



To: Town of Truckee Planning Commission

From: Laura Dabe, Senior Planner

RE: Planning Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension); 11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001); Applicant/Owner: Dennis Buchanan, Joerger Ranch Associates LLC; Agent: Martin Wood, SCO Planning and Engineering

Approved by: Denyelle Nishimori, Community Development Director

Recommended Action: That the Planning Commission adopt Resolution 2026-01, taking the following actions:

- 1) Determining the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
- 2) Approving a five-year time extension for the previously approved Joerger Ranch Parcel 4 Tentative Map, based on the recommended findings and subject to the recommended conditions of approval.

Project Summary: The applicant is requesting approval of a five-year Time Extension for the previously approved Joerger Ranch Parcel 4 Tentative Map, which was approved by the Planning Commission on February 20, 2024 (Town of Truckee Application #2017-00000169/TM; Commission Resolution 2024-03). Pursuant to the Development Code Section 18.96.150 (Extensions of Time for Tentative Maps), the maximum time extension that can be granted for a Tentative Map is six years.

Planning Commission's Role: Under Development Code Section 18.96.150 (Extensions of Time for Tentative Maps), the review authority which approved a Tentative Map may grant extensions up to a total of six years. The Planning Commission was the original review authority for the Joerger Ranch Parcel 4 Tentative Map; therefore, the Commission is the review authority for the Time Extension request.

Location/Setting: Location/Setting: The 32.15-acre project site is located in the Joerger Ranch Specific Plan Area, at the Brockway Road/State Route 267 intersection. The site is comprised of three existing parcels: 11467 Brockway Road (APN 019-620-002), a 27.46-acre parcel located to the north of Brockway Road between State Route 267 and Martis Drive; 11545 Hope Court (APN 019-620-004), a 3.09-acre parcel located south of Brockway Road, north of Hope Court and west of State Route 267; and 10300 Martis Drive (APN 019-620-001), a 2.7-acre parcel located north of Brockway Road and west of Martis Drive. The site is surrounded by residential properties to the west and south, residential properties and a Truckee Tahoe Airport parcel to the north, and Truckee Tahoe Airport and Joerger Ranch Specific Plan parcels including the Soaring Ranch development across State Route 267 to the east. The project location is shown in Figure 1 below:

