

Town Council

Jan Zabriskie, Mayor

Anna Klovstad, Vice Mayor

David Polivy, Council Member

Courtney Henderson, Council Member

Lindsay Romack, Council Member



Department Heads

Jen Callaway, Town Manager

Andy Morris, Town Attorney

Danny Renfrow, Chief of Police

Becky Bucar, Public Works Director/Town Engineer

Denyelle Nishimori, Community Development Director

Nicole Casey, Administrative Services Director

Kelly Carpenter, Town Clerk

Hilary Hobbs, Neighborhood Services & Sustainability Director

MEETING DATE: March 10, 2026

TO: Truckee Town Council

FROM: Becky Bucar, Town Engineer

Cc: Kelly Carpenter, Town Clerk
Yumie Dahn, Principal Planner

RE: Notice of Intention to Approve Final Map 2021-00000024 – Villa Court –
Phase 2 Final Map (Planning Application No. 2021-00000024)

As per Title 18 of the Truckee Municipal Code (Section 18.98.100), the Town Engineer is granted authority to approve or disapprove final subdivision maps on behalf of the Town of Truckee. The Town Engineer is also required to provide notification to the Truckee Town Council as to the Town Engineer's intention to either approve or disapprove final maps prior to taking either action.

As per this requirement, the Town Engineer is hereby notifying the Town Council of her intention to approve a Final Map (Application Number 2021-00000024/FM) for Phase 2 of the Villa Court subdivision in the Old Greenwood subdivision. The map will create eight new attached residential parcels and one common area. The units are required to be consistent with the requirements of the Old Greenwood Project Amendment #4 (Planning Application 2015-00000102; Town Council Resolution 2016-43).

The Town Engineer will approve this map (unless appealed) within 10 days following this meeting, on or prior to March 20, 2026. Approval of this map was previously noticed to the Town Council on November 24, 2025 and December 9, 2025, but the map was not finalized in the required time periods. Additional information about the project, including any conditions of approval for map recordation are available for review upon request from Yumie Dahn, Principal Planner, at 530-582-2918 or ydahn@townoftruckee.gov.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND IRREVOCABLY OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO THE TOWN OF TRUCKEE THE FOLLOWING FOR THE PURPOSES INDICATED:

PUBLIC DEDICATION:

1) DRAINAGE EASEMENTS FOR PIPES AND CONDUITS OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS "D.E." (DRAINAGE EASEMENTS), TOGETHER WITH THE RIGHT TO TRIM AND/OR REMOVE ONLY NECESSARY TREES, LIMBS AND BRUSH INCLUDING RIGHT OF ACCESS FOR INGRESS/EGRESS BEING OFFERED FOR DEDICATION PER THIS MAP.

2) LOT "B" (A PORTION OF VILLA COURT) IN FEE FOR PUBLIC PURPOSES INCLUDING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC ACCESS AND UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF INFRASTRUCTURE RELATED TO DRAINAGE, WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE, AND OTHER PUBLIC UTILITIES AS DEEMED APPROPRIATE BY THE TOWN OF TRUCKEE, TOGETHER WITH ALL APPURTENANCES THERETO.

PRIVATE DEDICATION:

3) PRIVATE TRAIL/GOLF CART PATH EASEMENT FOR THE BENEFIT OF LOT E AND LOT H, PER BOOK 8 SUBDIVISIONS AT PAGE 111, O.R.N.C. BEING RECORDED PER THIS MAP.

OG TAHOE, LLC, A DELWARE LIMITED LIABILITY COMPANY

BY: OG PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMAPNY
ITS MANAGER

BY: P8 MANAGEMENT, INC., A NEVADA CORPORATION,
ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

() PERSONALLY KNOWN TO ME, OR
() PROVED TO ME ON A BASIS OF SATISFACTORY EVIDENCE

TO BE THE PERSON(S) WHOSE NAME(S) (is/are) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (he/she/they) EXECUTED THE SAME IN (his / her / their) AUTHORIZED CAPACITY(ies), AND THAT BY (his / her / their) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER: _____ AND EXPIRES ON: _____

