

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2026-01

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000103/EXT
(JOERGER RANCH PARCEL 4 TENTATIVE MAP TIME EXTENSION)**

WHEREAS, in March 2015, the Town Council approved the Joerger Ranch Specific Plan; and

WHEREAS, in March 2015, the Town Council certified the Environmental Impact Report (EIR) for the Joerger Ranch Specific Plan, which included buildout of the Specific Plan Area; and

WHEREAS, on April 25, 2017, the Joerger Ranch Parcel Map was recorded (PM 21 048); and

WHEREAS, on November 27, 2018, the Town Council approved an addendum to the Joerger Ranch Specific Plan EIR (Council Resolution 2018-78) and amended the Mitigation, Monitoring and Reporting Program; the Joerger Ranch Specific Plan conditions of approval; and the Soaring Ranch conditions of approval; and

WHEREAS, on December 20, 2017, the Town received an application requesting approval of a Tentative Map to subdivide Parcel 4 within the Joerger Ranch Specific Plan Area into seven lots for future development (Town of Truckee Application #2017-00000169/TM), and the application was deemed complete for processing on March 26, 2020; and

WHEREAS, on June 8, 2021, the Town Council approved amendments to the Joerger Ranch Specific Plan and adopted an Addendum to the Environmental Impact Report (Town of Truckee Application #2021-00000012, Council Resolution 2021-14) for the purpose of clarifying the Plan's housing allowances and requirements, including workforce and inclusionary housing requirements, thereby correcting inconsistencies and streamlining review for projects that incorporate housing; and

WHEREAS, on February 20, 2024, the Planning Commission approved the Joerger Ranch Parcel 4 Tentative Map (Town of Truckee Application #2017-00000169/TM, Commission Resolution 2024-03); and

WHEREAS, on August 20, 2025, the Town of Truckee received Application #2025-00000103 requesting approval of a five-year Time Extension for the Joerger Ranch Parcel 4 Tentative Map; and

WHEREAS, the Truckee Development Code allows Tentative Map Time Extension approvals for a period or periods not exceeding a total of six years; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Time Extensions for projects previously reviewed and approved by the Commission; and

WHEREAS, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment

on the project; and

WHEREAS, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Time Extension; and

WHEREAS, the Planning Commission held a public hearing on the matter at a regular Planning Commission meeting beginning and ending on January 20, 2026, and considered all public comment, testimony, evidence, and information related thereto.

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2025-00000103/EXT (Joerger Ranch Parcel 4 Tentative Map Time Extension):

1. Determines the five-year Time Extension approval to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3); and
2. Approves a Time Extension for a period of five additional years from the effective date of approval, subject to the conditions of approval set forth in Exhibit "A" (Conditions of Approval), attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit "B" (Findings), in support of approval of the Time Extension.

The foregoing Resolution was introduced by Commission Member _____ and seconded by Commission Member _____ at a Regular Meeting of the Truckee Planning Commission held on the 20th day of January 2026 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh – Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A — Conditions of Approval

Exhibit B — Findings

**RESOLUTION 2026-01
EXHIBIT A**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2021-000000103/EXT
(JOERGER RANCH PARCEL 4 TENTATIVE MAP TIME EXTENSION)**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Time Extension for a period of five additional years is approved for the Joerger Ranch Parcel 4 Tentative Map to subdivide a 32.15-acre project area known as Joerger Ranch Parcel 4—which includes three properties located at 11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001)—into a total of seven lots (Lots 1 – 3 and A – C located along Martis Drive, north of Brockway Road, and Lot 4 along Hope Court, south of Brockway Road), as detailed on the approved Tentative Map and as described in the February 20, 2024 Planning Commission staff report, on file in the Community Development Department, except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition. ***(Planning Division Recommendation)***
2. The effective date of approval of the Time Extension shall be January 31, 2026, unless the approval is appealed to the Town Council by 5:00 p.m. on January 30, 2026. ***(Planning Division Recommendation)***
3. All applicable conditions of approval and mitigation measures in Planning Commission Resolution 2024-03, adopted on February 20, 2024, shall be incorporated into this Time Extension approval, with the following modifications:
 - A. Condition No. 4 shall be replaced to read: “In accordance with Development Code Section 18.96.090, the approval of the Tentative Map shall be valid for five years after the initial expiration date of March 4, 2026. After March 4, 2031, this approval shall expire and become void unless a Final Map, and related bonds and improvement agreements, have been filed with the Town Engineer in compliance with Chapter 18.98 (Parcel Maps and Final Maps) and the map is recorded within 90 days of the expiration date, or an extension of time is granted by the Planning Commission in compliance with Section 18.96.150 (Extensions of Time for Tentative Maps). ***(Planning Division Recommendation)***”
 - B. Condition No. 6 shall be replaced to read: “Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Joerger Ranch Specific Plan (effective date June 8, 2021) and Truckee Development Code (effective date June 12, 2025).” ***(Planning Division Recommendation)***
4. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time

specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. ***(Planning Division Recommendation)***

5. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. ***(Planning Division, Town Attorney Recommendation)***

**RESOLUTION 2026-01
EXHIBIT B**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000103/EXT
(JOERGER RANCH PARCEL 4 TENTATIVE MAP TIME EXTENSION)**

FINDINGS

TENTATIVE MAP TIME EXTENSION

- 1. There have been no changes to the provisions of the General Plan, any applicable Specific Plan, or this Development Code applicable to the project since the approval of the Tentative Map causing the proposed subdivision to become inconsistent with the General Plan or any applicable Specific Plan, or to not comply with any applicable provision of this Development Code.**

This finding is supported by the discussion section contained in the "Discussion/Analysis" section of the January 20, 2026 Planning Commission staff report. No changes have been adopted as part of the 2040 General Plan and 2021 Joerger Ranch Specific Plan that affect subdivision of the project site as envisioned under the General Plan and Specific Plan, and no Development Code amendments have been completed since approval of the Tentative Map that cause the subdivision to become inconsistent with any applicable Development Code provisions.

- 2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project, causing the proposed subdivision to become inconsistent with the General Plan or any applicable Specific Plan, or to not comply with any applicable provision of this Development Code.**

This finding is supported by the discussion section contained in the "Discussion/Analysis" section of the Planning Commission staff report dated January 20, 2026. Since approval of the Tentative Map, no changes to the character of the site or its surroundings have occurred which affect the project's consistency with the General Plan, Specific Plan and Development Code. All previous conditions of approval and mitigation measures for the project have been included in the Time Extension approval, ensuring the project's ongoing consistency with the Development Code and compliance with the 2040 General Plan and 2021 Joerger Ranch Specific Plan.

- 3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.**

This finding is supported by the discussion section contained in the "Discussion/Analysis" section of the Planning Commission staff report dated January 20, 2026.