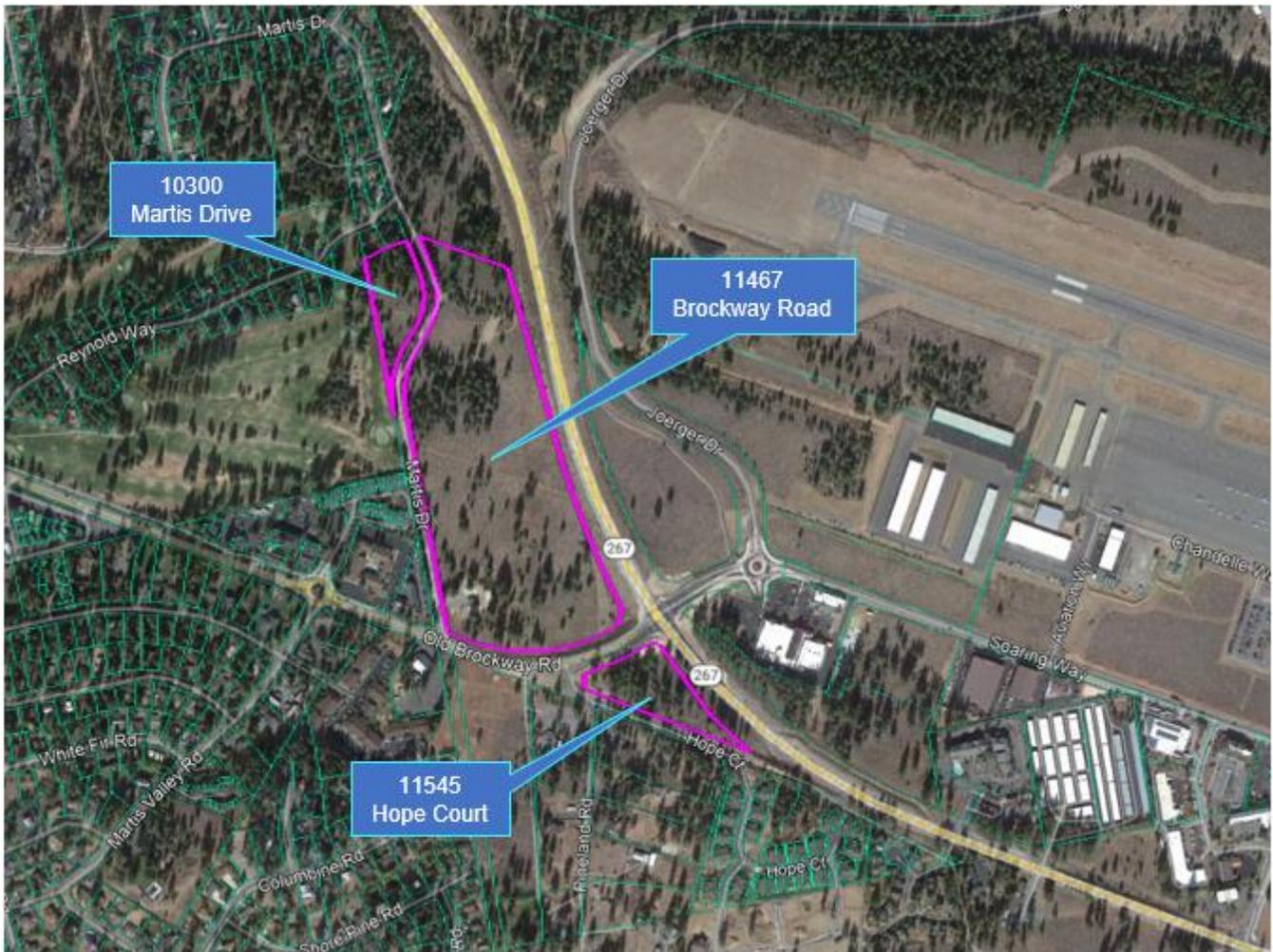


Figure 1: Project Location

Project Site Information:

General Plan Designation:	Planned Community
Regulatory Document:	Joerger Ranch Specific Plan (March 2015)
Zoning District:	BIZ (Business Innovation Zone), RMW-20 (Workforce Multi-Family Residential), CL (Lifestyle Commercial), OS-P (Open Space Protected)
Parcel Size:	32.15 acres

Discussion/Analysis:

Background

The Joerger Ranch Specific Plan was adopted by the Town in March 2015 and amended in June 2021. The Specific Plan area consists of approximately 67 acres at the southern entrance to Truckee along State Route 267. The Specific Plan area has a long history of development planning and buildout conceptualization over the course of nearly 20 years. Key concepts in the Specific Plan include economic diversification, regional business clustering and open space protection. The Specific Plan established areas zoned for a number of different uses, including Regional Commercial (CR), Lifestyle Commercial (CL), Business Innovation (BIZ), Manufacturing/Industrial (M1), Open Space (OS-P), and Workforce Housing (RMW-20). The zoning map from the Specific Plan is shown in Figure 2 below:

