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Assistant General Manager

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Water Utility Director

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Director of Electric Power Supply

Mike Swanson
Director of Electric Engineering and Operations

Steven Poncelet
PIO & Strategic Affairs Director

Michael Salmon
Chief Financial Officer

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Director of Human Resources and Risk Management

Martina Rochefort
District Clerk/Executive Assistant

Board of Directors

Christa Finn
Tony Laliotis
Jeff Bender
Courtney Murrell
Steve Randall

October 15, 2025

Laura Dabe
Senior Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

RE: 11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001)

Dear Ms. Dabe,

Truckee Donner Public Utility District has reviewed the Project Routing Request for the subject project. The District's Water & Electric Departments have the following comments:

The District's Water Department has the following comments on the proposed project:

- 1) The Water Department has no objection to the time extension.
- 2) The District previously commented on this tentative map in December 2023. The comments given at that time are still applicable to this project.
- 3) The District has previously commented to the Planning Department in a number of routings on various issues related to other projects that fall under the Joerger Ranch Specific Plan. Some of those issues remain unresolved. The District's acquiescence to the time extension discussed in this routing should not be considered acceptance of those issues that remain unresolved.

The Electric Department has no comments on the proposed time extension.

If you have any questions or need additional information, please contact me at (530) 582-3944

Sincerely,



Nina Krommenhoek
Contract Administrator

From: [Mike Ross](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)
Date: Thursday, September 18, 2025 10:08:26 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Laura,

At this point the project will be required to comply with the 2025 California Building Code of Regulations. With a 5 year extension if plan check and permitting has not been obtained by 2029 then the 2028 California Building Code of Regulations will be enforced.



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

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Friday, September 12, 2025 4:41 PM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; dfaris@tdrpd.org; Jeremy O'Connor <jeremy.oconnor@optimum.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; 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; Tony Lavezzo <tlavezzo@ttusd.org>
Subject: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)

Good afternoon,

Please see the attached project routing for the Joerger Ranch Parcel 4 Tentative Map Time Extension (Town of Truckee Application #2025-00000103). The applicant is requesting approval of a five-year Time Extension for the Tentative Map, which was approved by the Planning Commission on February 20, 2024 (Town of Truckee Application #2017-00000169/TM; Commission Resolution 2024-03) to subdivide Parcel 4 of Joerger Ranch, a

32.15-acre site which includes three existing parcels—11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001)—into seven lots ranging in size from 1.37 acre to 11.24 acres. The applicant has requested the five-year Time Extension to allow additional time to complete the required infrastructure and record the Final Map.

The application materials are available using the following link: [☐ 2025-00000103 Joerger Ranch Parcel 4 Tentative Map Time Extension](#)

If you would like to submit routing comments on this project, please email those by **Friday, September 26, 2025**.

Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Gross, Morgan@DOT](mailto:Gross.Morgan@DOT) on behalf of [D3 Local Development@DOT](mailto:D3.Local.Development@DOT)
To: [Laura Dabe](mailto:Laura.Dabe)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)
Date: Tuesday, September 16, 2025 1:40:03 PM
Attachments: [image001.png](#)
[image002.png](#)

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[Report Suspicious](#)

Hello,

Thank you for including the California Department of Transportation (Caltrans) in the review process of the proposed Joerger Ranch Parcel 4 Time Extension. We wanted to reach out and let you know we have no comments at this time.

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

Should you have questions regarding these comments or require additional information, please contact me by phone (530) 720-2778 or via email at D3.local.development@dot.ca.gov.

Thank you!

Morgan Gross

Transportation Planner | Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
Caltrans, District 3
Phone: (530) 720-2778
Email: morgan.gross@dot.ca.gov

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Friday, September 12, 2025 4:41 PM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; D3 Local Development@DOT <D3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; dfaris@tdrpd.org; Jeremy O'Connor <jeremy.oconnor@optimum.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; In1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Rose Green <rgreen@ttusd.org>; Scott

Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; 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; Tony Lavezzo <tlavezzo@ttusd.org>

Subject: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)

EXTERNAL EMAIL. Links/attachments may not be safe.

Good afternoon,

Please see the attached project routing for the Joerger Ranch Parcel 4 Tentative Map Time Extension (Town of Truckee Application #2025-00000103). The applicant is requesting approval of a five-year Time Extension for the Tentative Map, which was approved by the Planning Commission on February 20, 2024 (Town of Truckee Application #2017-00000169/TM; Commission Resolution 2024-03) to subdivide Parcel 4 of Joerger Ranch, a 32.15-acre site which includes three existing parcels—11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001)—into seven lots ranging in size from 1.37 acre to 11.24 acres. The applicant has requested the five-year Time Extension to allow additional time to complete the required infrastructure and record the Final Map.

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If you would like to submit routing comments on this project, please email those by **Friday, September 26, 2025**.

Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Scott Mathot](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)
Date: Friday, September 19, 2025 1:56:53 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hey Laura,

No changes to the original Engineering CoAs. Please make sure all are included in the Time Extension approval.

I have charged 0.5 hours to the application.



