

An aerial photograph of a mountain town street in winter. The street is covered in snow, with cars parked along the sides. Buildings with snow-covered roofs line the street. In the background, there are snow-covered mountains and evergreen trees under a blue sky with white clouds. A large white text box is overlaid on the bottom left of the image.

CHAPTER 2

Land Use Element

Land Use Element

Truckee's unique location, topography, and natural resources attract both residents and visitors. The Land Use Element is an important tool in planning the future of Truckee to ensure that its unique qualities are protected while providing the community with housing, employment opportunities, and services. This element establishes goals and policies to guide the type, intensity, and distribution of development in Truckee.

The Land Use Element seeks to fulfill the Vision for Truckee by providing a framework for orderly patterns of growth and development in Truckee and ensuring an appropriate distribution and balance of land uses. It designates land that can accommodate a variety of housing types, provides for a diverse range of economic activities, and supports critical public, open space, and recreation uses. The element also provides for mixed-use designations intended to bring housing near services and employment opportunities, create walkable neighborhood centers, and include an active river-oriented district.

Guiding Principles

- ▶ Maintain and enhance the quality of life and unique community character of Truckee through preservation of the town's special characteristics and resources and through development of new land uses that support and complement the community.
- ▶ Maintain and enhance the walkable Downtown core as the heart and soul of the community with a vibrant mix of land uses, historic character, access to a revitalized river, and services and amenities.
- ▶ Promote a mix of land uses whose location, patterns, and densities support increased transit use and encourage biking and walking to reduce vehicle miles traveled while still providing for economic development and housing needs.

Big Ideas

This element is shaped by several big ideas, or themes, including the promotion of mixed-use development, a diversified housing stock, the preservation of community character, and support for a modern industrial economy.

Mixed-Use Development

The element establishes and applies several mixed-use designations to increase access to services and opportunities for Truckee's residents and workforce. These designations aim to support the Town's goal to decrease greenhouse gas emissions from vehicle commutes and also reduce land consumption and the need to expand infrastructure to outlying areas. The mixed-use designations are accompanied by policies that require buildings to be placed closer to the street and coordinated transportation investments to create vibrant walkable districts.

Diversified Housing Stock

Truckee has historically experienced limited multi-family development and the resulting housing stock consists primarily of single-family homes. Although Truckee's single-family neighborhoods provide families with housing opportunities, there are limited housing opportunities for lower-income households, seniors, and the local workforce. This element supports an increase in multifamily housing development through the allowance of higher density ranges in the mixed-use and higher-density residential designations, selectively applied to areas with available infrastructure and access to services. In addition, this element includes policies that promote infill housing opportunities in single-family neighborhoods, such as accessory dwelling units, duplexes, and the subdivision of existing single-family parcels.

Community Character

Truckee's character is defined by mountain vistas, ample open space, and abundant recreation lands. This element seeks to maintain Truckee's character by promoting growth in previously developed areas closer to the Downtown and limiting outward growth into open space lands or the Town's sphere of influence. Complementing the Land Use Element is the Community Character Element that guides the character and design of development throughout Truckee.

Modern Industrial Economy

A central component of creating a strong four-season economy, as envisioned by this General Plan, is Truckee's industrial sector. Truckee continues to be an important industrial center for the region. The industrial sector provides residents with year-round jobs and livable wages. These jobs are an important contrast to the mostly minimum wage jobs offered through the tourism industry.

This element aims to support the industrial sector by providing sufficient land for new industrial development and encouraging the modernization and redevelopment of existing industrial areas. The Business Innovation and Industrial designations support small industrial users, the construction industry, and customer-serving industrial such as coffee roasters, breweries, mechanics, and food manufacturers. In addition, this element includes policies that require the consideration of industrial land needs in future land use decisions.



Source: Town of Truckee.

View of Donner Lake from Donner Summit.



Source: UtahOutside.com.

Example of customer-serving industrial development.

State Law Requirements

State law (Government Code Section 65302[a] and Public Resources Code Section 2762[a]) requires the Land Use Element to address the distribution, location, and extent of the uses of land for housing, business, industry, open space, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses of land. The Land Use Element must identify standards of population density and building intensity for the land use designations and must address the provision of adequate public services and infrastructure.

The Land Use Element is also required to address solid and liquid waste disposal facilities. No solid waste disposal facilities exist or are proposed in Truckee. Water treatment facilities operated by the Tahoe-Truckee Sanitation Agency are located in the extensive public lands northeast of the airport, south of the Truckee River. The element includes a policy addressing potential future expansion of these facilities.

Plan Areas

The town contains several planned communities that have established specific or master plans to guide land use development (Figure LU-1). These areas have unique development and site conditions necessitating additional review and guidance for development. Development proposed in these areas must be consistent with the adopted policies and development standards of the applicable plan.

Tahoe Donner

The Tahoe Donner area is located in the northwest portion of the town. Tahoe Donner was created as a planned community, prior to the town's incorporation, and includes primarily single-family residential with neighborhood amenities and some supportive commercial.

Coldstream Specific Plan

The Coldstream Specific Plan area is located in the south-central portion of the town, east of Donner Memorial State Park, along Deerfield Drive. The Coldstream Specific Plan was adopted by the Town in 2014 and provides policy guidance, development standards, and development guidelines for future development in the plan area. The plan supports mixed-use development that aims to restore, enhance, and revitalize the environmental quality of the area while concurrently preserving the community's historic traditions.

Joerger Ranch Specific Plan

The Joerger Ranch Specific Plan area is located at the intersection of State Route (SR) 267, Brockway Road, and Soaring Way near the Truckee Tahoe Airport. The Joerger Ranch Specific Plan was adopted in 2015 and amended in 2021. It includes policy guidance, development standards, and guidelines for the development of commercial, manufacturing, workforce housing, and open space.

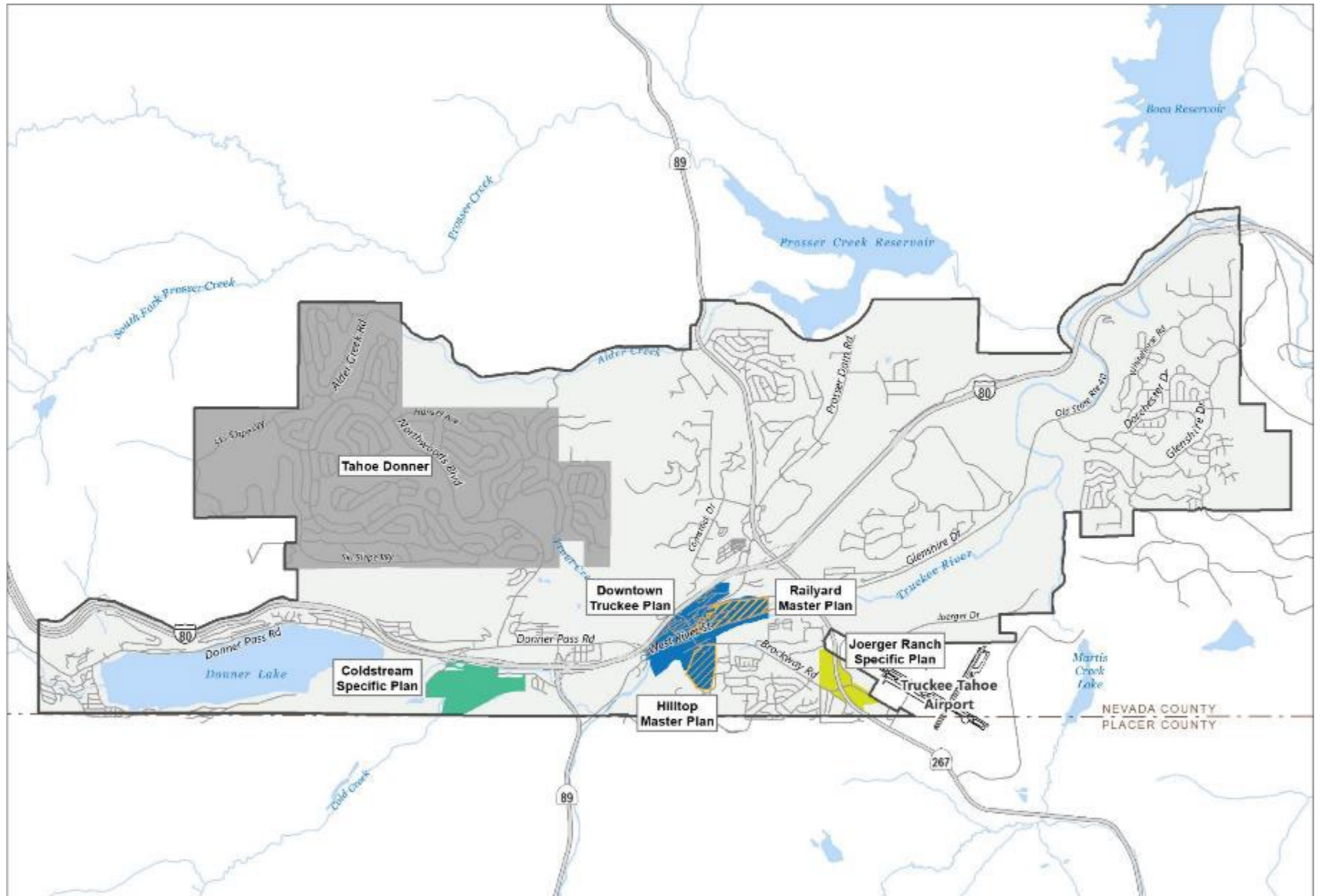


View of Downtown Truckee.

Downtown Truckee Plan

The Downtown Truckee Plan regulates land uses for the heart of Truckee and establishes policies to guide development of the historic Downtown. The plan protects the mountain and historic character of the Downtown; ensures a balanced mix of uses to support a complete community with a strong, diverse, year-round economy; and creates a connected multi-modal environment. Two master plan areas are located within the Downtown and are subject to the following plans:

- ▶ **Railyard Master Plan.** The Railyard Master Plan area encompasses the eastern end of Downtown Truckee. The 2016 update of the plan includes development standards and policies for mixed residential and commercial land use development in the plan area.
- ▶ **Hilltop Master Plan.** The Hilltop Master Plan, adopted in 2008, guides mixed-use residential and commercial land use development in the Hilltop area south of historic Downtown Truckee.



Source: Data downloaded from Town of Truckee in 2018; adapted by Ascent in 2022.

Figure LU-1: Plan Areas

Development Density and Intensity

The Land Use Element establishes development density and intensity standards for each land use designation. Residential development is regulated by a residential density standard; nonresidential development is regulated by a maximum floor area ratio (FAR) standard. Density and intensity standards are based on gross acres.