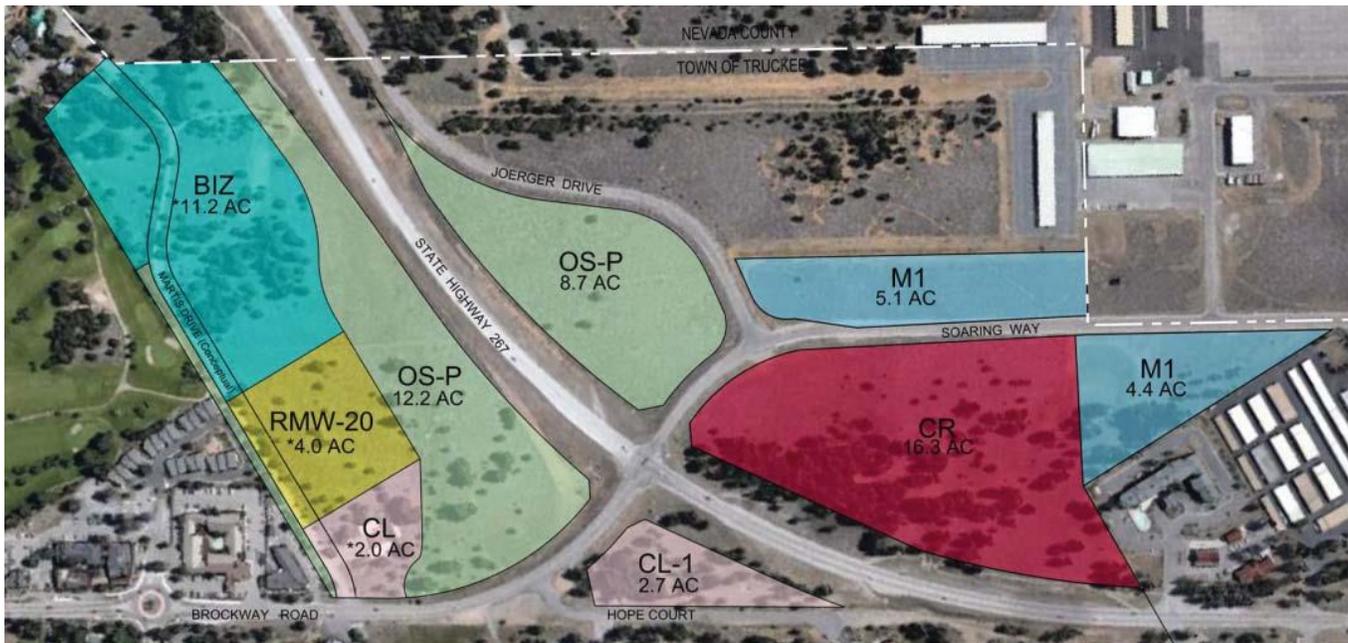


Figure 2: Joerger Ranch Zoning Map

The portion of the Specific Plan area known as “Parcel 4,” located to the west of State Route 267, is envisioned in the Specific Plan as a future location of a mix of uses including light industrial, workforce housing, lifestyle commercial and open space. As shown in Figure 2, the zoning for the site includes BIZ (Business Innovation Zone), which is designed to attract light industrial businesses in a campus setting (such as research and development, production of local products, and green construction design); RMW-20 (Workforce Multi-Family Housing), which is intended to serve as the primary workforce housing location for the Specific Plan with high density residential units between 18-20 dwelling units per acre, which equates to a minimum of 72 dwelling units and a maximum of 80 dwelling units; CL (Lifestyle Commercial), which is intended to attract uses that reflect Truckee’s outdoor lifestyle and desire for social connectivity (including locally owned and operated retail, service a, non-profit and recreation uses); and OS-P (Open Space Protected), which is intended to protect natural resources and protect permanent, undeveloped open space in perpetuity and provide a visual open space corridor along State Route 267.

Parcel 4 was created through the Joerger Ranch Parcel Map (PM 21 048), which was recorded on April 25, 2017. The Joerger Ranch Parcel 4 Tentative Map application was deemed complete for processing in March 2020 and the Planning Commission took action to approve the application on February 20, 2024 (Town of Truckee Application #2017-00000169/TM; Commission Resolution 2024-03). The Tentative Map proposed to subdivide the existing 32.15-acre project area into seven lots ranging in size from 1.37 acre to 11.24 acres, as shown in Figure 3 below (the full Tentative Map is included in this staff report as Attachment #2):

