



General Manager

Brian C. Wright

Executive Leadership Team

Joe Horvath

Electric Utility Director/

AGM

Chad J. Reed

Water Utility Director

Shanna Kuhlemier

District Clerk

Scott Crow

IT Director/CIO

Steven Poncelet

PIO & Strategic Affairs

Director

Michael Salmon

Chief Financial Officer

Jillian Steward

Director of Human

Resources and

Risk Management

Board of Directors

Joseph Aguera

Jeff Bender

Christa Finn

Kim Harris

Tony Laliotis

January 25, 2024

Subject: Will Serve Letter Request
Address: Jibboom Street
APN: 019-102-011, -012, -018

To Whom It May Concern:

The above referenced parcel is within the boundaries of Truckee Donner Public Utility District's water and electric service territory.

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.

Once the District's conditions have been met, water and electric service may be provided.

Sincerely,

Allison Spani
Records/Admin Technician

BOARD OF DIRECTORS

Dennis E. Anderson
Jerry Gilmore
Brian Kent Smart
Nelson Van Gundy
Marcus Waters, DC

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



January 17, 2024

Town of Truckee
Planning Department
10183 Truckee Airport Road
Truckee, CA 96161

Re: Jibboom Street Residences, APN: 019-102-011, 012, 013, 014, 015, 016, 017, 018

This letter relates to sewer service for the proposed Jibboom Street Residences at 10012 Jibboom Street on APNs: 019-102-011, 012, 013, 014, 015, 016, 017, 018.

The Property is within the Truckee Sanitary District (TSD) boundaries. TSD has the current capacity to provide sewer service to the Properties, subject to the terms and conditions in this letter. Consistent with state law, TSD uses a “first-come, first-served” approach towards sewer capacity and, thus, cannot guarantee capacity until Connection Fees have been paid, and accepted by TSD. Service by TSD is also contingent upon there being sufficient capacity available for the Properties with the Tahoe-Truckee Sanitation Agency (“T-TSA”) Regional Treatment Plant, as well as the owner of the Properties paying all applicable fees, charges, and assessments by TSD and T-TSA; submitting to TSD, and TSD’s approval thereof, appropriate plans and specifications for sewer facilities serving the Properties consistent with TSD’s standards; and complying with applicable rules and regulations, including those of TSD.

Should you have any questions, need additional information, or copies of the TSD Code Ordinance 1-2021 and Standards please contact TSD at the above listed number.

Sincerely,



Sarah Bergeron, P.E.
Senior Engineer

cc: Christine Favetti, SCO, via email



TRUCKEE WILL-SERVE LETTER

DATE: January 29, 2024

TO: Kirsten Thomas
Telephone: 530-272-5841
Via email: kirsten@scopeinc.net

SUBJECT: **10012 Jibboom Street “Jibboom Residences”**

This letter serves as record that Tahoe Truckee Sierra Disposal (TTSD) has reviewed subject customer's request and confirms it has the means and resources to provide service for the collection and removal of residential solid waste for the subject project.

Acceptance by TTSD is made conditionally with the understanding that actual construction and operational format will provide logistical space available for service. Additional access charges may be required to navigate through the parking area to access the dumpsters in the enclosures. Typical frontloader access requires 80' of straight access, pullout fees for smaller fork truck may apply. TTSD is not responsible for damage to driveways/parking lots that are required to be accessed for regular service.

If you have any questions in this regard, please contact us at (530) 583-7800 for more information or to schedule an onsite meeting with a route supervisor.

Sincerely,

TTSD
Customer Service

BOARD OF DIRECTORS

Dennis E. Anderson
Jerry Gilmore
Brian Kent Smart
Nelson Van Gundy
Marcus Waters, DC

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



12304 Joerger Dr. • Truckee, California 96161-3312
Telephone (530) 587-3804 • Fax (530) 587-1340

May 13, 2024

Town of Truckee Planning Division
Adam Petersen, Senior Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Residences at Jibboom, APN: 019-102-011,012,013,014,015,016,017,018

The Truckee Sanitary District (District) has reviewed the above referenced project routing and has the following comment:

The pipeline (CT07-F02 to CT07-F01) serving these properties must be upgraded as part of the Residences at Jibboom project.