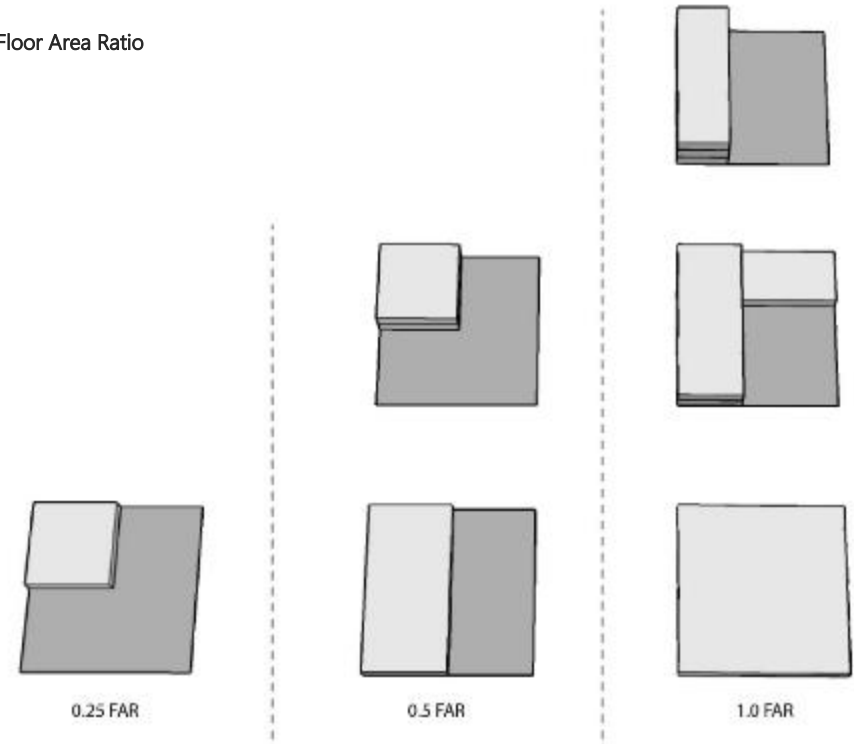
Residential density standards are measured in housing units per gross acre. If, when applied to a project site, the density standard results in a fraction of a unit, the number of allowable units is rounded down to the nearest whole unit.

For nonresidential uses, including commercial, industrial, and public land uses, intensity is measured by floor area ratio. FAR is calculated by dividing the total floor area of all buildings on the site by the total size of the site (square footage). For example, a building or buildings with 25,000 square feet of floor area on a 50,000-square-foot site has a FAR of 0.5. The maximum FAR standard limits the overall size of development on a property. As an example, a maximum FAR of 0.75 would allow up to 75,000 square feet of building floor area on a 100,000-square-foot lot. The 75,000 square feet could be provided in one building or on multiple stories, or divided between multiple buildings.

When calculating FAR for a commercial or mixed-use development, the building square footage includes finished interior spaces on all building floors. Structured parking and exterior open space, such as courtyards, roof gardens, and balconies, are excluded from the building square footage.

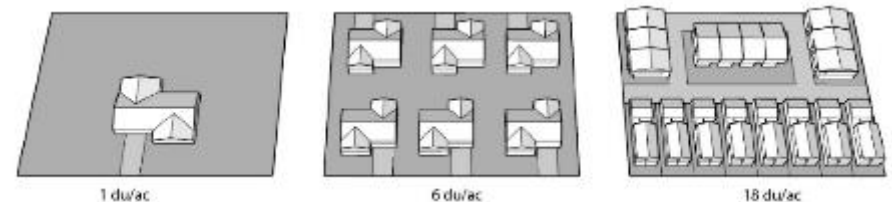
For mixed-use developments that include both commercial and residential uses, development intensity is regulated by both the residential density and the FAR standard for the land use designation. As an example, a site measuring 50,000 square feet with a maximum FAR of 1.0 could be developed with 50,000 square feet of total building area. In this example, 50,000 square feet would be the maximum size of building square footage that could be constructed on the site and would need to accommodate both the commercial and residential uses. The number of residential units would be limited by the allowed density.

Floor Area Ratio



FAR determines how much space a building can occupy on a site. Building form may vary based on other standards, such as height limits and setbacks. Typically, as FARs increase, development is more compact and walkable.

Residential Density



Residential density standards determine the number of units allowed per acre, as shown in the diagram. Site plan and building form may vary depending on unit size and standards identified in the Development Code, such as height limits and setbacks.

Source: Ascent.

Land Use Designations within the Town Limits

The following designations apply to lands within the town limits, as mapped in Figure LU-2. Land use designations identify appropriate uses and intensities for development throughout the town.

Residential

Rural Residential

The Rural Residential land use designations allow rural residential homes on large parcels. These designations apply to areas with limited availability of infrastructure and services, typically subject to development constraints such as steeper slopes.

Density and Intensity Standards

- ▶ Rural Residential 10 acres per dwelling unit
- ▶ Rural Residential 5 acres per dwelling unit
- ▶ Rural Residential 1–2 acres per dwelling unit

Very Low Density Residential

The Very Low Density Residential land use designation allows detached single-family homes. This designation primarily applies to rural areas with fewer environmental constraints.

Density and Intensity Standards

- ▶ 1–2 dwelling units per acre

Low Density Residential

The Low Density Residential land use designation allows single-family detached single-family units. This designation applies to existing subdivisions and neighborhoods.

Density and Intensity Standards

- ▶ 3–6 dwelling units per acre



A single-family home with an accessory dwelling unit (granny flat or secondary residential unit).



Source: Ascent.

Example of low density residential development.

Medium Density Residential

The Medium Density Residential land use designation allows single-family and multi-family residential units, including small-lot single-family homes, townhouses, duplexes, and apartments. This designation applies to areas located near existing developed areas with access to community services and infrastructure.

Density and Intensity Standards

- ▶ 6–12 dwelling units per acre

Medium High Density Residential

The Medium High Density Residential land use designation allows multi-family residential. This designation applies to areas located near existing developed areas with access to community services and existing infrastructure.

Density and Intensity Standards

- ▶ 12–18 dwelling units per acre



Source: Town of Truckee.

Medium High Density Residential allows condominiums.

High Density Residential

The High Density Residential land use designation allows multi-family residential. This designation applies to areas located near existing developed areas with access to community services and existing infrastructure.

Density and Intensity Standards

- ▶ 18–24 dwelling units per acre

Commercial and Mixed Use

Commercial

The Commercial land use designation allows office, retail, lodging, and service commercial. This designation is applied at major interchanges, along the Brockway corridor, and near the airport.

Density and Intensity Standards

- ▶ Maximum FAR 0.35

Corridor Mixed Use

The Corridor Mixed Use land use designation allows a range of uses, including multi-family residential, retail, office, service commercial, and public uses. Buildings should be oriented toward the street, and parking should be provided in the rear or on the side to create a pedestrian-friendly environment. This designation allows horizontal and vertical mixed-use development. Stand-alone residential is not permitted.

Density and Intensity Standards

- ▶ 12–24 dwelling units per acre, except for the area east of Frates Lane and north of Donner Pass Road where 12–32 dwelling units per acre are permitted
- ▶ Maximum FAR 1.25

Riverfront Mixed Use

The Riverfront Mixed Use land use designation is intended to revitalize the river by providing improved industrial areas and river-oriented retail and restaurant uses. This designation provides for a transition from industrial uses to a river-oriented mixed-use district along West River Street and allows a wide range of uses including industrial uses, retail, and service commercial. Multi-family residential is allowed as part of a mixed-use development. Existing industrial uses are allowed to continue under this designation; however, any new or expansion of industrial development would be required to limit outdoor storage and implement visual screening measures. This designation allows horizontal mixed use and vertical mixed use.

Density and Intensity Standards¹

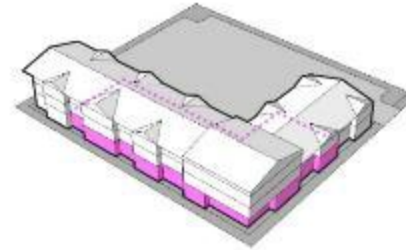
- ▶ 6–18 dwelling units per acre
- ▶ Maximum FAR 1.0

Neighborhood Mixed Use

The Neighborhood Mixed Use land use designation allows neighborhood-serving commercial uses, such as restaurants, offices, and small retail, as well as multi-family residential. This designation requires mixed-use development and allows horizontal mixed use and vertical mixed use. The designation supports the development of mixed-use centers in residential neighborhoods to increase local services and reduce vehicle trips.

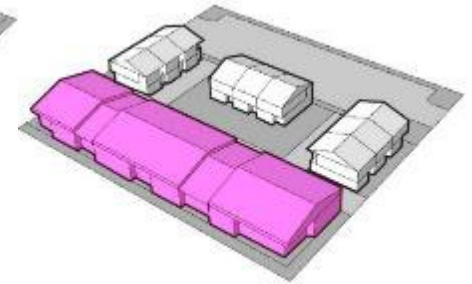
Density and Intensity Standards¹

- ▶ 6–8 dwelling units per acre
- ▶ Maximum FAR 0.8



Vertical Mixed Use

Residential and nonresidential uses are combined in one building.



Horizontal Mixed Use

Residential and nonresidential are included in the same area but separated in different buildings.

Source: Ascent.



Source: The Denver Post.

Neighborhood Mixed Use encourages places for outdoor gathering.

¹ Consistent with Government Code Section 65913.11, a maximum FAR of 1.0 shall apply to a housing development project that consists of 3 to 7 units. A maximum FAR of 1.25 shall apply to a housing development project that consists of 8 to 10 units.

Industrial and Business Innovation

Industrial

The Industrial land use designation allows a broad range of industrial uses, including manufacturing, processing, warehousing, and distribution. This designation also allows supporting commercial uses, work/live opportunities, and workforce housing.

This land use designation is applied to existing industrial areas and to areas determined appropriate for new industrial development based on their proximity to existing industrial development and major transportation facilities, as well as their distance from potential land use conflicts. These areas are intended to provide for relocation of existing industrial uses located along West River Street near the Truckee River and to accommodate projected industrial growth.

Density and Intensity Standards

- ▶ Up to 4 dwelling units per acre
- ▶ Maximum FAR 0.35



Source: BuilderGuru Contracting, Inc., and Gardiner & Gardiner Contracting, LLC.

Industrial encourages revitalized, aesthetically pleasing buildings.

Business Innovation

The Business Innovation designation allows flex industrial space and a range of customer-serving industrial and service commercial uses, such as breweries, coffee roasters, and fitness centers, as well as work/live units and workforce housing.

Density and Intensity Standards

- ▶ Up to 12 dwelling units per acre
- ▶ Maximum FAR 0.5

Public and Quasi-Public Land Uses

Public

The Public land use designation is applied to areas under public ownership by local, regional, state, and federal government agencies. This designation allows public facilities, government offices, and educational facilities. Student and employee housing is allowed in conjunction with educational facilities or on Town-owned or federally owned land in conjunction with the Public Service Center.

Density and Intensity Standards

- ▶ 12–24 dwelling units per acre
- ▶ Maximum FAR 1.0

Public Hospital/Office

The Public Hospital/Office land use designation allows medical and hospital facilities, as well as associated and related public and private offices. Some residential, including workforce housing, is also allowed.