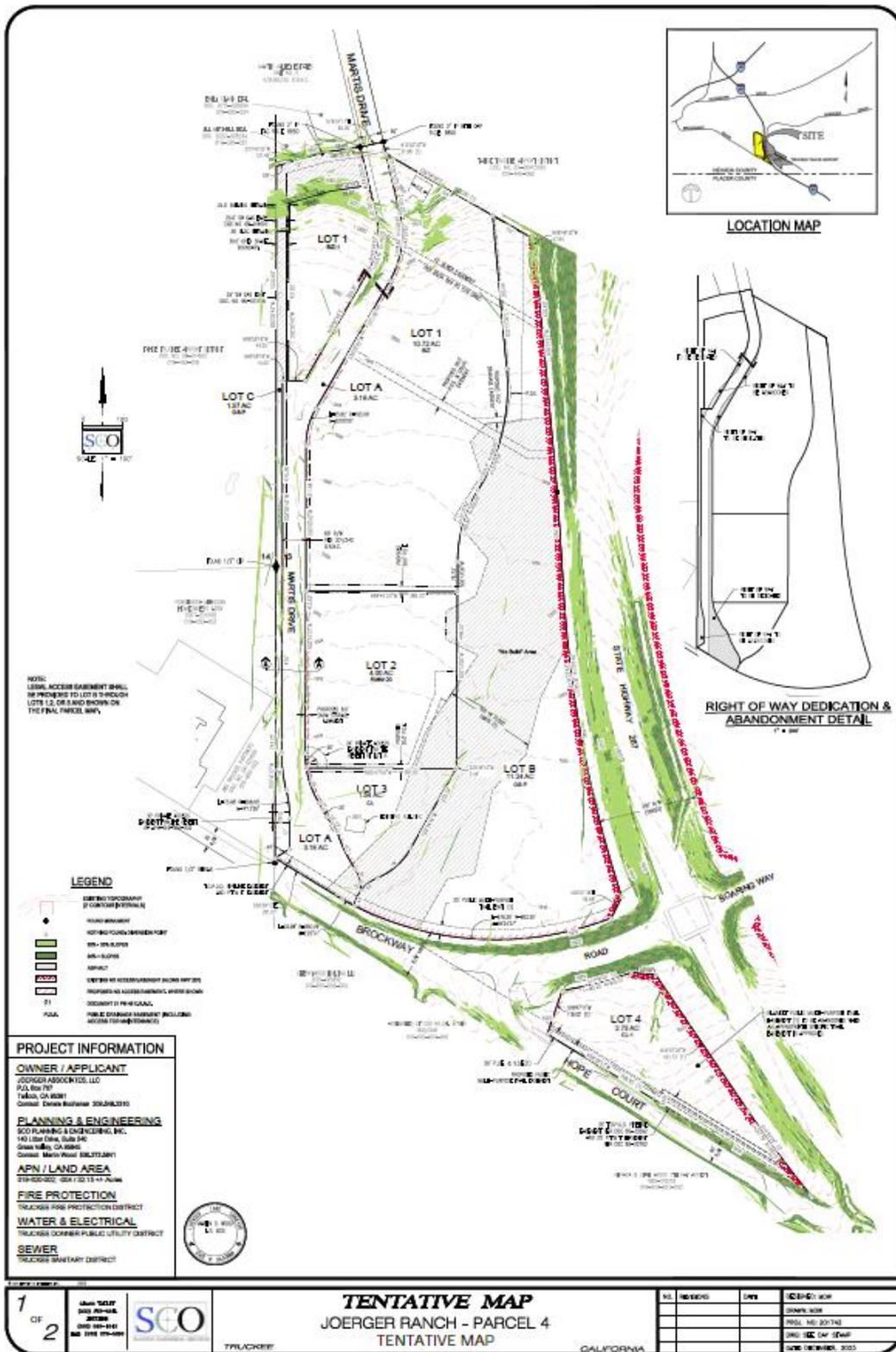


Figure 3: Approved Tentative Map

Time Extension Request

The applicant submitted a justification letter in support of the Time Extension request, which is included in this staff report as Attachment #3. The letter identifies that the extension is necessary to complete the required infrastructure for the project and record the Final Map.

The infrastructure requirements are included in the Tentative Map conditions of approval in Resolution 2024-03. (For a link to the resolution, see Attachment #4.) As noted in the Tentative Map conditions of approval, a number of public infrastructure requirements are required to be met prior to permit issuance or Final Map recordation, whichever occurs first, as defined in Chapter 7 (Implementation & Phasing) of the Joerger Ranch Specific Plan and amended by the conditions of approval. These improvements include Martis Drive roadway improvements, roundabout/intersection improvements at Martis Drive/Brockway Road, Martis Drive/Reynold Way calming improvements, Class I trails, sidewalks, bike lanes, and drainage improvements, and utility improvements/undergrounding. Since approval of the Tentative Map, the applicant team has been working on design for the required infrastructure improvements. No required physical improvements have been constructed.

General Plan and Specific Plan Consistency

The Tentative Map application was approved under the requirements of the 2025 General Plan and 2015 Joerger Ranch Specific Plan. Since that time, the Joerger Ranch Specific Plan was amended on June 8, 2021 and the 2040 General Plan was adopted in May 2023. However, no new General Plan policies or Specific Plan amendments were adopted which affect subdivision of the project site as envisioned under the 2015 Specific Plan and 2025 General Plan. It is staff's opinion that the project is consistent with the 2021 Specific Plan and 2040 General Plan, and that the required findings to approve the project related to Specific Plan and General Plan consistency can be made.

Development Code Consistency

Development Code Chapter 18.96 (Tentative Map Filing and Processing) provides standards for the processing of Tentative Map applications. The Planning Commission is the review authority for a Tentative Map proposing five or more parcels.

