

## I INTRODUCTION

The 2025 General Plan represents the first update to the Town of Truckee's General Plan since the Town adopted its first General Plan in 1996, following its incorporation in 1993. The General Plan Update process has provided an important opportunity for the community to provide direction on how Truckee might best fulfill its community vision and how the Town wishes to develop in the future. This chapter provides an introduction to the Town of Truckee, its Sphere of Influence and planning area, and the contents of the General Plan.

### *A. The Town and its Planning Area*

The Town of Truckee is located in the Lake Tahoe region of northeastern California. The town lies just east of the Sierra Nevada's crest at Donner Pass, within the valley of the Truckee River and surrounding upland areas. As shown in Figure I-1, Truckee is in the eastern part of Nevada County, approximately 12 miles north of Lake Tahoe, 30 miles west of Reno, Nevada and 100 miles northeast of Sacramento.

#### **Physical Setting**

Situated in a valley containing the Truckee River, Truckee is surrounded by prominent peaks and ridgelines of the Sierra Nevada mountain range. In Truckee itself, elevations range from 5,540 feet in the vicinity of Boca to nearly 7,500 feet in Tahoe Donner.

A key element in the Town's physical character is its abundance of undeveloped open space areas and natural features including Donner Lake in the western part of the Town, and the Truckee River, which drains from Lake Tahoe to the south to Pyramid Lake in Nevada. Several other important creeks and streams flow through Truckee, notably Trout Creek, Alder Creek, Cold Creek, Donner Creek and Martis Creek. Open space areas in the Town are numerous, and encompass relatively flat alluvial areas in the eastern part of the town, and areas of steeper slopes and more varied terrain around Donner Lake, in the Tahoe Donner Area, and north of Interstate 80.