MY PRINCIPLE PLACE OF BUSINESS: _____ COUNTY



TOWN SURVEYOR'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

STEPHEN D. WILLIAMS, PLS 6878, EXPIRES 09/30/2026 DATE
TOWN SURVEYOR

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OG TAHOE, L.L.C. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MARTIN WOOD, P.L.S. 8321 DATE

TRUSTEE'S STATEMENT

AS TRUSTEE UNDER DEED OF TRUST DATED SEPTEMBER 9, 2024 AND RECORDED AS DOCUMENT NO. 20240016312, O.R.N.C. HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

NAME: _____ DATE
DRYDEN INVESTMENT FUND, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

() PERSONALLY KNOWN TO ME, OR
() PROVED TO ME ON A BASIS OF SATISFACTORY EVIDENCE

TO BE THE PERSON(S) WHOSE NAME(S) (is/are) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (he/she/they) EXECUTED THE SAME IN (his / her / their) AUTHORIZED CAPACITY(ies), AND THAT BY (his / her / their) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER: _____ AND EXPIRES ON: _____

MY PRINCIPLE PLACE OF BUSINESS: _____ COUNTY

**FINAL MAP NO. 2021-00000024
OLD GREENWOOD
VILLA COURT - PHASE 2**

A DIVISION OF LOT C, FINAL MAP 01-002 "OLD GREENWOOD PARCEL T"
FILED IN BOOK 8 OF SUBDIVISIONS AT PAGE 143, O.R.N.C.

BEING A PORTION OF SECTIONS 1 & 12,
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.,
IN THE TOWN OF TRUCKEE, NEVADA COUNTY, CALIFORNIA.

JUNE, 2025

TOWN ENGINEER'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

DATE _____ DAN WILKINS, TOWN ENGINEER
R.C.E. 56267 EXPIRES 12/31/2026

TOWN COUNCIL'S STATEMENT

ON BEHALF OF THE TOWN COUNCIL AND UNDER THE AUTHORITY OF THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 18 PER THE DEVELOPMENT CODE, AMENDED MARCH 12, 2015, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS FINAL MAP OF "2021-00000024 OLD GREENWOOD, VILLA COURT - PHASE 2" CONSISTING OF 2 SHEETS AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION : ITEM 1 AND 2, INCLUSIVE, OF THE OWNERS STATEMENT.

DATE _____ DAN WILKINS, TOWN ENGINEER
R.C.E. 56267 EXPIRES 12/31/2026

TAX COLLECTOR'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS OR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE, BUT CONSTITUTING A LIEN ARE

DATE _____ MICHELLE BODLEY
NEVADA COUNTY TAX COLLECTOR

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025 AT _____ M. IN BOOK _____
OF SUBDIVISIONS, AT PAGE _____ AT THE REQUEST OF SCO PLANNING & ENGINEERING
INC.

DOCUMENT # _____
NATALIE ADONA
COUNTY RECORDER

FEE: _____ BY: _____
DEPUTY

LINE #	LENGTH	DIRECTION
L1	14.03'	S 16°42'33" E
L2	5.00'	N 73°17'27" E
L3	18.90'	S 16°42'33" E
L4	6.00'	S 73°17'27" W
L5	26.95'	S 08°19'42" W
L6	39.74'	S 73°17'27" W
L7	31.13'	S 73°17'27" W
L8	23.50'	N 16°42'33" W
L9	20.03'	S 73°17'27" W
L10	38.45'	N 16°42'33" W
L11	2.50'	S 73°17'27" W
L12	28.34'	N 16°42'33" W
L13	28.29'	S 32°56'29" E
L14	2.50'	S 57°03'31" W
L15	38.07'	S 32°56'29" E
L16	20.58'	S 57°03'31" W

LINE #	LENGTH	DIRECTION
L17	23.85'	S 32°56'29" E
L19	26.92'	S 58°17'02" E
L21	33.61'	S 32°56'29" E
L22	2.50'	N 57°03'31" E
L23	28.29'	S 32°56'29" E
L25	28.29'	N 46°59'44" W
L26	2.50'	N 43°00'16" E
L27	38.45'	N 46°59'44" W
L28	21.12'	N 43°00'16" E
L29	23.50'	N 46°59'44" W
L30	30.01'	N 43°00'16" E
L31	39.71'	N 43°00'16" E
L32	26.98'	S 72°04'06" E
L33	27.48'	S 46°59'44" E
L34	2.50'	N 43°00'16" E
L35	28.29'	N 46°59'44" W

