation Monitoring and Reporting Program. **(Engineering Division)**
- 22) 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:

- i. 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.
- ii. 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)

- C. Condition of Approval No. 18 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

Two hundred seventy-five (275) shared parking spaces are required. With a four-space credit is provided each van accessible EV parking space required per Vehicle Code Section 22511.2, a total of 271 physical parking spaces, with the standard dimensions identified in Development Code Chapter 18.48 (Parking and Loading Standards), are approved. The 275 parking spaces constitute a 25% reduction, as allowed by the Gray's Crossing Village Center shared parking reduction and is based on the expectation that the use of the restaurant and outdoor dining will be used primarily by the hotel guests (hotel guests will be 74% of the restaurant business) and that the third floor lounge is restricted to hotel guests only. The 265 spaces shall be shared among the hotel, conference center, and mixed-use commercial units and the residential units above and managed as one comprehensive project. Ten parking spaces in close proximity to the residential fourplex shall be designated for the fourplex.

- D. Condition of Approval No. 21 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

The applicant team shall work with staff to reduce the symmetry of the commercial buildings. The architecture shall be consistent with the Gray's Crossing Specific Plan design guidelines including the requirement that any roofline shall not run in continuous plane for more than 60 feet without offsetting or jogging the roof plane and articulation through the use of full roofs, projecting wing walls, wall offsets, recessed entries, awnings, roof overhangs, second floor setbacks and/or covered arcades. The materials shall be reviewed and approved by the Community Development Director. The Community Development Director will review any design changes to determine if the changes enhance the "village feel" and provide greater consistency with the Gray's Crossing Specific Plan

- E. Condition of Approval No. 23 in Resolutions 2019-17 and 2021-12 shall be deleted.

- F. Condition of Approval No. 26 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

Exterior Building Materials: The use of cultured stone shall be prohibited. Natural stone and/or natural stone veneer may be used. All materials and colors shall be reviewed and approved by the Community Development Director and shall be consistent with the renderings and plans provided in the July 16, 2019 Planning Commission staff report, modifications presented at the August 20, 2019 meeting, and in the January 16, 2024 Planning Commission staff report. No white, beige or reflective materials shall be used.

- G. Condition of Approval No. 37 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). The minimum number of bicycle parking spaces required for the nonresidential uses is 15% of the parking demand for the project, before any parking reduction is required. Based on the parking demand calculations for the nonresidential square footage a minimum of 47 bicycle parking spaces are required. 12 short-term bicycle parking spaces may be incorporated within the hotel building as an amenity to hotel guests and shall be counted toward the total required bicycle parking requirements. Additionally, for the 21 lofts and fourplex, one long-term bicycle parking space shall be required for each unit, for a total of 25 long-term bicycle parking spaces. No guest bicycle parking shall be required for the mixed-use components of the project. The 24 townhomes are exempt from long-term bicycle parking requirements. Long-term bicycle parking shall be located at ground level and covered from the elements and may be located in a locked enclosure or secure area internal to a building. The Planning Division shall verify that the project provides 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). The design and materials for the bicycle parking shall be consistent with the architecture and materials for the overall project. The design and materials for the short-term and long-term bicycle parking shall be reviewed and approved by the Community Development Director.

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.

- H. Condition of Approval No. 46 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

The following signs are approved for the hotel, as shown on the architectural plans of the approved plan set, except as modified within this condition:

Type	Location	Dimensions	Materials	Lighting
Wall sign	39' from surface of sidewalk on the east elevation of the hotel above the main entrance	10.8' w x 10.7' h 116 s.f.	Non-reflective metal lettering on wood siding with ~5" metal frame	Two night sky compliant light fixtures
Wall sign	Left side of the main entrance of the hotel on the east elevation	3.6' w x 3.6' h 13 s.f.	Bronze aluminum channel frame	Internally illuminated channel lights
Wall sign	Right side of the main entrance on the east elevation	3.6' w x 3.6' h 13 s.f.	Bronze aluminum	Internally illuminated channel lights
Wall sign	North side of the canopy of the porte cochere; 14' to top of sign.	10.7' w x 1' h 10.7 s.f.	Non-reflective painted metal	Internally illuminated channel lights
Wall sign	On the canopy over the entrance to the conference center	14.5' w x 1' h 14.5 s.f.	Non-reflective painted metal	Internally illuminated channel lights
Ground-mounted sign	Vehicle access point off Edwin Way	1.5' w x 5' h 7.5 s.f.	Non-reflective corten	None or internally illuminated channel lights