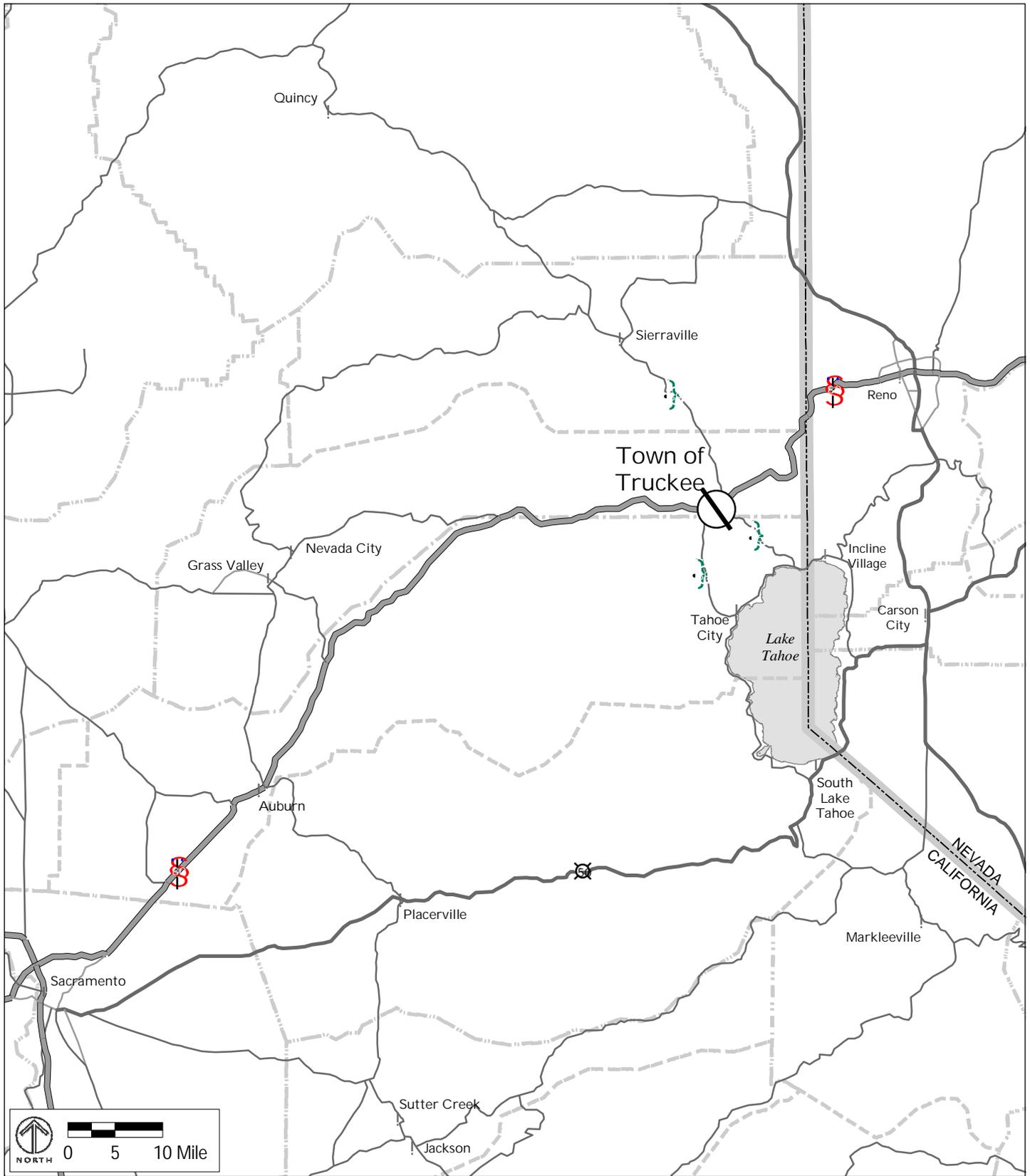
### **Historical Development**

The Truckee area is rich in historic sites, reflecting its rich historic legacy. The Washoe, Maidu and Paiute people were the earliest occupants of the Truckee and Lake Tahoe Area, relying on the rich supply of fish, game and edible plants for food and sustenance. The earliest history of Truckee relates primarily to emigration from the east. The two most famous emigrant parties were the Murphy-Stevens-Townsend Party, some of whom encamped at Donner Lake (then called Mountain Lake) in the winter of 1844, and the Donner Party, who encamped at Donner Lake in the winter of 1846. The Murphy-Stevens-Townsend Party gave the Truckee River its name, after a Paiute chief, whom they called Truckee. The town initially grew up around the emigrant trail, and later, in 1868, began to grow around the station for the newly built Transcontinental Railroad. Logging was a major industry in the area until the 1920s. Winter sports began to be a major source of economic activity at the turn of the century, increasing greatly with the 1960 Winter Olympics at Squaw Valley Ski Resort. Today, Truckee continues to be a center for outdoor sports, both in the summer and in the winter, and is considered to be the gateway to the Lake Tahoe Region from the north.

Truckee has a history of active involvement and independent thinking regarding planning and development issues in Nevada County. It was such a dedicated and energetic community planning effort that created the focus for the Town's successful incorporation effort in 1993 and formed the basis for the creation of Truckee's first General Plan in 1996. This same level of interest and energy has been sustained in the update to the General Plan, with impressive levels of community participation in the General Plan process throughout the process to develop the 2025 General Plan.

### **Town Limits, Sphere of Influence and Planning Area**

Truckee's town limits, shown in Figure I-2, encompass an area of approximately 34 square miles, which includes the historic downtown core, a newer regional retail and public service oriented area in the Gateway area along Donner Pass Road, and a series of dispersed residential neighborhoods,



