

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Town of Truckee Planning Division
10183 Truckee Airport Road
Truckee, CA 96161

County Clerk
County of: Nevada

(Address)

Project Title: Residences at Jibboom

Project Applicant: Sean Whelan

Project Location - Specific:

10090 - 10012 Jibboom Street APNs 019-102-011 through -018

Project Location - City: Truckee Project Location - County: Nevada

Description of Nature, Purpose and Beneficiaries of Project:

Entitlements for a 95,264square foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units and 52 market rate units) and 3,497 square feet of ground floor commercial space at the corner of Jibboom Street and High Street in Downtown Truckee. Submitted pursuant to SB 330 and approval of a 50% density bonus. Beneficiaries are the applicant, Town and future residents and businesses.

Name of Public Agency Approving Project: Town of Truckee Planning Commision

Name of Person or Agency Carrying Out Project: Sean Whelan

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15332
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

The project is consistent with the 2040 General Plan, Downtown Plan and Development Code with approval of the waivers requested pursuant to State Density Bonus Law. The project site is less than 5 acres, in the Town of Truckee. The site does not have value for habitat because it is a rough graded site in an urban area of Downtown Truckee. Technical studies submitted did not identify impacts to air quality and noise, and the project is exempt from transportation analysis. Compliance with conditions of approval will ensure there are no impacts to water quality. All utility providers have reviewed the project and none have objected to serving the project.

Lead Agency
Contact Person: Adam Petersen Area Code/Telephone/Extension: 530-582-7907

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: May 5, 2026 Title: Senior Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____