LINE #	LENGTH	DIRECTION
L36	2.50'	N 43°00'16" E
L37	38.45'	N 46°59'44" W
L38	21.12'	N 43°00'16" E
L39	23.50'	N 46°59'44" W
L40	30.01'	N 43°00'16" E
L41	39.72'	N 43°00'16" E
L42	26.96'	S 72°04'06" E
L43	33.51'	S 46°59'44" E
L44	2.50'	N 43°00'16" E
L45	28.32'	S 46°59'44" W

LINE #	LENGTH	DIRECTION
L46	11.36'	S 08°19'42" W
L47	10.77'	N 16°42'33" W
L48	20.17'	S 16°42'33" E
L49	11.72'	N 57°03'31" E
L50	23.46'	N 66°23'41" W
L51	14.51'	N 32°56'29" W
L52	70.20'	N 57°03'31" E
L53	23.73'	S 32°56'29" E
L54	32.98'	S 58°17'02" E
L55	35.52'	S 46°59'44" W

LINE #	LENGTH	DIRECTION
L56	5.00'	N 43°00'16" E
L57	17.02'	S 46°59'44" E
L58	24.42'	S 46°59'44" E
L59	43.68'	S 46°59'44" E
L60	32.07'	S 66°59'44" E
L61	5.32'	S 43°00'16" W
L62	28.61'	S 61°59'44" E
L63	48.30'	S 79°56'26" E

CURVE #	LENGTH	RADIUS	DELTA
C1	57.07'	60.00'	54°29'52"
C2	16.90'	20.00'	48°24'42"
C3	129.38'	110.00'	67°23'18"
C4	36.09'	20.00'	103°22'48"
C5	122.09'	105.00'	66°37'08"
C6	15.52'	20.00'	44°28'06"
C7	51.89'	60.00'	49°33'17"
C8	57.80'	630.00'	5°15'24"

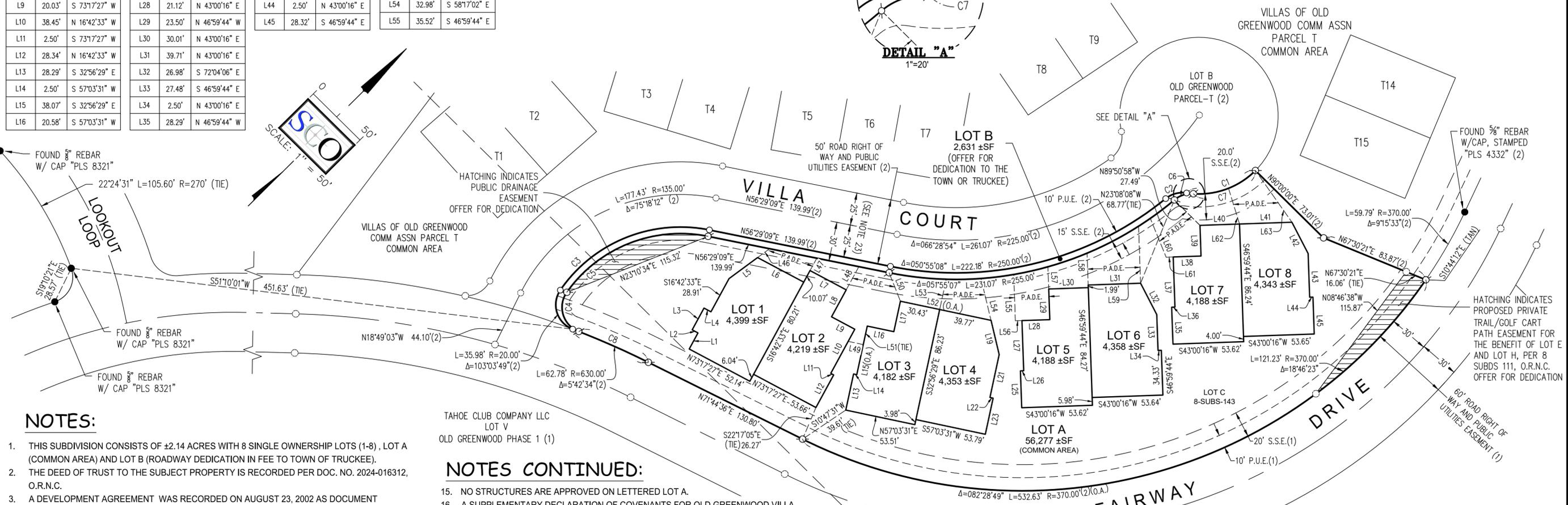
BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO OLD GREENWOOD - PARCEL T FILED IN BOOK 8 OF SUBDIVISIONS, PAGE 143, O.R.N.C. AND WAS DETERMINED FROM MONUMENTS SHOWN AS FOUND HEREON.