Density and Intensity Standards

- ▶ Average FAR 0.2

Density and Intensity Standards

- ▶ Average FAR 0.2

Open Space

Resource Conservation/Open Space

This land use designation allows passive and active open space and resource management. It is applied to areas containing significant natural resources, including:

- ▶ forest land and rangeland;
- ▶ open space uses such as bikeways, trails, access to the Truckee River, and other public areas;
- ▶ lands with environmentally sensitive features such as important wildlife habitat, wetlands, and wildlife movement corridors;
- ▶ areas containing significant scenic vistas; and
- ▶ areas containing important mineral resources.

Open Space Recreation

The Open Space Recreation land use designation allows recreational uses compatible with the natural resources in the area, such as skiing, camping, existing golf courses, horseback riding, and clustered residential or lodging uses. In addition, public recreation uses, such as park and recreation facilities, libraries, and community centers, are permitted. This designation is intended to minimize suburban and rural residential sprawl; protect significant vistas, wildlife movement corridors, and biological resource areas; and accommodate recreational uses.

Density and Intensity Standards

- ▶ 90 percent of the land shall be preserved as open space
- ▶ Average FAR 0.2 for non-open-space land

Other

Rail Transportation Corridor

The Rail Transportation Corridor allows railroad operations and facilities, surface and subsurface utility lines, and land uses allowed immediately adjacent to the railroad right-of-way. This designation includes all areas within the Union Pacific Railroad right-of way.

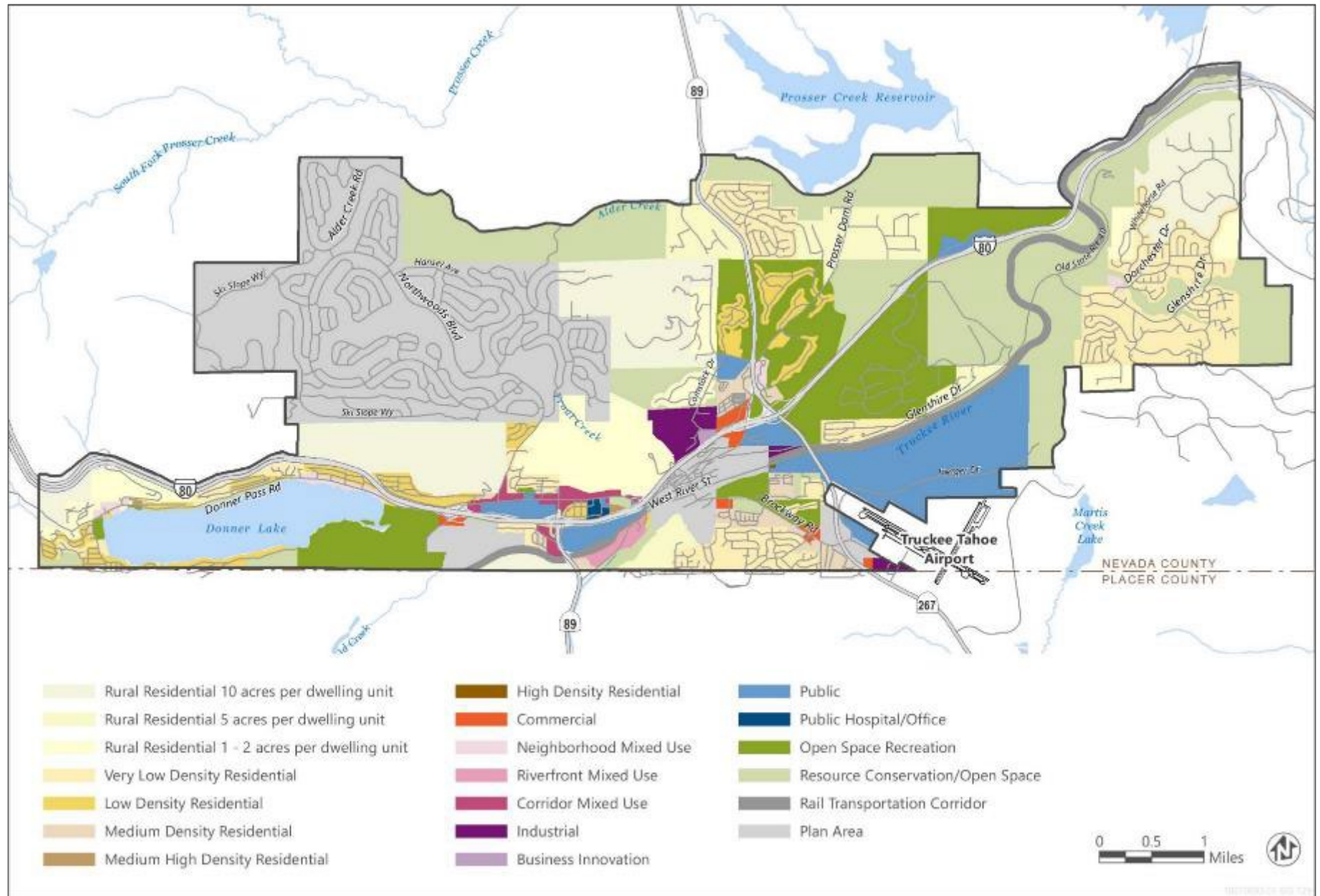
Plan Area

The Plan Area land use designation includes all specific plan, master plan, and other planned communities. Standards for this designation are outlined in the applicable adopted plan or the Development Code.



Source: Town of Truckee.

Resource Conservation/Open Space preserves the quality of the Truckee River.



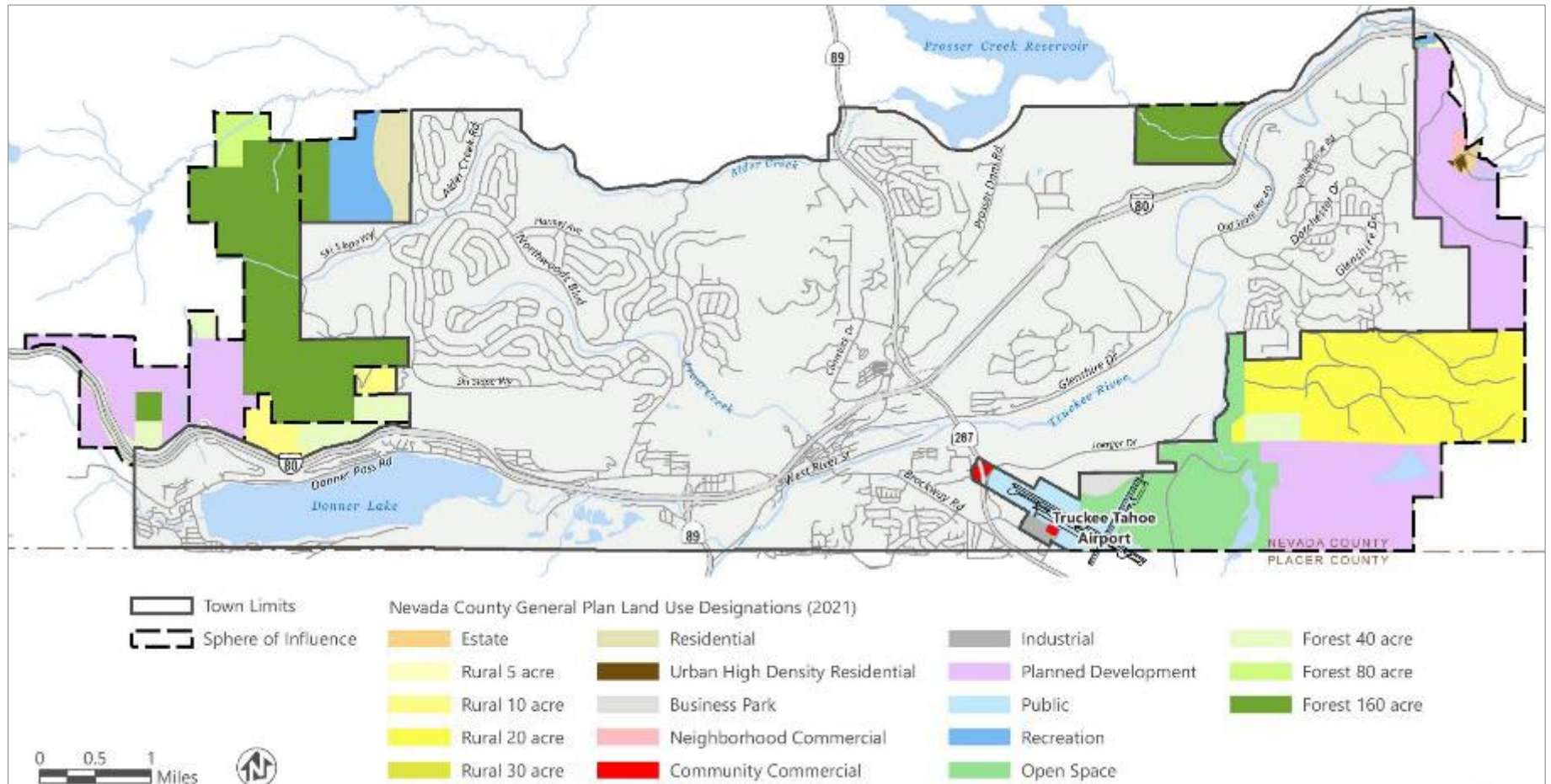
Source: Adapted by Ascent in 2022.

Figure LU-2: Land Use Diagram

Sphere of Influence

The Town of Truckee Sphere of Influence (SOI) extends past the town boundary into unincorporated Nevada County and largely consists of undeveloped land, including several areas preserved by the Truckee Donner Land Trust. The SOI is intended to guide the potential annexation of land from Nevada County's jurisdiction to the Town of Truckee, if

development was to occur. However, it is not the Town's intent to annex and develop these areas within the SOI, and the Truckee 2040 General Plan does not designate land uses within the SOI. Figure LU-3 shows the Nevada County General Plan land use designations for land within the Town's SOI. This element establishes policies to collaborate with the County to protect undeveloped open space land and prevent uncontrolled growth outside of the town boundary.



Source: Data downloaded from Nevada County in 2022; adapted by Ascent in 2022. Note: This figure represents the Nevada County General Plan land use designations as of 2021 but is subject to change. Please reference the Nevada County General Plan for the most up-to-date information on Nevada County land uses.