Sincerely,


Sarah Bergeron, P.E.
District Engineer

From: [Sarah Bergeron](#)
To: [Adam Petersen](#)
Subject: RE: TSD Comments - Residences at Jibboom: Truckee Proj 2024-00000014
Date: Wednesday, May 29, 2024 7:17:47 AM
Attachments: [image001.png](#)

Adam,

Thanks. Well written condition of approval. Appreciate your attention to this.

Sarah

From: Adam Petersen <apetersen@townoftruckee.com>
Sent: Tuesday, May 28, 2024 6:06 PM
To: Sarah Bergeron <SBergeron@truckeesan.org>
Subject: RE: TSD Comments - Residences at Jibboom: Truckee Proj 2024-00000014

Hi Sarah,

For purposes of writing a condition of approval for the project that I'd welcome Truckee Sanitary's concurrence on the following:

"The applicant, or project successor, shall be responsible for upgrading the sewer line from CT07-F02 to CT07-FO1 with a six-inch (6") line consistent with Truckee Sanitary District's development and design standards, subject to review and approval by Truckee Sanitary District."

Thanks,



Adam Petersen
Senior Planner
Cell: 530-414-4893
*please note, I am out of the office every other Friday

From: Sarah Bergeron <SBergeron@truckeesan.org>
Sent: Tuesday, May 28, 2024 4:05 PM
To: Adam Petersen <apetersen@townoftruckee.com>
Subject: RE: TSD Comments - Residences at Jibboom: Truckee Proj 2024-00000014

Adam,

The existing pipe has very poor flow dynamics having been laid at a minimal slope with several sags in the line and there are 19 capped laterals in the line and only one active lateral from Totally Board. The line will need to be replaced with same size pipe (6").

If you need anything else please let me know.

Thanks, Sarah

From: Adam Petersen <apetersen@townoftruckee.com>

Sent: Tuesday, May 28, 2024 3:02 PM

To: Sarah Bergeron <SBergeron@truckeesan.org>

Subject: TSD Comments - Residences at Jibboom: Truckee Proj 2024-00000014

Good Afternoon Sarah,

With respect to the comment from TSD regarding the Residences at Jibboom project (2024-0000014), what is the nature of the upgrade to the pipeline serving the properties? Is it upsizing the line, and to what size? Is it a replacement line of the same size? Thanks for additional details on the nature of the upgrades.

Sincerely,



Adam Petersen

Senior Planner

Cell: 530-414-4893

*please note, I am out of the office every other Friday

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



May 15, 2024

GTS#03-NEV-2024-00361

Mr. Adam Petersen
Senior Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

Jibboom Street Residences - DP-UP-MUP-ZC-TM-HDR-SP

Dear Mr. Petersen,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project site is located at 10002-10090 Jibboom Street, Truckee, California, near State Route 80. This project proposes a mixed-use development comprised of three buildings (Building A, Building B-C, and Building D) with 62 multi-family residential units and approximately 3,339 sf. Of ground floor commercial space along Jibboom Street. The project includes 10 for-rent units and 42 for-sale units, with 85,973 square feet of residential floor area (52,894 square feet of conditioned residential floor area, 22,210 square feet of unconditioned residential garage/storage/mechanical floor area, and 10,869 square feet of unconditioned covered balconies/walkways). Retail, general merchandise land uses are proposed for the commercial spaces in the project. Parking is proposed at-grade, with the buildings elevated over the parking spaces and includes 14 offsite, parallel parking spaces along the northwest side of Jibboom Street. Based on the application package provided, Caltrans has the following requests and recommendations:

Highway Operations

Per the ITE trip generation, the proposed project will generate approximately 412 daily trips, 32 AM peak hour and 38 PM peak hour. Based on the trip generation for the proposed development, the County should implement some type of impact

Mr. Adam Petersen, Senior Planner

May 15, 2024

Page 2

mitigation fee that may require improvements at Donner Pass Road interchange and Truckee Way interchange that may operate below standards and cause safety concerns after development of projects that adds incremental traffic on SHS.