Tentative Map Time Extensions

Development Code Section 18.96.140 (Expiration of Approved Tentative Map) states that the approved Tentative Map or Vesting Tentative Map is valid for 24 months after its effective date. At the end of that time, the approval shall expire and become void unless a Parcel or Final Map has 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 has occurred in compliance with Section 18.96.150. A Tentative Map approval shall be deemed to have expired if a Parcel or Final Map has not been recorded within the time limits established by this Section within an extension of time approved in compliance with Section 18.96.150. Expiration of an approved Tentative Map or Vesting Tentative Map shall terminate all proceedings.

When a subdivision has not been completed through the recording of a Parcel or Final Map within the time limits set by the Development Code, time extensions may be granted. The extension request is required to be filed with the Town prior to the date of expiration of the Map or a previous extension.

In accordance with Section 18.96.150, the Commission may grant an extension of up to six years to the initial time limit, provided that the total of all extensions shall not exceed six years (not including the State-mandated legislative extensions), only if all the following findings can be made:

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 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;
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; and

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.

The applicant has requested a five-year time extension for the land use entitlements, consistent with the Development Code time extension limits, and believes the findings can be made to support this request.

The Development Code has been amended several times since the Tentative Map application was deemed complete for processing in 2020; however, these amendments do not necessitate any changes to the previous Tentative Map conditions of approval. As noted above, no new General Plan policies or Specific Plan amendments have been adopted which affect subdivision of the project site as envisioned under the Specific Plan and General Plan. No changes have occurred in the character of the site or its surroundings that affect how the policies of the General Plan or standards of the Specific Plan or Development Code apply to the project. There have been no changes to the capacities of community resources so that there is no longer sufficient remaining capacity to serve the project. All applicable conditions of approval have been incorporated into the recommended conditions of approval in draft Resolution 2026-01.

Subdivision Map Act

Similar to the aforementioned Development Code time limitations, Section 66453.5(c) of the Subdivision Map Act allows the Commission to extend the life of a Tentative Map up to a maximum of six years. The applicants have requested a five-year time extension, which is within the cumulative time extension allowed under the Map Act. If the Commission denies the subdivider's application for an extension, the subdivider may appeal to the Town Council within 15 days following the Commission's denial.

Special Districts and Utilities

All applicable special districts, utility companies, and Town departments with an interest in this application have been notified. No objections were filed and all conditions of approval have been incorporated. The project will be required to be in compliance with all utility and special agency requirements. Copies of all agency comment letters are included as Attachment #4.

Environmental Review: Staff recommends that the Planning Commission find the Time Extension exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Public Communication: The public hearing notice was published in the *Sierra Sun* on January 9, 2026, and mailed on to all affected property owners within 500 feet of the project site as shown on the latest current tax roll of Nevada County. The applicant posted an onsite sign indicating a notice of application, and information was posted about the date and time of the public hearing. As of the date of publication of this staff report, no public comment has been received on the application.

Staff Summary and Recommendation: Staff recommends approval of a five-year extension for the Joerger Ranch Parcel 4 Tentative Map. The applicant has requested the time extension for the Tentative Map consistent with the Development Code time extension limits. All relevant conditions of approval from the previous approval have been incorporated into draft Planning Commission Resolution 2026-01 to ensure that the project is consistent with the General Plan, Joerger Ranch Specific Plan and Development

Code. With incorporation of the recommended conditions of approval and recommended findings, it is staff's opinion that the required findings to approve the Time Extension can be made.

Alternative Actions: Other actions that the Planning Commission may take as an alternative to the recommended action include:

1. Continue the public hearing to a date and time certain. The Planning Commission may request additional information from the applicant and/or staff. (If new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted.)
2. Find that an exemption to CEQA is not suitable and require additional environmental review.
3. Land Use Permits
 - a. Approve the Time Extension subject to adding, modifying, or eliminating any provision or condition of approval of the project.
 - b. Deny the Time Extension on the basis that one or more of the required findings cannot be made.

Attachments:

1. Draft Planning Commission Resolution 2026-01
2. Approved Tentative Map
3. Applicant-Provided Letter of Justification
4. Agency Comment Letters
5. February 20, 2024 Planning Commission Meeting Links:
 - [Staff Report](#)
 - [Resolution 2024-03](#)
 - [Meeting Minutes](#)