-  State Boundary
-  County Boundary

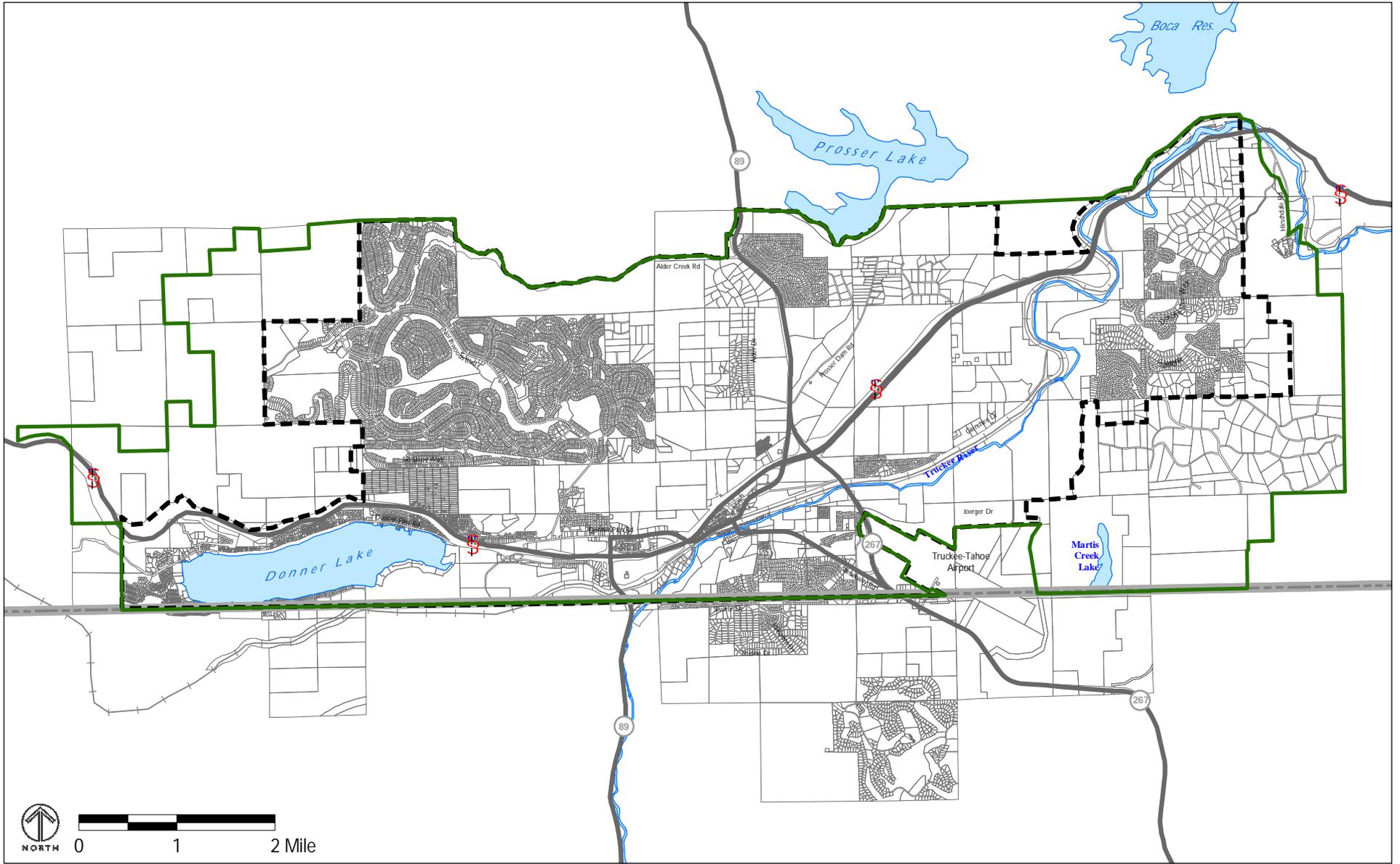
FIGURE I-1

REGIONAL LOCATION

including Tahoe Donner, Donner Lake, Glenshire-Devonshire, Prosser Lakeview, Olympic Heights, Sierra Meadows and Ponderosa Palisades. Interstate 80 and the Union Pacific Railroad, both major transcontinental transportation routes, and the Truckee River, each divide the Town, traveling roughly east to west. The Nevada County line forms Truckee's southern boundary; the Town is bordered to the north by public open space lands in unincorporated Nevada County. To the east and west are incorporated areas of very low density and rural residential development, interspersed with undeveloped open space.

Besides its city limits, every city in California has a sphere of influence, which is the term used for the area outside of the city limits that the city expects to annex in future years. Truckee's proposed sphere, delimiting the area that the Town plans to submit to the Nevada County LAFCo for adoption as its official sphere of influence, lies within the Planning Area. It is coterminous with the City limits on the south and north sides, and extends to include an area of approximately 700 acres to the west, and 1,700 acres to the east of the Town.