Figure LU-3: Nevada County Land Use Designations in the Town of Truckee Sphere of Influence

Goal LU-1: Efficient and Sustainable Land Use Patterns

Create efficient land use patterns to provide adequate land designated for residential, commercial, industrial, and open space/recreational uses while reducing environmental impacts, minimizing residential and commercial sprawl, increasing access to opportunity, and mitigating threats to public safety. *[Source: 2025 General Plan, Land Use Element, Goal LU 3, modified by GPAC LU 3 and modified by staff, and combined with GPAC LU 2, modified]*

Policies

LU-1.1

Balance of Uses

Ensure a healthy balance of residential, commercial, industrial, and open space land to adequately serve all Truckee residents, the local workforce, and visitors and to reduce traffic impacts in the region. *[Source: 2025 General Plan, Land Use Element, Policy P2.1, modified]*

LU-1.2

Wildfire Risk Management

Minimize wildfire risks through effective land use planning and land management techniques (e.g., defensible space, fire breaks). *[Source: GPAC, Land Use Element, LU-15, modified]*



The Safety and Noise Element includes policies and actions to address wildfire hazards, including defensible space requirements, fuel management, and agency coordination.

LU-1.3

Infill Development

Encourage infill development within existing developed areas, including commercial centers and corridors, to promote sustainability, environmental protection, and equitable development patterns. *[Source: 2025 General Plan, Land Use Element, Policy P3.3, and GPAC Goal LU-3, and Community Character Element, Policy P9.1, modified]*

LU-1.4

Freeway-Oriented Development

Continue to locate freeway-oriented commercial development only at the existing developed interchanges with Interstate 80 at Donner Pass Road/Cold Stream Road and at State Route 89 South. Ensure high-quality design for freeway-oriented development in such areas. *[Source: 2025 General Plan, Land Use Element, Policy P3.1, and GPAC, Land Use Element, LU-9]*

LU-1.5

Land Intensification

Approve amendments to the Land Use Map that increase intensities and/or densities of a property only if it is found that such amendment will provide community benefits, such as affordable housing, public open space, or trail improvements. *[Source: 2025 General Plan, Land Use Element, Policy P2.4, modified]*

LU-1.6

Surface Parking

Limit large continuous surface parking lots to mitigate visual, heat island, and water quality impacts. *[Source: GPAC, Land Use Element, LU-13, modified]*

LU-1.7

Inefficient Uses

Prohibit the development of new gas stations, mini-storage, and golf courses in Truckee. Proposed major modifications or improvements to existing facilities shall be considered on a case-by-case basis in the

context of broader General Plan and community goals. *[Source: 2025 General Plan, Land Use Element, Policy P6.5, modified]*

Actions

LU-1.A

Development Code Update for New Land Use Designations

Review and update the Development Code, including amendments to the Town's zoning to reflect land use designations established in this General Plan, including new mixed-use and business innovation designations; incorporating new prohibitions on gas stations, mini-storage, and golf courses; incorporating the density ranges of the land use designations; and strengthen the legal nonconforming uses ordinance to remove the allowances to reactivate legal nonconforming uses when the use has been abandoned. *[Source: New action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

| **Responsibility:** Community Development Department

| **Time Frame:** Ongoing

LU-1.B

Annual Development Report

Report annually to the Planning Commission and Town Council on the growth and development that occurred in Truckee in the previous year, status of major planning efforts, and implementation of the General Plan, including community efforts to conserve natural resources in the area. *[Source: 2025 General Plan, Land Use Element, Action A2.1, modified]*

| **Responsibility:** Community Development Department

| **Time Frame:** Annually

LU-1.C

GIS Database

Update, maintain, and implement regular improvements to the Town's GIS database to allow accurate calculations of acreage and land use designations for all parcels within the town. *[Source: 2025 General Plan, Land Use Element, Action A2.2]*

LU-1.D**Transfer of Development Rights**

Evaluate the feasibility of establishing a transfer of development rights (TDR) program that helps achieve the 2040 General Plan land use goal to create efficient land use patterns and conserve land on the town's

perimeter while encouraging growth in the urban core. *[Source: 2025 General Plan, Land Use Element, Action A3.3, modified]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

Goal LU-2: Residential Uses

Provide an adequate amount of land designated for residential uses to accommodate affordable and workforce housing needs, prevent sprawl, and minimize daily commutes. *[Source: 2025 General Plan, Land Use Element, Goal LU 2, GPAC LU 2, modified]*

Policies**LU-2.1****Sufficient Residential Land to House Local Workforce**

Maintain sufficient land designated for a variety of housing types to house the local workforce, support a strong local economy, and reduce regional traffic impacts. *[Source: New policy]*

LU-2.2**Infill Housing in Single-Family Neighborhoods**

Increase infill housing opportunities in single-family neighborhoods with adequate infrastructure and limited environmental constraints by encouraging accessory dwelling units, duplexes, subdivision of existing single-family parcels, and a greater variety of housing types. *[Source: New policy]*

LU-2.3**Minimum Residential Densities**

Require new residential development to meet minimum density standards and encourage residential development to build at densities as close to the maximum density standard as feasible. If minimum density cannot be met, density should be transferred to other suitable parcels. *[Source: 2025 General Plan, Land Use Element, Policy P2.3, modified]*

LU-2.4**Appropriate Location of Affordable Housing Development**

Use regulatory and voluntary tools to focus affordable housing development along existing and planned transit routes and near services and jobs. *[Source: New policy]*

LU-2.5**Healthy Jobs-Housing Balance**

Incorporate information from the North Tahoe Regional Workforce Housing Needs Assessment and future housing needs studies into the Town's housing strategy to maintain a healthy jobs-housing balance in Truckee. *[Source: New policy]*

LU-2.4**Short-Term Rentals**

Continue to regulate short-term rentals to better use both existing and future rental stock for full-time residents and to maintain the quality of life in residential neighborhoods. *[Source: New policy, IG Strategy C.1.e]*



Source: Keep Truckee Green.

Affordable housing at Coldstream Commons.

LU-2.5

Appropriate Home Sizes

Prevent the construction of oversized homes that impede visual corridors, including Donner Lake and the Truckee River, and/or are disproportionate to the scale and character of surrounding development and the size of their lots. *[Source: New policy]*



The Housing Element includes policies and actions to address housing needs, including innovative housing types, affordable housing, and regional collaboration.

LU-2.6

Small-Lot Homeownership

Prioritize funding and investment in income-restricted small-lot homeownership developments to provide alternative affordable housing opportunities for owners of mobile homes. *[Source: New policy, IG Strategy C.1.g]*

LU-2.7

Estate Parcel Subdivision

Discourage future subdivision of estate-type parcels (2.5 to 10 acres in size) within the town boundaries outside of existing rural subdivisions. *[Source: 2025 General Plan, Land Use Element, Policy P3.2]*

LU-2.8

Clustered Residential Subdivisions

Require new residential subdivisions, resulting in more than two parcels, to be clustered consistent with the Open Space/Cluster Requirements of the Development Code to achieve the following:

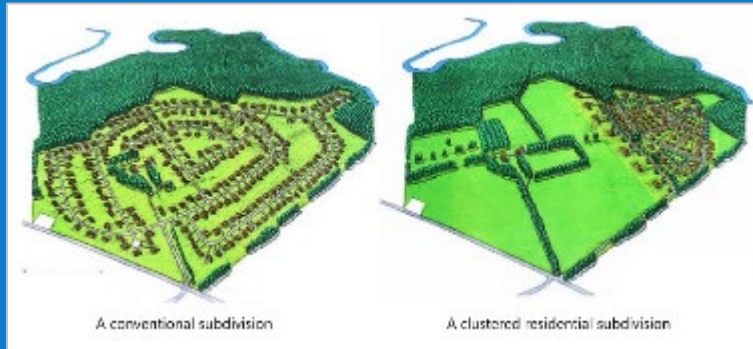
- ▶ Avoid areas of significant natural resources, including wildlife habitat and migration corridors, wetlands and water features, and scenic resources.
- ▶ Avoid areas of significant hazard, such as floodplains, steep slopes, unstable soils, and avalanche areas, to protect public health and safety.
- ▶ Maximize contiguous areas of open space.
- ▶ Minimize infrastructure costs. *[Source: 2025 General Plan, Land Use Element, Policy P7.2, modified]*

LU-2.9

Open Space through Clustering

Consider the type, location, and quality of open space areas preserved through clustering as an integral and primary element in the overall site planning for a project. This may necessitate residential project design that includes smaller units or lot size in order to accommodate clustering. *[Source: 2025 General Plan, Land Use Element, Development Standards, modified]*

Clustered development is a key concept used to guide development in Truckee. Clustered development allows structures to be in close proximity of one another and allows a greater area to be left as undeveloped open space.



Source: Randall Arendt.

LU-2.10**Open Space Preservation and Management**

Preserve the portions of parcels not developed with clustered residential uses as undeveloped open space. Preservation and management options for open space include:

- ▶ dedication to a homeowners association;
- ▶ dedication to a public agency such as the Truckee-Donner Recreation and Park District or to a land trust or other nonprofit agency; or
- ▶ for smaller subdivisions (fewer than five parcels), the use of development envelopes in conjunction with conservation easements or deed restrictions. *[Source: 2025 General Plan, Land Use Element, Policy P7.5, modified]*

Actions**LU-2.A****Workforce Housing Strategy**

Work with existing large employers to develop a strategy to increase workforce housing in Truckee for employees and their families. The strategy should emphasize co-benefits for both employers (e.g., potential new revenue, employee reliability) and employees (e.g., decreased commute lengths, cost savings, quality-of-life improvements). *[Source: New action]*

Responsibility: Community Development Department, Assistant to the Town Manager

Time Frame: Ongoing

LU-2.B**Town of Truckee Density Bonus**

Create a Town of Truckee-specific Affordable Housing density bonus program modeled after the State of California's Density Bonus Law that offers additional housing density and financial incentives for the creation of workforce housing units in targeted infill areas that meet the affordability needs of Truckee's local workforce. *[Source: New action]*

Responsibility: Community Development Department

LU-2.11**Residential and Recreational Uses**

Minimize conflicts between residential and recreational users. Support the efforts of homeowner's associations, residents, recreation agencies, and others in resolving conflicts. *[Source: 2025 General Plan, Land Use Element, TD-P5, modified]*

Time Frame: Short term

LU-2.C**Short-Term Rental Regulations**

Monitor and amend the short-term rental regulations, as necessary, to effectively mitigate nuisance issues, impacts of commercial uses in residential areas, and housing challenges. *[Source: New action]*

Responsibility: Community Development Department, Assistant to the Town Manager

Time Frame: Ongoing



Source: Coburn Crossing.

Coburn Crossing multi-family development.

LU-2.D

Clustered Residential Standards Update

Amend the Development Code, including the Subdivision Ordinance, to update standards related to clustered residential development to provide clarity and objectivity. *[Source: 2025 General Plan, Land Use Element, Action A7.1, modified]*

Responsibility: Community Development Department

Time Frame: Short term

LU-2.E

Maximum Home Sizes

Adopt a standard for maximum home size to prevent construction of oversized homes that are disproportionate to the scale and character of surrounding development and the size of their lots. *[Source: 2025 General Plan, Community Character Element, Action A16.1, modified]*

Responsibility: Community Development Department

Time Frame: Short term

LU-2.F

Incentives for Accessory Dwelling Units

Create a new housing program that incentivizes the construction of accessory dwelling units within one mile of Downtown and the Gateway District. *[Source: New action]*

Responsibility: Community Development Department

Time Frame: Short term

LU-2.G

Variety of Housing Types

Explore the creation a missing middle housing program that requires a variety of housing types and sizes in new single family subdivisions, including accessory dwelling units and duplexes. *[Source: New action]*

Responsibility: Community Development Department

| **Time Frame:** Short term

LU-2.H

Infill Housing in Single-Family Neighborhoods

Create a new housing program that incentivizes lot splits in exchange for deed-restricted affordable housing in residential neighborhoods within the Very Low Density Land Use Designation. *[Source: New action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term



Source: American Tiny House Association.