Scott Mathot, PE (he/him)
Engineering Manager
Ph: 530-582-2481

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Friday, September 12, 2025 4:41 PM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; dfaris@tdrpd.org; Jeremy O'Connor <jeremy.oconnor@optimum.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; 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; Tony Lavezzo <tlavezzo@ttusd.org>
Subject: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)

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Planning Commission on February 20, 2024 (Town of Truckee Application #2017-00000169/TM; Commission Resolution 2024-03) to subdivide Parcel 4 of Joerger Ranch, a 32.15-acre site which includes three existing parcels—11467 Brockway Road (APN 019-620-002), 11545 Hope Court (APN 019-620-004) and 10300 Martis Drive (APN 019-620-001)—into seven lots ranging in size from 1.37 acre to 11.24 acres. The applicant has requested the five-year Time Extension to allow additional time to complete the required infrastructure and record the Final Map.

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If you would like to submit routing comments on this project, please email those by **Friday, September 26, 2025.**

Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Kena Sannar](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)
Date: Monday, September 15, 2025 7:50:39 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning Laura

Thank you for the opportunity to review and comment on the Joerger Ranch Parcel 4 Tentative Map – Time Extension. NCTC does not have any comments at this time, however the requirement listed in the last email to you on January 31, 2024 regarding this project would still need to be included.

“An Overflight Notification is required to be recorded against each parcel within the Tentative Map”

Thank you,

Kena D Sannar
Transportation Planner



101 Providence Mine Road, Suite 102
Nevada City, California 95959
(530) 310-0683 (Cell Phone)
Fax (530) 265-3260

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Friday, September 12, 2025 4:41 PM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; dfaris@tdrpd.org; Jeremy O'Connor <jeremy.oconnor@optimum.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; In1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>;

Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeeffire.org) <stevekessmann@truckeeffire.org>; 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; Tony Lavezzo <tlavezzo@ttusd.org>

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Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

From: [Sven Leff](#)
To: [Laura Dabe](#)
Subject: RE: Project Routing: Town of Truckee Application #2025-00000103 (Joerger Ranch Parcel 4 Tentative Map Time Extension)
Date: Thursday, September 18, 2025 10:20:31 AM
Attachments: [image001.png](#)
[image002.png](#)

TDRPD has no concerns with a time extension on this project.

In service and play,

Sven

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

From: Laura Dabe <ldabe@townoftruckee.gov>
Sent: Friday, September 12, 2025 4:41 PM
To: Laura Dabe <ldabe@townoftruckee.gov>
Cc: Brad Rachal <bradley.rachal@AlticeUSA.com>; Caltrans <d3.local.development@dot.ca.gov>; contracts@tdpud.org; customerservice@ttsa.ca.gov; David Faris <dfaris@tdrpd.org>; Jeremy O'Connor <jeremy.oconnor@optimum.com>; joshcampbell@tdpud.org; Juana Olivares <Juana.Olivares@libertyutilities.com>; keithrenshaw@tdpud.org; Kevin McKechnie <kevinmckechnie@truckeefire.org>; ksannar@nccn.net; Laura Rowe <lrowe@ttusd.org>; ln1985@att.com; marksullivan@nvenergy.com; Matt Grijalva <Matt.grijalva@libertyutilities.com>; Max Kilgore <Maxwell.kilgore@libertyutilities.com>; Mike Ross <mross@townoftruckee.gov>; mwoodman@nccn.net; NCEDH <ncdeh.permits@nevadacountyca.gov>; neilkaufman@tdpud.org; NNDEngineering@swgas.com; Philip Archinal <philip.archinal@AlticeUSA.com>; planning@truckeesan.org <planning@truckeesan.org>; Rose Green <rgreen@ttusd.org>; Scott Mathot <smathot@townoftruckee.gov>; Steve Kessman (stevekessmann@truckeefire.org) <stevekessmann@truckeefire.org>; Sue Horn (assessor@co.nevada.ca.us) <assessor@co.nevada.ca.us>; Sven Leff <sven@tdrpd.org>; Teresa McNamara <teresadmac@tdrpd.org>; trivera@ttusd.org; Tony Lavezzo <tlavezzo@ttusd.org>
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Please let me know if you have any questions or would like additional information on this project.

Thank you,



Laura Dabe, AICP
Senior Planner
Ph: 530-582-2937

BOARD OF DIRECTORS

Jerry Gilmore
Catherine Hansford
Michael R. Salmon
Brian Kent Smart
Marcus Waters, DC

SANNA SCHLOSSER, FE, PMP
General Manager



September 19, 2025

Town of Truckee Planning Division
Laura Dabe, Senior Planner
10183 Truckee Airport Road
Truckee, CA 96161

RE: Joerger Ranch Parcel 4 Tentative Map Time Extension, 2025-00000103
APN: 019-620-001, 019-620-002, 019-620-004

The Truckee Sanitary District (District) has reviewed the Project Routing Request for the above referenced project and has no objections to the Joerger Ranch Parcel 4 Tentative Map Time Extension.

Sincerely,



Sarah Bergeron, P.E.
District Engineer