- I. Condition of Approval No. 51 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

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 that is consistent with the preliminary landscape plan. All plants shall be drought tolerant and appropriate for the Truckee climate. Native plants are preferred. Only native riparian vegetation is allowed within the setback to the floodplain. No disturbance or vegetation is allowed within the floodplain. Low level and midlevel shrubs and trees shall be incorporated to screen the project site to and from SR 89N. The applicant shall work with staff onsite prior to and during landscape installation to ensure there is adequate screening along State Route 89N. 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.
- J. Condition of Approval No. 52 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows based on updated comments by the Truckee Fire Protection District:

The project shall comply with all applicable Truckee Fire Protection District (TFPD) ordinances and requirements as determined by the District Fire Marshal. These ordinances and requirements may include, but are not 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 Fire District routinely adopts and amends the California Fire Code. New developments are required to comply with the locally adopted and amended Fire Code that is in effect at the time the project is permitted. Complete plans must be submitted to the Fire District for review and approval (<https://www.truckeefire.org/plan-review>). The developer will be responsible for plan review fees for both in-house plan reviews as well as third party plan reviews conducted to ensure compliance with the locally adopted fire code. The developer is required to comply with the Fire District's interpretation of the Fire Code as the authority having jurisdiction. Some typical interpretations include: providing Knox key box access for building control rooms and gates, providing markers, snow removal, and vehicle impact protection for fire hydrants, providing and maintaining pre-fire safety plans for Fire District use and, limiting vertical combustible construction prior to completion of an emergency water supply.
- The Fire District has adopted a capital facilities mitigation program that applies to new developments. The developer will be required to pay fire mitigation fees at the appropriate rate when the project is permitted.
- The developer is required to comply with the Fire District's currently adopted defensible space ordinance throughout the life of the project. The Zone 0 "ignition resistant zone" will be in effect after January 1st 2023 for new construction and January 1st 2024 for existing construction. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required.
- Inspections can be scheduled at [Inspections — Truckee Fire Protection District \(https://www.truckeefire.org/inspections-2\)](https://www.truckeefire.org/inspections-2)

- Sprinkler plans (for the structures) can be submitted as a deferred submittal to EFS Engineered Fire Systems, Inc. (<https://engineeredfiresystems.com/>)
 - The development is located inside the Town of Truckee's boundaries which have been identified as a very high fire hazard severity zone. As such Title 14 requirements apply and would have additional requirements for ingress and egress requirements. Cal Fire would be the subject matter expert on this interpretation and implementation. **(TFPD)**
- K. Condition of Approval No. 53 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows based on updated comments from the Truckee Donner Public Utility District:

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

- Submittal of a complete set of detailed utility plans submitted to the District for review and approval, installation of new valves and abandonment of some existing valves, fees and charges associated with new construction.
- The Preliminary Grading, Drainage and Utility Plan of the revised hotel drawings (Drawing C3.0) included with the routing indicates connection to an existing lateral to the north of the proposed hotel structure. The Water Department has reviewed and approved improvement plans for this adjoining property to the north. However, the property to the north is currently undeveloped and lateral in question does not exist.
- 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.
- A Development Agreement with the District.