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

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

From: [Melanie Conti](#)
To: [Adam Petersen](#)
Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)
Date: Friday, May 24, 2024 9:54:36 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Adam, it looks like they have space for sufficient trash, recycle, and cardboard service. TTSD has given the will serve from their end so looks good to me. Thanks!



Melanie Conti
Sustainability Program Analyst
Ph: 530-582-2496

From: Adam Petersen <apetersen@townoftruckee.com>
Sent: Thursday, May 2, 2024 3:59 PM
To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.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; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.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; NCEHD <ncdeh.permits@nevadacoutyca.gov>; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.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; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; customerservice@ttsa.ca.gov; panos.kokkas@co.nevada.ca.us; hhsa@co.nevada.ca.us; planning@co.nevada.ca.us; bpotts@diversifynevada.com; myoung@nvenergy.com; teresadmac@tdrpd.org; stephen.williams@psomas.com; trivera@ttusd.org; Rose Green <rgreen@ttusd.org>; office@waste101.com; Dayne.Wills@alticeusa.com; towens@tfhd.com; Caltrans <d3.local.development@dot.ca.gov>; reginacooley@tdpud.org; sheriff@co.nevada.ca.us; tcorker@nevco.org

Subject: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

Good Afternoon,

Please see the attached project routing document and application documents linked below for a Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Map, Historic Design Review, and Sign Plan for the Jibboom Street Residences project. The applicant requests approval of land use permits to allow a mixed-use development comprised of 62 multi-family residential in three buildings (Building A, Building B-C, and Building D) and approximately 3,339 sf. of ground floor commercial space, landscaping, on-site and on-street parking, and associated site alterations at 10012, 10090, and 10102 Jibboom Street.

Please provide any comments and/or conditions of approval by Thursday, May 16, 2024.

Application Files: [2024-00000014 Residences at Jibboom](#)

Sincerely,



Adam Petersen

Senior Planner

Cell: 530-414-4893

*please note, I am out of the office every other Friday

From: [Mike Ross](#)
To: [Adam Petersen](#)
Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)
Date: Wednesday, May 8, 2024 11:20:47 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Adam,

Much like the last one Shall comply with the 2022 California Building Code of Regulations or code's of regulation enforced at the time of submittal.



Mike Ross
Chief Building Official
Building & Safety Division
Ph: 530-582-7785

From: Adam Petersen <apetersen@townoftruckee.com>
Sent: Tuesday, May 7, 2024 10:18 AM
To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.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; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.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; NCEHD <ncdeh.permits@nevadacoutyca.gov>; neilkaufman@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.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; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; customerservice@ttsa.ca.gov; panos.kokkas@co.nevada.ca.us; hhsa@co.nevada.ca.us; planning@co.nevada.ca.us; bpotts@diversifynevada.com; myoung@nvenergy.com; teresadmac@tdrpd.org; stephen.williams@psomas.com; trivera@ttusd.org; Rose Green <rgreen@ttusd.org>; office@waste101.com; Dayne.Wills@alticeusa.com; townens@tfhd.com; Caltrans <d3.local.development@dot.ca.gov>;

reginacooley@tdpud.org; sheriff@co.nevada.ca.us; tcorker@nevco.org

Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

Good Morning,

Based on the routing from May 2, 2024, a question came up concerning the number and type (for sale vs. rental) of units in the proposed project.

Under the Town's base density, the site could accommodate 41 units. However, the project provides 10 units to be deed restricted at the "lower income" level, which affords a 50% increase in density pursuant California Density Bonus Law (California Government Code Sections 65915 – 65918). These provisions result in a total of 62 units that could be developed on the site. Accordingly, the project proposes 62 units using the provisions of California Density Bonus Law.

The proposed 62 units are distributed in the three buildings as follows:

Building A: 15 units – 10 units are deed restricted for "lower income" and five (5) units are market rate

Building B-C: 32 units

Building D: 15 units

Total Units Proposed: 62 units

As shown on page 18 (civil sheet 5 of 5) of the plan set, the project proposes that Buildings B-C and D be subdivided as condominium lots. Units in Building A are proposed as rentals.

