

From: [Scott Mathot](#)
To: [Laura Dabe](#)
Subject: RE: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)
Date: Thursday, July 18, 2024 12:44:07 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hey Laura,

No comments or concerns from Engineering. As the applicant knows, Traffic Impact Fees and Facilities Impact Fees will be assessed prior to permit issuance for any future mezzanines.

I have charged 0.5 hours to the application.



Scott Mathot, PE (he/him)
Senior Civil Engineer

Ph: 530-582-2481

From: Laura Dabe <LDabe@townoftruckee.com>
Sent: Thursday, July 18, 2024 11:55 AM
To: Laura Dabe <ldabe@townoftruckee.com>
Cc: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; gary@waste101.com; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; In1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Conti <mconti@townoftruckee.com>; Mike Ross <mross@townoftruckee.com>; mwasley@truckeesan.org; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.com; randy.meyer@libertyutilities.com; reginacooley@tdpud.org; Rose Green <rgreen@ttusd.org>; Sarah Bergeron <sbergeron@truckeesan.org>; Scott Mathot <smathot@townoftruckee.com>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; Steve.Lathrop@libertyutilities.com; Trinity Proctor <trinity.proctor@nevadacountyca.gov>
Subject: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)

Good morning,

Please see the attached project routing for the Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087). The applicant is requesting amendments to the Industrial Way Mixed-Use Project at 10969 Industrial Way (APN 019-700-006), which was approved in 2020 and included 28,336 square feet of general

manufacturing space within two industrial buildings and a nine-unit apartment building (Town of Truckee Application #2019-00000175). The project has been constructed and the applicant is requesting an increase in the maximum floor area for the project to add up to 5,837 square feet of mezzanine floor space within the existing industrial buildings and five additional parking spaces.

The application materials are available using the following link: [Industrial Way Mixed-Use Project Amendment](#)

If you would like to provide comments on this project, please email those to me by **Thursday, August 1, 2024**.

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

Thanks,

Thanks,



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

From: [Trinity Proctor](#)
To: [Laura Dabe](#)
Subject: RE: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)
Date: Monday, July 22, 2024 3:31:08 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good afternoon Laura,
Nevada County EH has no objections to this project amendment.
Thank you for the opportunity.

Best regards,

Trinity Proctor

Sr CDA Permit Technician
Environmental Health Department
Truckee Satellite office
(530) 470-2787

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Subject: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)

Some people who received this message don't often get email from ldabe@townoftruckee.com. [Learn why this is important](#)

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

From: [Steve Kessmann](#)
To: [Laura Dabe](#)
Subject: RE: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)
Date: Tuesday, July 30, 2024 2:51:52 PM
Attachments: [image004.png](#)
[image001.png](#)

Laura,

Thanks for the opportunity to review the 10969 Industrial Way Project Amendment. Truckee Fire has adopted the 2022 California Fire Code with amendments through ordinance 01-2022. The project must align with the Fire Code as amended.

Any alterations to the sprinkler system or fire alarm system will need to have a plan review done by engineered fire systems followed by the appropriate inspections. Compliance with defensible space per PRC 4291, Govt code section 51182, and Title 14 of the BOF fire safe regulations will be part of the fire final. Project plans should be submitted to Truckee Fire Protection on our website at: [Plan Review — Truckee Fire Protection District](#)

A construction final inspection will be required prior to project final. You can schedule your inspection on our website at [Inspections — Truckee Fire Protection District](#).

Prior to scheduling your inspection appointment, please ensure that your business complies with the following requirements:

- All exit ways maintained clear and free of obstructions, and all exit doors in working condition.
- Furnace/boiler and electrical rooms are free of combustibile storage. Stairwells free of trash and debris.
- All emergency lighting and exit lights are operational.
- All required fire extinguishers have a current service tag.
- Sprinkler and alarm systems have current service tag.
- All electrical appliances and cords appear to be safe. No splices, multiple receptacles or extension cords. Provided surge protectors where needed.
- No accumulation of trash or debris in storage rooms or outside of building.
- Fire Department access kept clear. Fire lanes clearly posted and where appropriate, curbing painted red.
- Address posted on building and visible from the street.
- Reduce storage height to at least 24 inches below ceiling in building without sprinklers. If building is sprinklered reduce storage to 18 inches below ceiling.
- Electrical panel shall have a minimum of 30 inches clearance.

- Secure compressed gas cylinders.
- Clean commercial kitchen hoods in accordance with NFPA 96 and manufacturer's guidelines.

Thanks,

Steve Kessmann

Battalion Chief/Fire Marshal

Truckee Fire Protection District

Office (530)-582-7855

From: Laura Dabe <LDabe@townoftruckee.com>

Sent: Thursday, July 18, 2024 11:55 AM

To: Laura Dabe <ldabe@townoftruckee.com>

Cc: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; gary@waste101.com; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeeffire.org>; ksannar@nccn.net; ln1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Melanie Conti <mconti@townoftruckee.com>; Mike Ross <mross@townoftruckee.com>; mwasley@truckeesan.org; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.com; randy.meyer@libertyutilities.com; reginacooley@tdpud.org; Rose Green <rgreen@ttusd.org>; Sarah Bergeron <sbergeron@truckeesan.org>; Scott Mathot <smathot@townoftruckee.com>; Steve Kessmann <stevekessmann@truckeeffire.org>; Steve.Lathrop@libertyutilities.com; Trinity Proctor <trinity.proctor@nevadacountyca.gov>

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

Thanks,

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

BOARD OF DIRECTORS

Dennis E. Anderson
Jerry Gilmore
Catherine Hansford
Brian Kent Smart
Marcus Waters, DC

BLAKE R. TRESAN, P.E.
General Manager
Chief Engineer



July 18, 2024

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

RE: Industrial Way Mixed-Use Project Amendment, 2024-00000087
APN: 019-700-006

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project and has no objections to Industrial Way Mixed-Use Project Amendment.

Sincerely,

Sarah Bergeron, P.E.
District Engineer

From: [Matt Grijalva](#)
To: [Laura Dabe](#)
Subject: RE: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)
Date: Thursday, July 18, 2024 12:01:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Laura.

Do you mind removing Juana Olivares, Max Kilgore and myself off the email chain? This project is within TDPUD service territory, not Liberty's service territory.

Thank you,

Matt Grijalva | [Liberty Utilities \(California\)](#) | Planning Coordinator
P: | C: 530-721-0630 | E: Matt.Grijalva@libertyutilities.com

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Ph: 530-582-2937

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From: [Spence, Robynn L@DOT](mailto:Spence,Robynn.L@DOT) on behalf of [D3 Local Development@DOT](mailto:D3.Local.Development@DOT)
To: [Laura Dabe](mailto:Laura.Dabe)
Cc: [Arnold, Gary S@DOT](mailto:Arnold,Gary.S@DOT)
Subject: RE: Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087)
Date: Wednesday, July 24, 2024 11:35:28 AM
Attachments: [image001.png](#)
[image002.png](#)

Good Morning Laura,

Thank you for including the California Department of Transportation in the review process for the Industrial Way Mixed-Use Project Amendment (Town of Truckee Application #2024-00000087). We wanted to reach out and let you know that we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Thank you!

Respectfully,

[Robynn Spence](#)

Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
(530) 812-6874

Hours: M-F 8:00am-4:30pm | In Office: M & W | Telework: Tu, Th, & F

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EXTERNAL EMAIL. Links/attachments may not be safe.

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