Accessory dwelling unit.

Goal LU-3: Commercial and Mixed-Use Development

Create vibrant mixed use corridors, support commercial centers, and provide neighborhood services to reduce traffic and greenhouse gas emissions while minimizing land use conflicts. *[Source: 2025 General Plan, Land Use Element, Goal LU 5, modified by GPAC, LU 5, and modified by staff, modified]*

Policies

LU-3.1

Mixed-Use Development

Strongly encourage mixed-use development to support compact pedestrian-friendly districts in appropriate locations, including the Downtown, the West River District, and the Gateway District. *[Source: 2025 General Plan, Land Use Element, Policy P5.1, modified]*

LU-3.2

Pedestrian-Oriented Commercial

Discourage new "strip" commercial development and require new commercial projects to provide for pedestrian/bicycle access and proper building scale and proportion relative to the pedestrian realm. *[Source: 2025 General Plan, Land Use Element, Policy P5.4, modified]*



Example of pedestrian oriented mixed use development.

LU-3.3

Complete Neighborhoods

Encourage complete neighborhoods that incorporate a mix of housing densities, local commercial uses, and public facilities/services, strategically located along major transportation corridors to support transit, bicycle, and pedestrian use while reducing vehicle miles traveled. *[Source: GPAC, Land Use Element, LU-17, and GPAC, Land Use Element, LU-16, modified]*

LU-3.4

Neighborhood Centers

Support development of neighborhood centers, specifically at Donner Lake, in Tahoe Donner, and in Glenshire, by requiring applications for new commercial development to demonstrate an ability to provide goods and services to nearby residents (e.g., daycare services, coworking spaces, neighborhood commercial). *[Source: 2025 General Plan, Land Use Element, Policy P5.3, modified]*

LU-3.5

Building Orientation

Require new buildings in mixed-use and commercial areas to be oriented toward the street and for off-street parking areas to be located to the rear or side of commercial buildings. Ultimate building locations must accommodate snow removal and snow storage, stormwater treatment, and should maximize solar orientation. *[Source: 2025 General Plan, Land Use Element, Policy P6.4]*

LU-3.6**Retail Building Size**

Limit the building size for a single retailer to a maximum of 20,000 square feet. Allow exceptions to the policy up to 30,000 square feet for projects providing community benefits. *[Source: 2025 General Plan, Land Use Element, Policy P6.1, modified]*

Actions**LU-3.A****Residential Development Incentives**

Develop a program to provide effective incentives for the inclusion of housing affordable to the local workforce in mixed-use projects. *[Source: 2025 General Plan, Land Use Element, Action A5.2]*

Responsibility: Community Development Department

Time Frame: Short term

LU-3.B**Building Size**

Amend the Development Code to establish maximum size limitations on retail buildings in all zoning districts, and exception criteria, consistent with Policy LU-3.6. *[Source: New action]*

Responsibility: Community Development Department

Time Frame: Short term



Source: Fifty Fifty Brewing.

The Rock is a local example of neighborhood commercial development.

Goal LU-4: Industrial Uses

Support a strong, diverse, four season economy by maintaining a robust industrial and maker base that provides jobs for residents and is compatible with surrounding uses. *[Source: New goal]*

Policies

LU-4.1

Adequate Industrial Land

Ensure adequate industrial land to support a four-season economy and to facilitate relocation of existing industrial uses between West River Street and the Truckee River. *[Source: New policy]*

LU-4.2

Replacement of Industrial Land

Require applicants requesting amendments to industrial designations to other uses to provide adequate replacement of industrial land. *[Source: New policy]*

LU-4.3

Primary Use of Industrial Land

Ensure that the primary use of industrial designated land is for industrial and discourage the development of commercial or office uses within industrial designations. *[Source: 2025 General Plan, Land Use Element, Policy P2.2, modified]*



The Economic Development Element includes policies and actions to address industrial demand, the local job market, and economic resilience.



Source: Tahoe Truckee Lumber Company.

Tahoe Truckee Lumber Company lumber and materials yard.

LU-4.4

Industrial Buffering and Screening

Require buffering, screening, setbacks, and other measures for new and expanded industrial uses in areas visible to the public right-of-way and adjacent to residential neighborhoods to minimize impacts and compatibility conflicts, with particular attention to minimizing impacts on disadvantaged populations. *[Source: 2025 General Plan, Land Use Element, Policy P5.7, modified]*

Actions

LU-4.A

Additional Industrial Land

Identify at least an additional five acres of land that is suitable for redevelopment or zoning for new industrial development that can function as a buffer to ensure an adequate supply and avoid a shortage of suitable land which could drive up the cost of development and act as a barrier to economic development and business retention. *[Source: 2020 BAE Study, modified]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

LU-4.B

Industrial Development Standards Amendment

Review and revise the Development Code buffering, screening, and setback standards for industrial uses. *[Source: New Action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term



Source: Tahoe Truckee Lumber Company.

Construction and lumber yard.

Goal LU-5: Public Services and Infrastructure

Ensure the timely provision of public services and infrastructure that supports anticipated development in suitable locations.

[Source: 2025 General Plan, Land Use Element, Goal LU 4, modified by GPAC, LU 4]

Policies

LU-5.1

Coordination with Special Districts

Work with all special districts to ensure coordination of development and provision of services in the town. *[Source: 2025 General Plan, Land Use Element, Policy P4.1, modified]*

LU-5.2

Public Facility Planning

Cooperate with special districts to plan for and identify suitable future sites for needed facilities (e.g., schools, fire stations, solid and liquid waste disposal sites, utilities infrastructure) so that the local population can be safely and efficiently served while minimizing potential environmental impacts. *[Source: 2025 General Plan, Land Use Element, Policy P4.2, modified]*



Source: Town of Truckee.

Town of Truckee Public Service Center.

LU-5.3

Adequate Services for Rezoning

Approve rezoning only when adequate services are available, or when a program to provide services has been approved by the applicable district and the Town of Truckee. Prohibit rezoning of land on well and/or septic to a more intensive zoning unless a program to provide services has been approved by the applicable district and the Town of Truckee.

[Source: 2025 General Plan, Land Use Element, Policy P4.3, modified]

LU-5.4

Provision of Sewer Services

Require that sewer service be provided for all new residential subdivisions creating more than four parcels and for all new nonresidential uses, including on parcels where a change of use is proposed. Existing legal parcels and new subdivisions of four or fewer parcels in areas currently without sewer may be developed with residential uses using septic systems with the approval of the appropriate health and environmental agencies. Such parcels may be required to establish connections to the sewer system if they are located in close proximity to existing or future sewer lines. *[Source: 2025 General Plan, Land Use Element, Policy P4.3, modified]*

LU-5.5

Police Services

Review all development proposals to ensure that demand generated for police services can be adequately met. Periodically evaluate current funding mechanisms for police services to determine if they are adequate, and consider revisions as necessary. *[Source: 2025 General Plan, Land Use Element, Policy P4.4]*

LU-5.6**Future Emergency Service Needs**

Coordinate with emergency service providers to ensure that emergency service needs can be adequately met to meet projected population growth, including fire protection provided by the Truckee Fire Protection District. *[Source: New policy added during CalFire review]*

LU-5.7**Stormwater Infrastructure and Management**

Require new infrastructure and development to be designed to manage stormwater runoff and minimize or eliminate harmful impacts to water quality; riparian, wetland, and meadow habitats; and properties prone to flooding. When infrastructure is replaced or retrofitted, require the

Actions**LU-5.A****Sewer Master Plan**

Coordinate with the Tahoe-Truckee Sanitation Agency on implementation of and future updates to the Sewer Master Plan to ensure the needs of all Truckee businesses, residents, and visitors are met. *[Source: New policy]*

Responsibility: Public Works Department

Time Frame: Ongoing

LU-5.B**Urban Water Management Plan**

Work with the Truckee Donner Public Utility District on updating the Urban Water Management Plan by 2025 and every five years thereafter. *[Source: New policy]*

Responsibility: Public Works Department

Time Frame: Short term

upgrading of stormwater management systems to minimize or eliminate these impacts. *[Source: 2025 General Plan, Land Use Element, Policy P4.5, modified]*



The Conservation and Open Space Element includes policies and actions to address the protection of water quality and the management of stormwater runoff.

LU-5.8**Broadband Infrastructure**

Improve broadband infrastructure to increase connections to fiber-optic internet to support the local economy and meet the needs of residents. *[Source: New policy]*

LU-5.C**Capital Improvements Program**

Annually update the Town's long-range Capital Improvements Program as needed. The program shall continue to address all Town facilities that are included in the development impact fee program, or are needed to solve existing deficiencies and to accommodate projected growth, and shall include a funding and phasing program for provision of facilities in not less than five-year increments through the end of the updated planning period. Encourage all special districts serving Truckee to do the same. *[Source: 2025 General Plan, Land Use Element, Action A4.2]*

Responsibility: Public Works Department

Time Frame: Annually

LU-5.D**Funding Mechanisms for Police Services**

Evaluate funding mechanisms for police services in 2023 and every six months thereafter, with preparation of the Town budget, to determine if the funding sources are adequate and consider revisions as necessary. *[Source: New action]*

Responsibility: Truckee Police Department

| **Time Frame:** Short term

Goal LU-6: Downtown

Preserve and enhance the historic mountain character of the Downtown and support a vibrant district through infill growth, a mix of uses, and public spaces. *[Source: New goal]*

Downtown Overview

Truckee's historic Downtown is the social, cultural, and economic heart of the community. Its mountain character and dynamic uses provide jobs and services attracting residents and visitors alike. Although much of the Downtown is built out, some development opportunities remain. The 2040 General Plan envisions a vibrant, connected, multi-modal Downtown that supports a year-round economy and highlights the Truckee River. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the Downtown Truckee Plan area, as shown in Figure LU-1.

Policies

LU-6.1

Mix of Uses

Encourage a mix of uses that help to complete the Downtown by:

- ▶ increasing opportunities for a variety of infill housing,
- ▶ enhancing the pedestrian-orientation and activity in the Downtown,
- ▶ improving river access, and
- ▶ providing an environment that fosters street-level activity and social interaction. *[Source: DTSP Admin Draft, Guiding Policy LU-1]*

LU-6.2

Support the Central Community Hub

Continue to support the desirability of the Downtown as a central community hub with a strong four-season economy serving locals and tourists. *[Source: DTSP Admin Draft, Guiding Policy LU-2, modified]*



The Community Character Element and Economic Development Element include additional policies and actions addressing the Downtown.