Attached is an updated routing sheet with the information above.

Please provide any comments and/or conditions of approval by Thursday, May 16, 2024, and contact me with any questions.

Sincerely,



Adam Petersen

Senior Planner

Cell: 530-414-4893

*please note, I am out of the office every other Friday

From: Adam Petersen

Sent: Thursday, May 2, 2024 3:59 PM

To:

Subject: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

Good Afternoon,

Please see the attached project routing document and application documents linked below for a Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Map, Historic Design Review, and Sign Plan for the Jibboom Street Residences project. The applicant requests approval of land use permits to allow a mixed-use development comprised of 62 multi-family residential in three buildings (Building A, Building B-C, and Building D) and approximately 3,339 sf. of ground floor commercial space, landscaping, on-site and on-street parking, and associated site alterations at 10012, 10090, and 10102 Jibboom Street.

Please provide any comments and/or conditions of approval by Thursday, May 16, 2024.

Application Files: [2024-00000014 Residences at Jibboom](#)

Sincerely,



Adam Petersen

Senior Planner

Cell: 530-414-4893

*please note, I am out of the office every other Friday

From: [Steve Kessmann](#)
To: [Adam Petersen](#)
Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)
Date: Wednesday, May 8, 2024 8:58:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image006.png](#)

Adam,

Thank you for the opportunity to comment on the Jibboom Street Residences project. This project is located within the boundaries of the Truckee Fire Protection District (Fire District). The Fire District provides fire prevention, fire suppression, and all risk rescue and emergency medical services within our District boundaries. New developments within our District boundaries are required to meet the following conditions:

1. 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 [Plan Review — Truckee Fire Protection District](#). 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.
2. 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 prior to permit issuance.**
3. The developer is required to comply with the Chapter 49 of the 2022 California Fire Code, PRC 4291, and Title 14 of the Fire Safe Regulations. A vegetation management plan that addresses the creation and continued maintenance of defensible space around the project area will be required. Any new landscaping will need to comply with defensible space laws as outlined in PRC 4291 and AB 3074. Truckee Fire is not responsible for marking vegetation for removal or reviewing your landscape architecture plan to meet these requirements. This is the responsibility of the developer.

4. Inspections can be scheduled at [Inspections — Truckee Fire Protection District](#)
5. Sprinkler plans can be submitted as a deferred submittal to EFS [Engineered Fire Systems, Inc.](#)
6. 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. Cal Fire would be the subject matter expert on this interpretation and implementation.
7. Aerial Ladder Truck access will need to be provided given the proposed height of the structures as described in appendix D section 105 of the 2022 CFC [2022 California Fire Code, Title 24, Part 9 - APPENDIX D \(iccsafe.org\)](#).

[Ordinance+01-2022.pdf \(squarespace.com\)](#)

[CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2022 California Fire Code, Title 24, Part 9 | ICC Digital Codes \(iccsafe.org\)](#)

https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=4291.&lawCode=PRC

AB 3074 - https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB3074

[Fire Mitigation Fees — Truckee Fire Protection District](#)

[Plan Review — Truckee Fire Protection District](#)

Steve Kessmann
Battalion Chief/Fire Marshal
Truckee Fire Protection District
Office (530)-582-7855

From: Adam Petersen <apetersen@townoftruckee.com>

Sent: Tuesday, May 7, 2024 10:18 AM

To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Deverie Acuff <DAcuff@townoftruckee.com>;

dfaris@tdrpd.org; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.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; Laura Rowe <lowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.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; NCEHD <ncdeh.permits@nevadacountyca.gov>; neilkaufer@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.com; reginacooley@tdpud.org; Rose Green <rgreen@ttusd.org>; Sarah Bergeron <sbergeron@truckeesan.org>; Scott Mathot <smathot@townoftruckee.com>; Steve Kessmann <stevekessmann@truckeefire.org>; Steve.Lathrop@libertyutilities.com; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org) <teresadmac@tdrpd.org>; trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; customerservice@ttsa.ca.gov; panos.kokkas@co.nevada.ca.us; hhsa@co.nevada.ca.us; planning@co.nevada.ca.us; bpotts@diversifynevada.com; myoung@nvenergy.com; teresadmac@tdrpd.org; stephen.williams@psomas.com; trivera@ttusd.org; Rose Green <rgreen@ttusd.org>; office@waste101.com; Dayne.Wills@alticeusa.com; towens@tfhd.com; Caltrans <d3.local.development@dot.ca.gov>; reginacooley@tdpud.org; sheriff@co.nevada.ca.us; tcorker@nevco.org

Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

Good Morning,

Based on the routing from May 2, 2024, a question came up concerning the number and type (for sale vs. rental) of units in the proposed project.

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Sincerely,



Adam Petersen
Senior Planner
Cell: 530-414-4893
*please note, I am out of the office every other Friday

From: Adam Petersen
Sent: Thursday, May 2, 2024 3:59 PM
To:
Subject: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

Good Afternoon,
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Please provide any comments and/or conditions of approval by Thursday, May 16, 2024.

Application Files: [2024-00000014 Residences at Jibboom](#)

Sincerely,



Adam Petersen
Senior Planner
Cell: 530-414-4893
*please note, I am out of the office every other Friday

From: [Sven Leff](#)
To: [Adam Petersen](#)
Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)
Date: Saturday, May 4, 2024 9:29:24 AM
Attachments: [image002.png](#)
[image003.png](#)

Prior to any building or grading permit issuance, the applicant shall pay all AB1600 Mitigation Fees and Quimby Act Fees for all approved residential units as required by the Truckee-Donner Recreation and Park District. The fees shall be based upon the latest fee or fee schedule that was adopted by the Town Council and which is in effect at the time payment is made.

Sven Leff, CPRE
General Manager
Truckee-Donner Recreation & Park District
Office: (530) 550-4444

From: Adam Petersen <apetersen@townoftruckee.com>
Sent: Thursday, May 2, 2024 3:59 PM
To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; contracts@tdpud.org; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Deverie Acuff <DAcuff@townoftruckee.com>; David Faris <dfaris@tdrpd.org>; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.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; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.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; NCEHD <ncdeh.permits@nevadacoutyca.gov>; neilkaufer@tdpud.org; Nevada County Department of Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.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; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sven Leff <sven@tdrpd.org>; Teresa McNamara <teresamac@tdrpd.org>; trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee Environmental Health <ncdeh.permits@co.nevada.ca.us>; customerservice@ttsa.ca.gov; panos.kokkas@co.nevada.ca.us;

hhsa@co.nevada.ca.us; planning@co.nevada.ca.us; bpotts@diversifynevada.com;
myoung@nvenergy.com; Teresa McNamara <teresadmac@tdrpd.org>;
stephen.williams@psomas.com; trivera@ttusd.org; Rose Green <rgreen@ttusd.org>;
office@waste101.com; Dayne.Wills@alticeusa.com; towens@tfhd.com; Caltrans
<d3.local.development@dot.ca.gov>; reginacooley@tdpud.org; sheriff@co.nevada.ca.us;
tcorker@nevco.org

Subject: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

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Application Files: [2024-00000014 Residences at Jibboom](#)

Sincerely,



Adam Petersen

Senior Planner

Cell: 530-414-4893

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Sarah Kraker

From: Keith Renshaw
Sent: Thursday, May 23, 2024 3:51 PM
To: Contracts
Cc: Josh Campbell
Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application # 2024-00000014)

Hi Regina,

Electric has the following comments:

The Owner/Developer will be required to comply with District rules and regulations for the proposed 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. The Owner/Developer will need to coordinate relocation of existing electric facilities to accommodate the proposed project.