**FINAL MAP NO. 2021-00000024
OLD GREENWOOD
VILLA COURT - PHASE 2**

A DIVISION OF LOT C, FINAL MAP 01-002 "OLD GREENWOOD PARCEL T" FILED IN BOOK 8 OF SUBDIVISIONS AT PAGE 143, O.R.N.C. BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M., IN THE TOWN OF TRUCKEE, NEVADA COUNTY, CALIFORNIA.

JUNE, 2025



NOTES:

- THIS SUBDIVISION CONSISTS OF ±2.14 ACRES WITH 8 SINGLE OWNERSHIP LOTS (1-8), LOT A (COMMON AREA) AND LOT B (ROADWAY DEDICATION IN FEE TO TOWN OF TRUCKEE).
- THE DEED OF TRUST TO THE SUBJECT PROPERTY IS RECORDED PER DOC. NO. 2024-016312, O.R.N.C.
- A DEVELOPMENT AGREEMENT WAS RECORDED ON AUGUST 23, 2002 AS DOCUMENT 2002-0033458, 2005-0031341, 2017-0003299 O.R.N.C AND MAY AFFECT THE SUBJECT PROPERTY.
- A FEE DEFERRAL AGREEMENT OLD GREENWOOD SUBDIVISION DATED MARCH 13, 2003, RECORDED AS DOCUMENT 2003-0018986, O.R.N.C. AND MAY AFFECT THE SUBJECT PROPERTY.
- AN AIRPORT OVER-FLIGHT EASEMENT FOR THE TRUCKEE TAHOE AIRPORT TO THE TRUCKEE TAHOE AIRPORT DISTRICT IS RECORDED PER DOC. NO. 2003-0058814, O.R.N.C.
- AN AIRPORT DEED RESTRICTION PROVIDING DISCLOSURE TO POTENTIAL BUYERS OF THE EXISTENCE OF THE TRUCKEE TAHOE AIRPORT AND RELATED OVER-FLIGHTS IS RECORDED PER DOC. NO. 2003-0058817, O.R.N.C.
- REFERENCE IS MADE TO A SUBDIVISION IMPROVEMENT AGREEMENT RECORDED PER DOC. NO. 2003-0058821, O.R.N.C.
- REFERENCE IS MADE TO COMMUNITY BENEFIT FEE AGREEMENT RECORDED IN DOCUMENTS 2003-0059055, 2003-0059056, 2003-0059058, 2006-0000320, 2006-0000321, AND 2006-0016181 O.R.N.C.
- REFERENCE IS MADE TO ROAD MAINTENANCE AGREEMENT RECORDED IN DOC. NO. 2003-0059059 O.R.N.C.
- ELECTRIC AND WATER SYSTEM EASEMENTS ARE RECORDED AND ACCEPTED PER DOCUMENT NO.S 2004-0009349 AND 2005-0048500, O.R.N.C. AND AFFECTS THE SUBJECT PROPERTY.
- AN IRREVOCABLE OFFER OF DEDICATION FOR EXISTING SANITARY SEWER FACILITIES PER DOCUMENTS NO. 2004-0020443, 2006-0009841 O.R.N.C. HAS BEEN ACCEPTED BY TRUCKEE SANITARY DISTRICT AND INCLUDES FACILITIES LOCATED WITHIN VILLA CT. AND FAIRWAY DR.
- A NOTICE OF LIEN FOR COMMUNITY BENEFIT FEE AGREEMENTS WAS RECORDED AS DOCUMENT 2004-0031845 O.R.N.C.
- SEE BK. 8 OF SUBD., PG. 143, O.R.N.C. FOR EASEMENTS, DEDICATIONS AND NOTES THAT MAY AFFECT THE SUBJECT PROPERTY.
- A SUPPLEMENTAL DEVELOPMENT AGREEMENT WAS RECORDED AS DOCUMENT 2008-0000873, O.R.N.C.