LU-6.3

Variety of Businesses and Local Gathering Places

Encourage a diverse mix of businesses and local gathering places that create a variety of reasons for people to come to the Downtown. *[Source: DTSP Admin Draft, Guiding Policy LU-3]*

LU-6.4

Riverfront Development

Encourage new riverfront development in the Downtown that provides river access and protects the scenic and environmental quality of the river through development and design standards. *[Source: DTSP Admin Draft, Guiding Policy LU-4, modified]*

LU-6.5

Active Ground Floor Uses

Encourage active ground floor uses and discourage ground floor office uses in buildings in the Downtown core. *[Source: 2025 General Plan, Community Character Element, Policy P6.8]*

LU-6.6**No Net Loss of Housing**

Ensure no net loss of existing residential units in the Downtown. *[Source: New policy]*

LU-6.7**Affordable Residential Development**

Accommodate additional residential development in the Downtown, including affordable workforce housing. *[Source: DTSP Admin Draft, Guiding Policy LU-5]*

LU-6.8**Public Spaces and Art**

Continue to promote the creation of new small public spaces and art installation to activate Downtown streets. *[Source: DTSP Admin Draft, Guiding Policy LU-7]*



Source: Town of Truckee.

Art is incorporated into the public realm.

Actions

LU-6.A**Update Plan to Include Objective Design Standards**

Update the Downtown Truckee Plan to include objective design standards to preserve the historic character of the Downtown, provide transitions from nonresidential to residential uses, and protect the scenic and environmental quality of the river. *[Source: New action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

LU-6.B**Ground Floor Uses**

Amend the Development Code and the Commercial Row Overlay District to require active ground-floor uses, such as retail, in buildings on the south side of Donner Pass Road from Bridge Street to the McIver Roundabout; north of Jibboom Street, between Bridge Street and Spring

Street; on the north side of Donner Pass Road from Bridge Street to the Railyard boundary; and at the site between Truckee Way and Church Street. *[Source: New action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

LU-6.C**No Housing Loss in Downtown**

Amend the Development Code to ensure no net loss of housing units in the Downtown. *[Source: New Action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Long term

Goal LU-7: Joerger Ranch

Foster high quality development to create a commercial and industrial center that supports a diverse economy while providing housing and high quality of life. *[Source: New goal]*

Joerger Ranch Overview

The Joerger Ranch Specific Plan envisions a high-wage employment district that enhances Truckee's economy and maintains and enhances the community's high quality of life. The 2040 General Plan seeks to support development that implements the Specific Plan while meeting infrastructure, circulation, and workforce housing needs. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the Joerger Ranch Specific Plan area, as shown in Figure LU-1.

Policies

LU-7.1

Range of Uses and Services

Allow a range of commercial, industrial, and residential uses to be developed in the Joerger Ranch Specific Plan area. Services for employees, such as daycare facilities and food sales, shall be encouraged. *[Source: 2025 General Plan, Land Use Element, PC3-P1, modified]*



Source: Sierra Sun.

Soaring Ranch Development in Joerger Ranch.

LU-7.2

Land Use Compatibility

Ensure compatibility of the residential and nonresidential uses in the Joerger Ranch Specific Plan. *[Source: New policy]*

LU-7.3

Design Standards

Ensure that the Joerger Ranch Specific Plan design standards are clear, concise, and create high-quality design that addresses community expectations. *[Source: New policy]*

LU-7.4

Workforce Housing

Ensure the supply of on-site housing for 50 percent of the very low-, low-, and moderate-income workforce associated with development of the Joerger Ranch Specific Plan area. If land use or noise compatibility requirements of the Airport Land Use Compatibility Plan preclude or reduce the total amount of housing that can be developed on-site, required workforce housing may be permitted to be located off-site. *[Source: 2025 General Plan, Land Use Element, PC3-P6, modified]*

LU-7.5

Access to State Route 267

Ensure the consideration of appropriate access to State Route 267, via Brockway Road and Soaring Way, and minimization of visual impacts from the SR 267 corridor during site design. *[Source: 2025 General Plan, Land Use Element, PC3-P3, modified]*

LU-7.6

Impacts to State Route 267

Ensure that the mix of land uses in the Joerger Ranch Specific Plan will generate an amount of traffic that, in addition to buildout of the General Plan (considering all planned circulation improvements), would not result in the need for four lanes on State Route 267 between Interstate 80 and the Brockway Road/Soaring Way intersection. *[Source: 2025 General Plan, Land Use Element, PC3-P8]*

Actions

LU-7.A

Joerger Ranch Specific Plan Update

Update the Joerger Ranch Specific Plan to address changes to the Tahoe Truckee Airport Land Use Compatibility Plan, to further promote appropriate industrial uses, and to consider changes to workforce housing needs. *[Source: New action]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

LU-7.B

Joerger Ranch Specific Plan Design Standards

Update the Joerger Ranch Specific Plan design standards to ensure objective design standards for residential development are incorporated and that residential uses are compatible with adjacent nonresidential uses. *[Source: New action]*

| **Responsibility:** Community Development Department

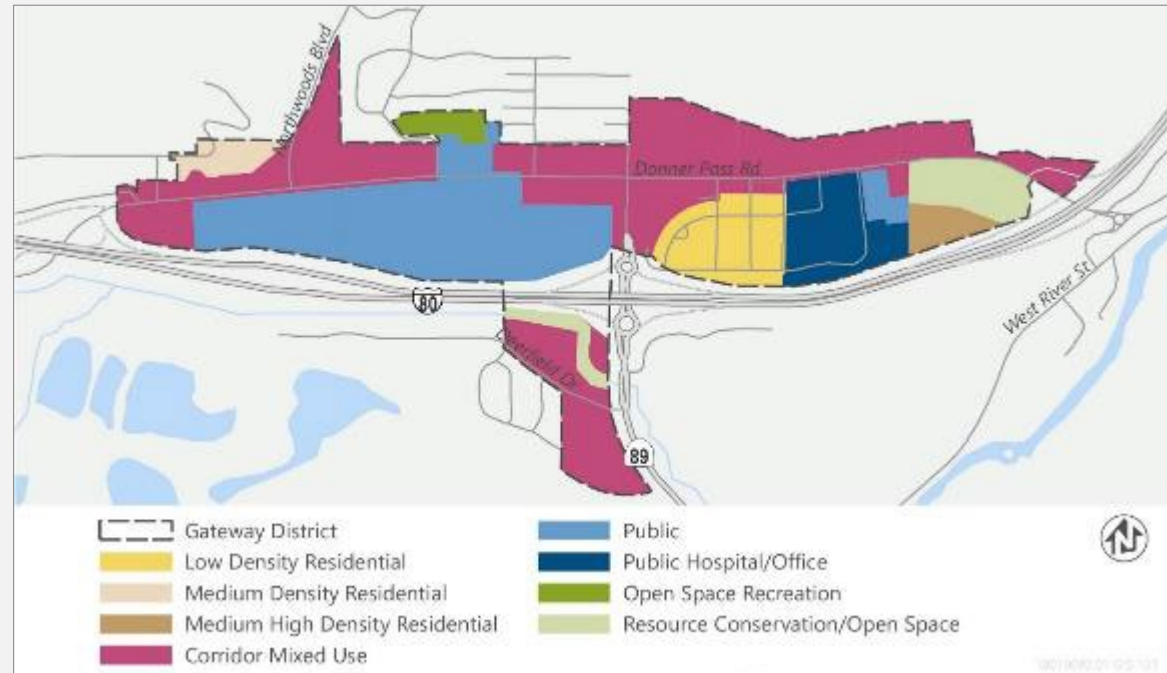
| **Time Frame:** Short term

Goal LU-8: Gateway District

Create a mixed use corridor that provides housing, services, and employment opportunities in an active, safe, and pedestrian oriented environment. *[Source: New goal]*

Gateway District Overview

The Gateway District is in the central part of town, along Donner Pass Road, north of Interstate 80. The Gateway District provides a range of commercial and residential uses that serve residents, workers, and visitors. The 2040 General Plan implements the Innovate Gateway Strategy and aims to transform the area from auto-oriented strip commercial development to an active pedestrian-friendly mixed-use corridor. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the Gateway District, defined in Figure LU-4.



Source: Adapted by Ascent in 2022.

Figure LU-4: Gateway District

Policies

LU-8.1

Uses to Support an Active Corridor

Maintain a blend of land use types and intensities in the Gateway District to support an active corridor that enhances the pedestrian and bicyclist experience and provides housing and services for residents, visitors, and the workforce. *[Source: IG Strategy A.1.a, modified]*

LU-8.2

Active Street Frontage

Encourage the redevelopment of existing parking lots to activate the Donner Pass Road street frontage with infill development, gathering spaces, and outdoor dining that enhance the pedestrian and bicyclist experience in the Gateway District. *[Source: IG Strategy A.3.h, A.3.i and B.1.c, modified]*

LU-8.3**Required Commercial Component**

Require new development in the Gateway District to provide commercial uses on the ground floor of all structures fronting Donner Pass Road and at least 25 percent of the building space on a site to be dedicated for commercial uses. *[Source: IG Strategy A.1.c, modified]*

LU-8.4**Smaller Commercial Spaces**

Encourage smaller-scale buildings that provide space for local “mom & pop” stores, cafes, and restaurants and encourage community interaction in the Gateway District. *[Source: IG Strategy C.2.c]*

LU-8.5**Simple Tenant Improvements**

Provide an expedited building permit process for simple interior tenant improvements to respond to evolving business needs in the Gateway District. *[Source: IG Strategy C.3.d]*

LU-8.6**Incentives for Affordable and Workforce Housing**

Provide funding and incentives for mixed-use redevelopment projects in the Gateway District that provide affordable, workforce, and/or senior housing. *[Source: IG Strategy C.1.f, modified]*

LU-8.7**Multi-Family Unit Size**

Limit the maximum average living area to 1,000 square feet per unit for new multi-family developments in the Gateway District to ensure the construction of smaller units that are more affordable to residents and the local workforce. *[Source: IG Strategy A.1.c, modified]*

LU-8.8**Tahoe Forest Hospital Master Plan**

Support the development of a comprehensive hospital master plan. *[Source: New policy]*

LU-8.9**Clustered Development on Upper McIver Hill**

Require clustered development on Upper McIver Hill to maximize open space protection, minimize hillside disturbance, and limit impacts on scenic viewsheds. *[Source: New policy]*



The Innovate Gateway Strategy renews focus and energy in supporting workforce housing and mixed use development projects, creating additional streetscape and mobility improvements, and adding more activity and open outdoor spaces along the Donner Pass Road corridor. Several strategies identified in the report have been incorporated into the 2040 General Plan.

