



DATE: January 14, 2026

TO: Laura Dabe, Senior Planner

FROM: Slater Stewart, Senior Engineer

SUBJECT: Engineering Division Conditions for Application 2025-00000002/AMD (High Altitude Fitness Project Amendment) located at 11798 Donner Pass Road on APN 018-800-009

The Engineering Division has reviewed the subject application and has the following preliminary plan review comments for the project that will need to be addressed prior to land use entitlements. Additional comments will likely arise as additional project details and technical studies are presented by the applicant. We are available to meet and discuss these comments with the applicant team.

E0: If you have any questions regarding these Engineering comments, please contact Slater Stewart, Senior Engineer via email at sstewart@townoftruckee.gov or via phone at (530) 582-2900.

STORMWATER

E1: The applicant shall provide an erosion control plan and stormwater quality plan, per the requirements of the Town of Truckee that demonstrates 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. Please include a calculation of the design volume and corresponding treatment capacity.

SNOW STORAGE

E2: The applicant shall 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) and should be designed and located to limit night-time 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). Snow storage is not permissible within or above stormwater conveyance and treatment facilities.

E3: The proposed snow storage area appears to be obstructed by a vertical curb. Please revise.

E4: The proposed snow storage location appears to conflict with a stormwater catchment basin. Please revise.

Typical Engineering Division conditions of approval for projects similar to subject project. These conditions are subject to change with future submittals of project information.

Typical Engineering Division 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.

The plans shall be prepared in accordance with the Town of Truckee Public Improvement and Engineering Standards dated November 2025; 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 during plan review. Public improvement plan check fees and inspection fees are calculated using the estimated construction costs provided by the applicant and confirmed by Town staff. The plan check fee, due prior to receiving the first round of plan check comments from the Engineering Division, is equal to the following formula based upon the agreed upon 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 building (grading) permit issuance, is equal to the following formula based upon the agreed upon 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 Requirement)

2. 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. If the project is expanding an existing site and the new impervious area is more than 50% of the existing impervious surface, project shall treat all existing and proposed impervious areas. (Engineering Division Requirement)

3. Prior to building (grading) 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 Requirement)**

4. Prior to building (grading) 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) and should be designed and located to limit night-time 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). Snow storage is not permissible within or above stormwater conveyance and treatment facilities. 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 Requirement)**



Community Development Agency

Environmental Health

Env.Health@nevadacountyca.gov
www.nevadacountyca.gov/eh

950 Maidu Avenue, Suite 170
PO BOX 599002
Nevada City, CA 95959-7902

PH: (530) 265-1222 ext. 3
FAX: (530) 265-9854

TO: Laura Dabe, Town of Truckee Planning Division

FROM: Nicole Johnson, Environmental Health Specialist II, Nevada County Environmental Health Department

DATE: January 15, 2026

RE: Project No.: 2025-00000002 Project Amendment, APN(s): 018-800-009; Location(s): 11798 Donner Pass Rd. Truckee, CA

PROJECT DESCRIPTION:

The applicant is requesting approval of a Project Amendment for the High Altitude Fitness project. The Planning Commission approved the project on April 17, 2018 (Town of Truckee Application #2017-00000157/DP-SP; Commission Resolution 2018-07).

DISCUSSION:

An Nevada County Department of Environmental Health (NCDEH) file review does not show a retail food/beverage permit for this facility has been issued. The plans show a food and beer service bar. Both plan check approval and annual permitting for this type of retail food/beverage service is required by NCDEH.

CONCLUSION:

With the comments and conditions below NCDEH does not object to this proposed project:

If food or beverage service is provided or proposed at this facility, the applicant shall be required to submit a Food Facility Plan Check Packet and remit all applicable fees for the review and approval of any food or beverage facility construction. Following approval, the facility shall obtain and maintain an annual Retail Food Facility Permit issued by NCDEH. All retail food facilities shall operate in compliance with the most current California Retail Food Code and all applicable local rules and regulations.

From: [Contracts](#)
To: [Laura Dabe](#)
Subject: FW: Project Routing: High Altitude Fitness Project Amendment (Town of Truckee Application #2025-00000002)
Date: Friday, January 2, 2026 8:09:02 AM
Attachments: [image001.png](#)

Good morning, Laura,

The district's water and electric departments have reviewed the project routing for the High Altitude Fitness Project Amendment application, and have no comments on the proposed project amendment.

Please let me know if you have any questions.

Happy New Year!

Thank you,

Nina

Nina Krommenhoek
Contract Administrator



[11570 Donner Pass Road](#)
[Truckee, CA 96161](#)
Phone: [530-582-3944](tel:530-582-3944)
Email: ninak@tdpud.org
www.tdpud.org

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Tuesday, December 23, 2025 4:05 PM
To: Brad Rachal <bradley.rachal@AlticeUSA.com>; Caltrans <d3.local.development@dot.ca.gov>; Chris Ardis <Chris.Ardis@fire.ca.gov>; Contracts <contracts@tdpud.org>; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Erin Brewster <ebrewster@townoftruckee.gov>; Jeremy O'Connor <jeremy.oconnor@optimum.com>; Josh Campbell <joshcampbell@tdpud.org>; Juana Olivares <juana.olivares@libertyutilities.com>; Keith Renshaw <keithrenshaw@tdpud.org>; Kevin McKechnie <kevinmckechnie@truckeeffire.org>; ln1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Grebitus <mgrebitus@townoftruckee.gov>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; Neil Kaufman <neilkaufman@tdpud.org>; NNDEngineering@swgas.com; office@waste101.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Robin Leitheiser <RLeitheiser@townoftruckee.gov>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (<stevekessmann@truckeeffire.org> <stevekessmann@truckeeffire.org>
Subject: Project Routing: High Altitude Fitness Project Amendment (Town of Truckee Application

#2025-00000002)

CAUTION: This email originated from outside of the Truckee Donner PUD. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see the link below for a project routing for the High Altitude Fitness Project Amendment application (Town of Truckee Application #2025-00000002). The applicant is requesting approval from the Planning Commission to add additional parking to the existing project site located at 11798 Donner Pass Road (APN 018-800-009) in Truckee.

- Routing Materials:

<https://townoftruckee.box.com/s/6le8kgypnkaisc4xeimi0peu54orfwl>

If you would like to provide comments on this application, please email those to me by **Thursday, January 15, 2026.**

Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

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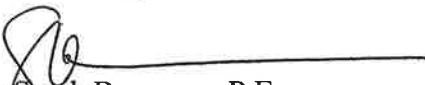
January 6, 2026

Town of Truckee Planning Division
Laura Dabe, Senior Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: High Altitude Fitness Project Amendment
APN: 018-800-009

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project and has no objections to the High Altitude Fitness Project Amendment.

Sincerely,



Sarah Bergeron, P.E.
District Engineer