

## CLAIM FOR DAMAGES AGAINST THE TOWN OF TRUCKEE

The undersigned hereby presents the following claim against the Town of Truckee in accordance with the provisions of Government Code Section 910. (Please print)

1. NAME OF CLAIMANTS: **Sasha's Arizona LLC, an Arizona Limited Liability Company, Jared Licht and Gregg Stone (collectively "Claimants").**  
MAILING ADDRESS: **c/o Harris Law Firm, 100 Dunbarton Circle, Sacramento, CA 95825**  
TELEPHONES: **(W) 916-515-8025 (Cell) 916-501-4333**
2. MAILING ADDRESS TO WHICH NOTICES FROM THE TOWN ARE TO BE DIRECTED:  
**c/o Harris Law Firm, 100 Dunbarton Circle, Sacramento, CA 95825**  
\_\_\_\_\_  
\_\_\_\_\_
3. DATE OF INCIDENT: **See page 2** \_\_\_\_\_ TIME OF INCIDENT: **See page 2.** \_\_\_\_\_  
LOCATIONS OF INCIDENT: **11351 Highway 89 South, Truckee, CA and Truckee Community Development Department 10183 Truckee Airport Road, Truckee, CA 96161**
4. DESCRIPTION OF ALLEGED INCIDENT/ACCIDENT, INCLUDING YOUR REASONS FOR BELIEVING THAT THE TOWN IS LIABLE FOR YOUR DAMAGES: **See page 2.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. DESCRIPTION OF ALL DAMAGES YOU BELIEVE YOU HAVE INCURRED AS A RESULT OF THE INCIDENT: **See page 2.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. NAME(S) OF ANY PUBLIC EMPLOYEE(S) CAUSING THE INJURY, DAMAGE OR LOSS YOU ARE CLAIMING: **See page 2.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. DOLLAR AMOUNT OF ALL DAMAGES CLAIMED (PHOTOS, ESTIMATES (minimum of two) & REPAIR BILLS **MUST** BE ATTACHED): **See page 2.** \$ \_\_\_\_\_
8. IF THIS IS A CLAIM FOR INDEMNITY, ON WHAT DATE WERE YOU SERVED WITH THE UNDERLYING LAWSUIT? **No.** \_\_\_\_\_

\_\_\_\_\_  
(Signature of Attorney for Claimants)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Robert I. Harris, Attorney for Claimants  
(Printed Name of Attorney for Claimants)

ATTACHMENT TO CLAIM FOR DAMAGES AGAINST THE TOWN OF TRUCKEE

3. DATE OF INCIDENT. January 16, 2023. Time of Incident: Not applicable.
4. DESCRIPTION OF ALLEGED INCIDENT/ACCIDENT. Claimants applied for the development of the parcel known as Start Haus Building, 11351 Highway 89 South, APN: 018-740-021-000. In response to their application for a Certificate of Compliance, the Town issued a decision dated January 5, 2023, a copy of which is attached hereto as Exhibit 1.

Since the date of the decision, the conditional COC described in the decision was not recorded conditionally as required by the Town of Truckee Development Code, (including but not limited to, section 18.70.030 - Concurrent Permit Processing (Exhibit 2) or the Town's own procedures Exhibit 3)) in a timely manner and the Town refused to concurrently process an application for a zoning clearance at the same time the COC was being processed in violation of California Government Code section § 66499.35. Determination of compliance (Exhibit 4) and in violation of Title 18 18.70.030. As a result of the Planning Department's failure to abide by the above procedures, Claimants have been damaged and continue to be damaged by the costs of delay in construction. The claimants estimate the damages will exceed \$498,000.00. The Planning Department imposed a specious requirement to remove a billboard, a requirement outside the purposes of the Subdivision Map Act. After a series of exchanges of threatening letters, acceded that the billboard could remain.

5. DESCRIPTION OF ALL DAMAGES. Lost rental income of \$288,000, increased construction costs \$510,000 subject to increase depending on the cost of future construction, length of delays, changes of legal requirements for constructing a building of 6000 square feet, inflation and available resources. Lost business income from operations of \$500,000.
6. NAME(S) OF ANY PUBLIC EMPLOYEE(S) CAUSING THE INJURY, DAMAGE OR LOSS. Lucas Kannall, Assistant Planner.
7. DOLLAR AMOUNT OF ALL DAMAGES CLAIMED. Documentation dependent on date of delay termination, expert opinion and future costs being documented at that time such costs are actually incurred.