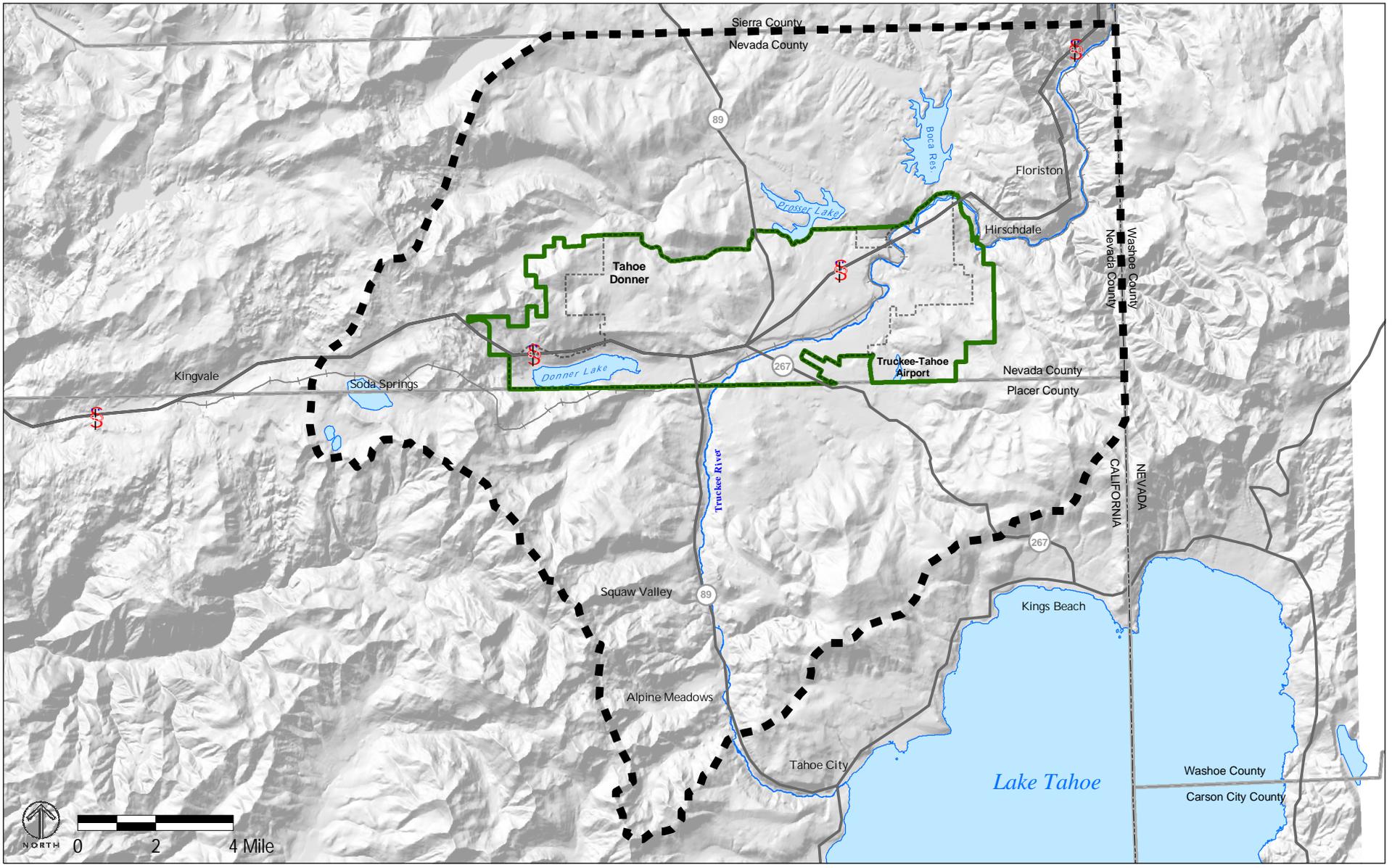
The State encourages cities and towns to look beyond their borders when undertaking a comprehensive planning effort like that of the General Plan. For this reason, the General Plan assesses an area known as the Planning Area, which is larger than the city limits, and reflects the areas outside of the town that are considered to have bearing on, or be of interest to the town's own planning. The Planning Area is mapped in Figure I-3. It includes a large area surrounding the Town, extending north to the Sierra County line, west to the Nevada State line, east to Donner Summit and south to the Tahoe Regional Planning Agency boundary to encompass the Northstar, Alpine Meadows and Squaw Valley ski areas.



- Proposed Sphere of Influence
- County Boundary
- Parcels
- Truckee Town Limits
- Interstate or Highway
- Railroad

FIGURE I-2

TRUCKEE TOWN LIMITS AND  
PROPOSED SPHERE OF INFLUENCE



- Proposed Sphere of Influence
- Truckee Town Limits
- County Boundary
- Planning Area Boundary

FIGURE I-3

PLANNING AREA

*B. The Vision for Truckee*

The General Plan Vision Statement, as shown on the following page, expresses the Vision for Truckee. This General Plan Update was directed by a public process to examine the Vision Statement contained in the 1996 General Plan and ascertain if the statement remained valid today as a collective long-term vision for the future of Truckee. The Town Council, based on community input from workshops and questionnaires, concluded that the Vision Statement continues to reflect the community's goals and desires, with only minor modifications needed to recognize some additional community goals that are reflected in this General Plan.