**Actions**

LU-8.A**Gateway District Overlay**

Amend the Development Code to create an overlay for the Gateway District that establishes development expectations and incentives specifically applied to sites within the district. The overlay should provide flexibility to incentivize the development of affordable, workforce, and senior housing. *[Source: IG Strategy A.1.b and C.1.i]*

Responsibility: Community Development Department

Time Frame: Short term



Source: Town of Truckee.

Donner Pass Road streetscape improvements.

LU-8.B**Public Facility Relocation**

Partner with local government agencies and special districts with facilities located along Donner Pass Road in the Gateway District on opportunities to find suitable relocation site. *[Source: 2025 General Plan, Community Character Element, Policy P8.10, modified]*

Responsibility: Community Development Department, Public Works Department

Time Frame: Midterm

LU-8.C**Tahoe Forest Hospital Master Plan**

Work with Tahoe Forest Hospital to develop a comprehensive hospital campus master plan that maximizes opportunities for denser development, employee housing on campus, trip reduction, trip sharing, structured parking, consolidation of jobs, and provision of “on-campus” services to reduce employee trips. *[Source: New action]*

Responsibility: Community Development Department

Time Frame: Short term

LU-8.D**Housing on Excess Public Property**

Collaborate with public landowners and institutions (e.g., Tahoe Truckee Unified School District, Tahoe Forest Hospital, Truckee Donner Public Utility District, State of California) to create workforce housing on excess public property. *[Source: IG Strategy C.1.b]*

Responsibility: Community Development Department

Time Frame: Annually

LU-8.E**Simple Tenant Improvement Permit Process**

Create a process to expedite building permits for simple interior tenant improvements in the Gateway District. *[Source: IG Strategy C.3.d]*

Responsibility: Community Development Department

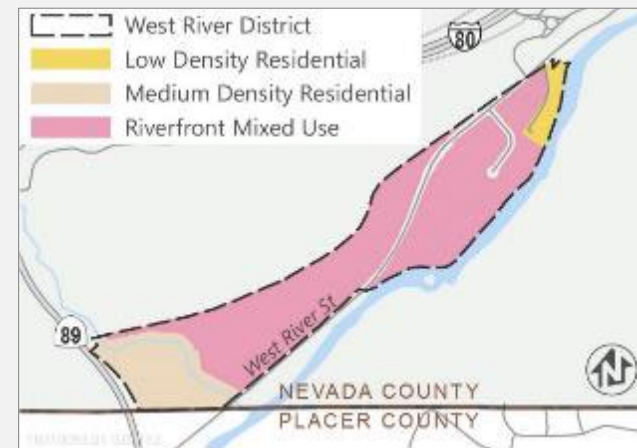
Time Frame: Short term

Goal LU-9: West River District

Transform the West River District into a live/work/recreate district that provides public access to the Truckee River, supports the local economy, and provides a variety of housing types. *[Source: New goal]*

West River District Overview

The West River District is located just southwest of historic Downtown Truckee. The area is home to industrial businesses, as well as a mix of commercial and residential uses. The 2040 General Plan aims to enhance this area by implementing the River Revitalization Strategy and allowing a mix of river-oriented uses that highlight the Truckee River while preserving the district's industrial heritage. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the West River District, defined in Figure LU-5.



Source: Adapted by Ascent in 2022.

Figure LU-5: West River District

Policies

LU-9.1

Variety of Uses in West River

Support a variety of uses in the West River District to create a live/work/recreate district where the following uses are in harmony:

- ▶ Industrial businesses continue to support a four-season economy while minimizing impacts on surrounding uses and the environment;
- ▶ A mix of residential types provides housing for the workforce;
- ▶ Retail, lodging, and services uses activate the area; and
- ▶ Access to a restored Truckee River is provided for residents, employees, and visitors. *[Source: New policy]*

LU-9.2

Truckee River Enhancement

Support the goals and principles of the Truckee River Revitalization Strategy to protect and enhance the scenic quality of the river and its riparian/river ecosystem, increase public access and river awareness, and encourage appropriate development or redevelopment in the West River District. *[Source: GPAC, Land Use Element, LU-14, modified]*

LU-9.3

Comprehensive Study of West River

Identify incentives and strategies to overcome challenges that limit the potential for redevelopment in the West River District. *[Source: New policy]*

LU-9.4**Transition of Industrial to River-Oriented Uses**

Activate the riverfront by replacing industrial uses with a mix of commercial and residential uses on the parcels between West River Street and the Truckee River and provide opportunities for river access. Create an employment district in an improved industrial setting between West River Street and the Union Pacific Railroad to allow for the relocation of existing industrial uses. *[Source: New policy]*

LU-9.5**Productive Infill Development in the West River District**

Support infill development on underutilized parcels in the West River District that provides job-intensive uses and limit uses that do not support goals for employment and productive infill development, such as warehousing or mini-storage. *[Source: New policy]*

LU-9.6**Development Standards for Industrial Buildings**

Require industrial buildings in the West River District that are visible from the public right-of-way and/or residential uses to include attractive building frontages, façade articulation, and landscaping and tree coverage in parking areas and along the street frontage. *[Source: New policy]*

LU-9.7**Prohibition on Visible Outdoor Storage**

Prohibit visible outdoor storage adjacent to, and visible from, West River Street and the Truckee River. *[Source: 2025 General Plan, Community Character Element, Action A15.3, modified]*

LU-9.8**Truckee River Setback**

Continue to require a 75-foot setback from the 100-year floodplain for buildings developed on parcels located between West River Street and the Truckee River within the River Protection Overlay District. *[Source: New policy]*

LU-9.9**Public Access to Truckee River**

Establish a public access point to and parking area near the Truckee River. *[Source: New policy]*

Downtown River Revitalization Strategy**Truckee, California**

Adopted October 20, 2005
Town Council Resolution No. 2005-52



The River Revitalization Strategy provides a framework to guide land use development on sites along the Truckee River, including the West River District. The strategy includes actions to revitalize underutilized lands, abate environmental degradation, and redevelop the Truckee River waterfront.

Actions

LU-9.A

West River Study

Prepare a comprehensive study, including an economic analysis, to identify incentives for redevelopment and strategies to overcome infrastructure challenges in the West River District. The study shall identify incentives to stimulate private investment, relocation of existing industrial uses, and coordinated improvements. Conduct targeted outreach to engage property and business owners; existing residents, including mobile home park residents; and open space protection organizations, such as the Truckee River Legacy Foundation, during the preparation of the comprehensive study for the West River District. Ensure input is incorporated into the study to create strategies that meet the needs of all users in the West River District. *[Source: New action]*

Responsibility: Community Development Department

Time Frame: Short term

LU-9.B

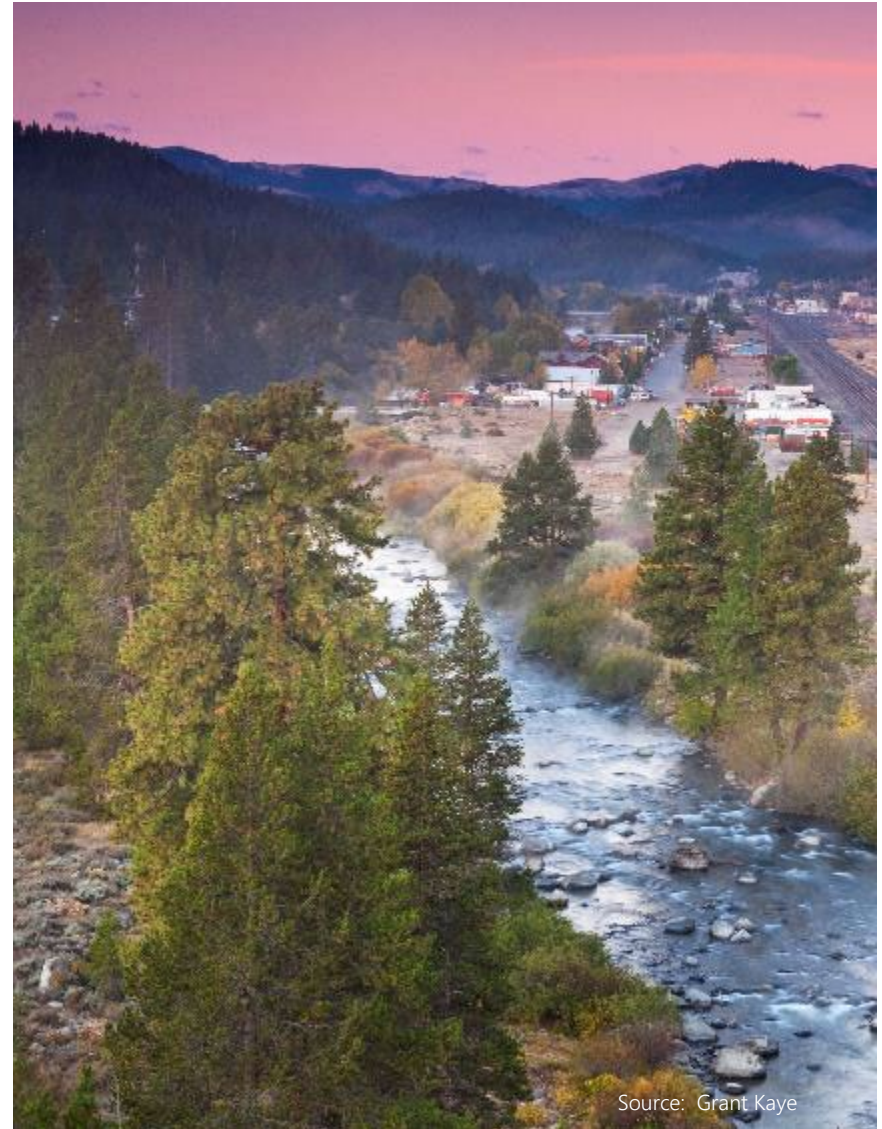
Objective Design Standards

Develop objective design standards for residential and nonresidential uses in the West River area to ensure compatibility between uses, protect the area's character, and feature the Truckee River. Standards shall include:

- ▶ upper-story setbacks to protect viewsheds;
- ▶ screening of outdoor storage areas and other industrial uses visible from the public right-of-way and the Truckee River; and
- ▶ vegetation along the riverfront and street frontage, featuring native plants. *[Source: New action]*

Responsibility: Community Development Department

Time Frame: Short term



Source: Grant Kaye

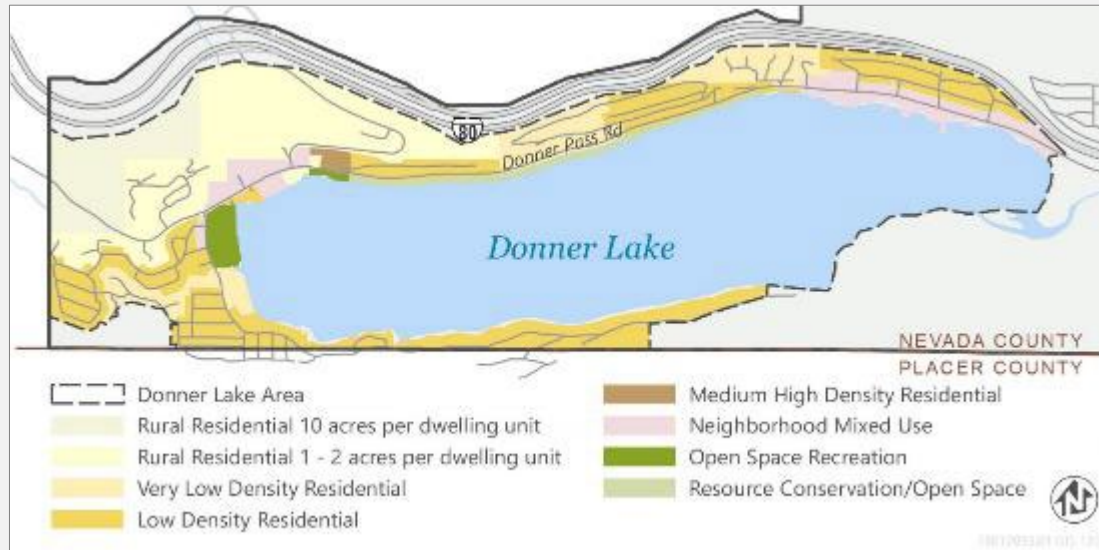
The Truckee River passing through Downtown and the West River District.