Thank you,

Keith Renshaw, P.E.
Electric Engineering Manager
(530) 582-3935 | www.tdpud.org



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From: Contracts <contracts@tdpud.org>
Sent: Wednesday, May 22, 2024 12:06 PM
To: Keith Renshaw <keithrenshaw@tdpud.org>
Subject: FW: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

From: Adam Petersen <apetersen@townoftruckee.com>
Sent: Tuesday, May 7, 2024 10:18 AM
To: ahoyt@nccn.net; Brad Rachal <bradley.rachal@AlticeUSA.com>; btresan@truckeesan.org; Contracts <contracts@tdpud.org>; customerservice@ttsa.ca.gov; Dan Collins <dan.collins@nevadacountyca.gov>; Deverie Acuff <DAcuff@townoftruckee.com>; dfaris@tdrpd.org; gary@waste101.com; jeff.menasco@truckeetahoeairport.com; Jill McClendon <Jill.McClendon@truckeetahoeairport.com>; Josh Campbell <joshcampbell@tdpud.org>; Juana Olivares <juana.olivares@libertyutilities.com>; Katie Benamati <kbenamati@truckeesan.org>; Keith Renshaw <keithrenshaw@tdpud.org>; Kevin McKechnie <kevinmckechnie@truckefire.org>; ksannar@nccn.net; Laura Rowe <rowe@ttusd.org>; ln1985@att.com; Lynn Baumgartner <lbaumgartner@townoftruckee.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; NCEHD
<ncdeh.permits@nevadacountyca.gov>; Neil Kaufman <neilkaufman@tdpud.org>; Nevada County Department of
Environmental Health <env.health@nevadacountyca.gov>; NNDEngineering@swgas.com; office@waste101.com; Regina
Cooley <reginacooley@tdpud.org>; Rose Green <rgreen@ttusd.org>; Sarah Bergeron <sbergeron@truckeesan.org>;
Scott Mathot <smathot@townoftruckee.com>; Steve Kessman (stevekessmann@truckeeffire.org)
<stevekessmann@truckeeffire.org>; Steve.Lathrop@libertyutilities.com; Sue Horn (assessor@co.nevada.ca.us)
<assessor@co.nevada.ca.us>; Sven Leff <Sven@tdrpd.org>; Teresa McNamara (teresadmac@tdrpd.org)
<teresadmac@tdrpd.org>; trivera@ttusd.org; Trinity Proctor <trinity.proctor@nevadacountyca.gov>; Truckee
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panos.kokkas@co.nevada.ca.us; hhsa@co.nevada.ca.us; planning@co.nevada.ca.us; bpotts@diversifynevada.com;
myoung@nvenergy.com; teresadmac@tdrpd.org; stephen.williams@psomas.com; trivera@ttusd.org; Rose Green
<rgreen@ttusd.org>; office@waste101.com; Dayne.Wills@alticeusa.com; towens@tfhd.com; Caltrans
<d3.local.development@dot.ca.gov>; Regina Cooley <reginacooley@tdpud.org>; sheriff@co.nevada.ca.us;
tcorker@nevco.org

Subject: RE: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

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 Morning,

Based on the routing from May 2, 2024, a question came up concerning the number and type (for sale vs. rental) of units in the proposed project.

Under the Town's base density, the site could accommodate 41 units. However, the project provides 10 units to be deed restricted at the "lower income" level, which affords a 50% increase in density pursuant California Density Bonus Law (California Government Code Sections 65915 – 65918). These provisions result in a total of 62 units that could be developed on the site. Accordingly, the project proposes 62 units using the provisions of California Density Bonus Law.

The proposed 62 units are distributed in the three buildings as follows:

Building A: 15 units – 10 units are deed restricted for "lower income" and five (5) units are market rate

Building B-C: 32 units

Building D: 15 units

Total Units Proposed: 62 units

As shown on page 18 (civil sheet 5 of 5) of the plan set, the project proposes that Buildings B-C and D be subdivided as condominium lots. Units in Building A are proposed as rentals.

Attached is an updated routing sheet with the information above.

Please provide any comments and/or conditions of approval by Thursday, May 16, 2024, and contact me with any **questions**.

Sincerely,



Adam Petersen
Senior Planner
Cell: 530-414-4893

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From: Adam Petersen
Sent: Thursday, May 2, 2024 3:59 PM
To:
Subject: PROJECT ROUTING: Jibboom Street Residences (Town of Truckee Application #2024-00000014)

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