For mixed-use development that consists of both residential and non-residential units, the residential units must be metered separately from the non-residential units. For mixed-use development where all units are under single ownership and are rented to more than one party, a minimum of one master meter serving all residential units and a second master meter serving all non-residential units is required. Separate meters serving each individual unit may be installed at the option of the owner. For mixed-use development consisting of both residential and non-residential condominium units, a separate meter is required for each residential unit. The non-residential units may be served by either a master meter serving all non-residential units, or separate meters serving individual units may be installed. **(TDPUD)**

- L. Condition of Approval No. 54 in Resolutions 2019-17 and 2021-12 shall be replaced to read as follows:

The applicant shall comply with all requirements of the Truckee Donner Public Utility District Electric Department, entering into a Development Agreement with the District during the design process to coordinate the electrical improvements for this project. An agreement for the modification of facilities will be necessary. The detailed scope of work and the associated costs will be determined based on the District's review of the completed development application and supporting documentation. **(TDPUD)**

- M. Based on updated routing comments from Nevada County Environmental Health, Condition of Approval No. 57 in Resolutions 2019-17 and 2021-12 shall be replaced with the following:

“Prior to building permit issuance: The proposed commercial Food Facility, Bar, Pool, and Spa will require an annual permit from NCDEH. Prior to permitting applications for a Major Food Facility plan review and Major Pool plan review must be submitted and applicable fees paid. The plan review submittals must contain digital copies of the design/plans for the construction (If submitted in paper form please include 2 sets of the plans), along with equipment specifications, any proposed retail area, storage areas, janitorial areas, restrooms, plumbing, electrical, etc. This plan check submittal must be approved before any construction of the food facility or pool/spa can begin. Prior to occupancy: The facility shall pass a final construction inspection with Environmental Health, apply for an annual Certificate of Operation for a Restaurant/Bar/Pool/Spa, and pay applicable fees prior to opening.” **(NCDEH)**

Development Code Requirements

15. 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)**
16. Easements: No structures, required landscaping, and required site improvements shall be located in an easement dedicated to the Town or County of Nevada, unless the requirements of Development Code Section 18.30.056.B are met. 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. **(Development Code Section 18.30.056)**
17. A portion of the private parking is located in the 20-foot snow storage easement. Prior to building permit issuance, a snow storage easement abandonment will be required to be completed. **(Development Code Section 18.30.056)**
18. Noise: The project shall be consistent with the Noise Ordinance of the Development Code and Chapter 9.20 of the Town of Truckee Municipal Code. Only low-level background music is proposed and allowed in the outdoor dining and conference areas. If additional outdoor music is desired or if verifiable complaints are received that any indoor sound can be heard outdoors at sensitive noise receptors, a noise study by an acoustical expert shall be conducted to test the indoor and outdoor sound systems to determine appropriate noise types and/or appropriate levels and configurations to comply with the Town's Noise Ordinance. The analysis should include review of the noise at or around the nearest

residences (i.e., the fourplex and mixed-use residential lofts, with property owner approval related to access) under varying conditions such as with the windows/doors opened and closed, varying levels of volume and bass, etc. The acoustical expert shall inform the Planning Division of the time/day of any testing to allow attendance and observance of the testing. The acoustical expert shall create a report and recommendation list (including, but not limited to, requiring no outdoor music, window/door openings, volume levels, orientation/modification of speakers, hours of operation) to ensure compliance with the Noise Ordinance to be reviewed by the Community Development Director. The Community Development Director may require implementation of all or a portion of the recommendations to ensure compatibility with the neighborhood. Additional requirements may be applied to ensure consistency with the Noise Ordinance. **(Development Code Chapter 18.44)**

19. Use of the outdoor dining and conference area shall cease by 10 PM and may be further restricted by the findings of the noise study. Set-up and breakdown of the outdoor events may start at 7:00 AM and is required to end by 11:00 PM. **(Development Code Chapter 18.44)**
20. Hours for events are limited to 8:00 AM to 10:00 PM. **(Planning Division Recommendation)**
21. All events shall be located in the conference center building, associated outdoor plaza, and adjacent walkways. Use of the park or any other common area in the Village at Gray's Crossing is prohibited. **(Planning Division Recommendation)**
22. A Certificate of Map Correction is required to be recorded prior to building permit issuance of the hotel to modify the right-of-way boundary on the west side of Edwin Way, directly north of the roundabout to ensure all private improvements are located on private property. **(Planning Division Recommendation)**