Goal LU-10: Donner Lake

Protect Donner Lake as a natural, scenic, and recreational resource and create a neighborhood center that serves residents and visitors. *[Source: New goal]*

Donner Lake Area Overview

The Donner Lake area is located in the southwestern portion of town and consists of established residential neighborhoods and some commercial and recreational services. The area is highly influenced by recreational users and visitors in the summer but has little activity during the winter. The 2040 General Plan aims to reduce automobile trips into the Gateway District or Downtown by designating areas for Neighborhood Mixed Use to support the development of neighborhood services on the western and eastern ends of the lake. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the Donner Lake area, defined in Figure LU-6.



Source: Adapted by Ascent in 2022.

Figure LU-6: Donner Lake Area

Policies

LU-10.1

Housing and Neighborhood Services at Donner Lake

Support compact development that expands neighborhood services, creates diverse housing opportunities, and promotes a walkable and bikeable neighborhood. *[Source: New policy]*

LU-10.2

Adequate Services for Recreational Uses on Donner Lake

Strive to minimize conflicts between residential and recreational uses and protect the lake's natural resource values by providing and maintaining

adequate public services (e.g., garbage, recycling, restroom facilities) to support recreational use of Donner Lake. *[Source: 2025 General Plan, Land Use Element, DL-P2, modified]*

LU-10.3

Scenic Views of Donner Lake

Ensure new development minimizes visual impacts, particularly to views across the lake and to adjacent hillsides and ridges beyond; is visually compatible with existing development; and does not appear out of scale with parcel sizes and adjacent development. *[Source: 2025 General Plan, Land Use Element, DL-P1, modified]*

LU-10.4**Water Quality Impacts to Donner Lake**

Protect the water quality of Donner Lake by minimizing stormwater runoff and erosion. *[Source: New policy]*

LU-10.5**Parking at Donner Lake**

Address parking issues at Donner Lake through a variety of strategies including parking management and improved bicycle, pedestrian, and transit facilities and services. *[Source: New policy]*



Source: The Riedel Group.



Public docks at Donner Lake provide recreational opportunities.

Actions

LU-10.A**Water Quality Impacts**

Establish appropriate standards to reduce impacts on the water quality of Donner Lake, including stormwater runoff and erosion from new development. *[Source: New action]*

| **Responsibility:** Public Works Department, Community Development Department

| **Time Frame:** Short term

LU-10.B**Garbage and Recycling Service at Donner Lake**

Increase the number of garbage and recycling bins around Donner Lake to reduce the impacts of litter from recreational use. *[Source: New action]*

| **Responsibility:** Public Works Department, Keep Truckee Green

| **Time Frame:** Short term

LU-10.C**Donner Lake Parking District**

Explore the creation of a parking district to manage parking surrounding Donner Lake. *[Source: New action]*

| **Responsibility:** Public Works Department, Community Development Department

| **Time Frame:** Midterm

Goal LU-11: Gray's Crossing

Continue to develop a destination recreation community with a variety of housing types, a mixed use village center, recreational amenities, and open space. *[Source: New goal]*

Gray's Crossing Area Overview

The Gray's Crossing area features a destination recreation community and was initially developed under the Gray's Crossing Specific Plan, adopted by the Town of Truckee in 2004. Much of the area has been developed; however, some undeveloped sites remain. The area is centrally located with access to the Downtown and to large open space areas. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the Gray's Crossing area, defined in Figure 1-7.



Source: Adapted by Ascent in 2022.

Figure 1-7: Gray's Crossing

Policies

LU-11.1

Gray's Crossing Village Center

Ensure that development of the Gray's Crossing mixed-use village center offers a range of retail, office, lodging, and community facilities that serve the recreational activities and surrounding neighborhoods. *[Source: Gray's Crossing SP village center description, modified]*

LU-11.2

Retail and Mixed-Use Pedestrian-Scale Design

Design retail shopping and mixed-use areas within the Gray's Crossing area at a pedestrian scale, incorporating pathways, courtyards, and other activity nodes, with a mix of shopping, offices, residences, and services. Large single building forms and large masses of pavement are not considered consistent with this policy. *[Source: 2025 General Plan, Land Use Element, GC-P9, modified]*

LU-11.3

Undeveloped Open Space Character

Maintain the undeveloped open space character of the viewsheds along State Route 89 and Interstate 80 within the Gray's Crossing area. *[Source: 2025 General Plan, Land Use Element, GC-P5]*

LU-11.4

Natural Feature and Wildlife Habitat Preservation

Preserve existing natural features and protect wildlife habitat in the Gray's Crossing area through the preservation of open space corridors connecting to adjacent open space lands. *[Source: 2025 General Plan, Land Use Element, GC-P1 and GC-P2, modified]*



Source: Tahoe Mountain Club.

Gray's Crossing provides outdoor dining.

Goal LU-12: Regional Land Use Coordination

Work with Nevada and Placer Counties and the Truckee Tahoe Airport District to ensure that any development in the Truckee region is compatible with the Town's goals and policies and enhances the quality of life for residents of Truckee and the wider region. *[Source: 2025 General Plan, Land Use Element, Goal LU 8, GPAC, LU 8, Goal LU 9, combined and modified]*

Policies

LU-12.1

Prevention of Uncontrolled Growth

Maintain a Sphere of Influence to prevent uncontrolled growth outside of the town limits and to protect areas with significant natural resources and open space from development. *[Source: New policy]*

LU-12.2

Truckee General Plan Consistency

Continue cooperation with Nevada County, ensuring any development that does occur within the Sphere of Influence, whether annexed in the town or approved under County jurisdiction, maintains consistency with the Town's 2040 General Plan. *[Source: 2025 General Plan, Land Use Element, Policy P8.3, modified]*

LU-12.3

Coordinated Regional Review of Major Projects

Seek agreement with the Truckee Tahoe Airport District and Sierra, Nevada, and Placer Counties on development review procedures and criteria for major projects in the Planning Area. *[Source: 2025 General Plan, Land Use Element, Policy P8.1, modified]*

LU-12.4

Support for Housing Development

Support the provision of housing for all income segments dispersed evenly throughout all developed portions of the Planning Area to meet demand created by new employment-generating development in these areas. *[Source: 2025 General Plan, Land Use Element, Policy P9.4 and Policy P9.5, combined]*

LU-12.5

Opposition to Exclusive Development

Oppose exclusive development types such as gated communities, golf courses, and resort development in the Planning Area. *[Source: 2025 General Plan, Land Use Element, Policy P9.6]*

LU-12.6

Support for Clustered Development

Work closely with jurisdictions in the Planning Area to support clustered development. *[Source: 2025 General Plan, Land Use Element, Policy P9.1, modified]*



Source: Truckee Donner Land Trust.

Lower Carpenter Valley.

LU-12.7**Consideration of Circulation Improvements**

Support a limit to new development outside Truckee to an amount which can be accommodated by circulation improvements determined to be appropriate by the Town. *[Source: 2025 General Plan, Land Use Element, Policy P9.2]*

LU-12.8**Opposition to State Route 267 Widening**

Oppose any development in the Planning Area that would necessitate widening State Route 267 north of Brockway Road to four lanes. *[Source: 2025 General Plan, Land Use Element, Policy P9.3]*

LU-12.9**Opposition to Development with Significant Impacts**

Oppose development within the Planning Area that significantly impacts the town's natural ecosystems and viewsheds. *[Source: 2025 General Plan, Land Use Element, Policy P9.7]*

LU-12.10**Collaboration with Adjacent Partner Agencies**

Coordinate with the Truckee Tahoe Airport District and Placer County to ensure visually compatible development of light industrial and office uses located adjacent to the town. *[Source: 2025 General Plan, Community Character Element, Policy P13.4]*

Actions**LU-12.A****Annexation Policies**

Develop annexation policies, in collaboration with Nevada County and the Nevada County Local Agency Formation Commission (LAFCo), regarding annexation of property into the town for municipal services. These policies shall address the following:

- ▶ Require the consideration of annexation prior to, or in conjunction with, formal consideration of development proposals so that the appropriate development standards may be applied.
- ▶ Annexation of development into the town should be revenue-neutral. The Town may pursue annexation of property where the cost of providing Town services exceeds the revenue received based on a finding that the annexation will provide an overriding benefit to the greater Truckee community.
- ▶ Planned urban development outside of the town should be considered the most appropriate for development and annexation to the town in the following order:

- Areas within the boundaries of established water and sewer providers and where provisions for services to the properties have been made
- Areas within the boundaries of established water and sewer providers where provisions for services to the properties have not been made
- Areas outside of the boundaries of established water and sewer providers
- ▶ The type and level of service provided in areas proposed to be annexed into the town should be similar to those provided within the existing town boundaries.
- ▶ Compact development, close to existing infrastructure, is most appropriate for annexation to the town.
- ▶ Annexation of resource lands or sparsely developed areas is generally not appropriate unless done in conjunction with the annexation of development areas. *[Source: 2025 General Plan, Land Use Element, Action A8.2]*

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

LU-12.B**Transfer of Development Rights Program in Planning Area**

Explore the creation of a transfer of development rights program to analyze the possibility of transferring development rights of properties within the Sphere of Influence to lands within the town. Involve property owners, Nevada County LAFCo, and Nevada County in the development of the program and in the consideration of including properties in the Sphere of Influence in the program. *[Source: 2025 General Plan, Land Use Element, Action A8.3, modified]*

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

LU-12.C**Open Space Protection Strategy**

Work together with Nevada County and Placer County to develop a coordinated open space protection strategy for the Planning Area. *[Source: 2025 General Plan, Land Use Element, Action A9.1]*

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm



Source: County of Placer.
View of trail improvements in Martis Valley.