NOTES CONTINUED:

- NO STRUCTURES ARE APPROVED ON LETTERED LOT A.
- A SUPPLEMENTARY DECLARATION OF COVENANTS FOR OLD GREENWOOD VILLA COURT PHASE 2 - DECLARATION OF ANNEXATION, IS BEING RECORDED CONCURRENTLY AS DOCUMENT NO. 2026-_____, O.R.N.C.,
- WOODSTOVES, FIREPLACES, ZERO CLEARANCE FIREPLACES, AND OTHER WOOD BURNING DEVICES SHALL BE PROHIBITED.
- ALL LANDSCAPING SHALL CONSIST OF NATIVE VEGETATION SUITABLE FOR PLANTING IN THE SIERRA NEVADA AND SHALL BE IN COMPLIANCE WITH TOWN OF TRUCKEE DEVELOPMENT CODE CHAPTER 18.40 (LANDSCAPE STANDARDS).
- THE SUM OF THE INDIVIDUAL PARTS OF ANY GIVEN LINE MAY NOT EQUAL OVERALL DUE TO ROUNDING.
- ALL EXTERIOR LIGHTS SHALL BE CONSISTENT WITH DEVELOPMENT CODE 18.30.060 (EXTERIOR LIGHTING AND NIGHT SKY). ALL LIGHTS SHALL BE FULLY DOWNSHIELDED, INCLUDING LIGHTING THAT IS ACTIVATED BY SENSORS. NO LIGHTS SHALL TRESPASS ONTO ADJACENT PROPERTIES OR INTO THE PUBLIC RIGHT OF WAY.
- THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING TRUCKEE TAHOE AIRPORT AND AS A RESULT, RESIDENTS AND GUEST MAY EXPERIENCE INCONVENIENCE, ANNOYANCE, OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC CODE SECTION 21670 ET SEQ.) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS TO PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA. RESIDENTS AND GUEST OF PROPERTY NEAR A PUBLIC AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH INCONVENIENCE, ANNOYANCE, OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING INTERESTS IN THE PROPERTY SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THIS FORM.
- A DECLARATION OF COVENANTS - OLD GREENWOOD VILLA COURT PHASE 2 (LOTS 2 AND 3) -SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT, IS BEING RECORDED CONCURRENTLY AS DOCUMENT 2026-_____, O.R.N.C.
- THE MAP RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 143, O.R.N.C. HAS LABELED VILLA COURT AS BEING 60' WIDE. ANALYSIS OF THE GEOMETRY CONFIRMS THAT THE TOTAL WIDTH IS ACTUALLY 50'. WITH LOT B THE RIGHT OF WAY WILL BECOME 55' WIDE.
- A SUPPLEMENTARY DECLARATION OF COVENANTS- OLD GREENWOOD VILLA COURT PHASE 2 - MAINTENANCE DECLARATION IS BEING RECORDED CONCURRENTLY AS DOCUMENT 2026-_____, O.R.N.C.

LEGEND:

- SET 5/8" REBAR W/ CAP, STAMPED "PLS 8321"
- FOUND MONUMENT AS NOTED
- △ DIMENSION POINT - NOTHING FOUND, NOTHING SET
- DIMENSION POINT - NOTHING FOUND, NOTHING SET
- (1) RECORD INFORMATION PER THE FINAL MAP FOR OLD GREENWOOD PHASE 1, RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 111, O.R.N.C.
- (2) RECORD INFORMATION PER THE FINAL MAP FOR OLD GREENWOOD PARCEL-T, RECORDED IN BOOK 8 OF SUBDIVISIONS AT PAGE 143, O.R.N.C.
- P.A.D.E. PRIVATE ACCESS DRIVEWAY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SNOW STORAGE EASEMENT
- (OA) OVERALL
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY
- ⊕ SECTION CORNER