*C. Vision Statement Supporting Concepts*

Four supporting concepts been established to guide implementation of the Vision Statement, as follows:

- ◆ The General Plan will reduce sprawl by planning for projected growth, locating new development around existing developed areas, and by encouraging clustered development.
- ◆ The environment is fundamental to the economy and quality of life in Truckee and the General Plan will protect and enhance this resource. The General Plan will protect important open space lands and natural resources, will work to increase the amount of permanently protected open space, and will strive to enhance public access to open space lands and public resources.
- ◆ The General Plan will reduce the dependence on the automobile in Truckee by fostering compact development and providing for alternate modes of transportation.
- ◆ The General Plan will facilitate the provision of housing affordable to all sectors of the community.

## The Vision for Truckee

The Town of Truckee is uniquely situated in a valley containing the Truckee River surrounded by the majestic Sierra Nevada. With its forests, waterways and spectacular mountain views, Truckee affords its residents and visitors diverse and readily accessible recreation and open space opportunities. Truckee is the gateway to the Sierra due to its location at the confluence of the interstate, transcontinental railroad and two state highways. This advantageous location and abundant resources were the driving forces behind development of Truckee's initial railroad and lumber industries and remain the focal point of the community today. The rugged terrain, tough winters and colorful history have attracted people with an unusually strong sense of community commitment and caring that sets Truckee apart.

As Truckee residents, we cherish our natural environment, the Truckee River, and open space areas and are dedicated to safeguarding these resources. We know our Town is attractive and growth is in our future. We will meet the challenge of managing growth while enhancing the beauty, history and small town flavor that attracted many of us here. Development will be pedestrian oriented and provide public access to recreation and open space. Circulation will be improved through an enhanced roads and trails network and by encouraging alternative means of transportation. We promote opportunities for all stakeholders to participate in the land use decision-making process and are committed to balancing community needs and values with the rights of individuals.

We will strive for a healthy, diversified year round economy. Balanced growth will enable the Town to provide quality services to meet the long term needs of the community through expanded employment opportunities and a mix of housing. We understand that the Town is a part of a greater regional community, and we accept the challenge of working with our neighbors to seek solutions to the wider issues that cross our Town borders.

We are proud of our community and welcome the opportunity to be in control of our destiny. Our vision is to preserve our unique values and quality of life for future generations to enjoy.

*D. Purpose of the General Plan*

The purpose of this General Plan is to guide development and conservation in Truckee through 2025, by establishing a policy basis for decision making, particularly for land use and development in the town. Although, as required by State Law, this General Plan identifies the ultimate amount of development that could theoretically occur under the land use designations established in the Plan, the guiding principles, goals, policies and actions of the Plan are based around projections of growth over the next two decades, which, in the case of residential development, is expected to be less than the ultimate buildout amount.

It is expected that additional residential growth may occur beyond the 2025 planning horizon of this Plan and that such growth will be addressed by future General Plan Updates.

California Government Code Section 65300 requires that the General Plan be comprehensive, long term, and internally consistent. State law specifies a number of issues that the General Plan is required to address, and allows the General Plan to be organized in a manner that best suits the Town. The Plan should be clearly written, available to all those concerned with the community's development, and easy to administer.

The 2025 General Plan meets all of these requirements, and also articulates a vision for the town's long-term physical form and development through the General Plan Land Use Map and Circulation Plan, and through its guiding principles, goals, policies and actions that seek to guide development and conservation of valued resources, for sites and locations that are of key interest to the community, and for the town as a whole.

This document supersedes the previous General Plan, adopted in 1996. However, this document retains much of the policy language from the 1996 Plan, supplementing it with additional goals, policies and actions where needed, refining and reorganizing the contents of each Element as was determined

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*Growth projections for the 20 year General Plan, based on recent historic growth rates, estimate that there will be approximately 17,800 housing units in Truckee by 2025, and 20,082 unit at buildout of the General Plan, which is estimated to occur in 2030.*

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appropriate, and amending or deleting policies that were determined to no longer be relevant or applicable. The implementation of the 2025 General Plan will include actions to update other planning documents, such as the Development Code and the Downtown Specific Plan, so that they can be adjusted to policies and development projections contained in the 2025 General Plan, and to conduct further, more detailed planning for sites and properties of particular interest identified in the Plan such as the Planned Community and Special Study Areas.

During the process to update the General Plan, the Town's Housing Element was also updated, and was adopted in 2005. Since the update to the Housing Element was largely conducted in tandem with the wider 2025 General Plan update process, the two are consistent with one another and will allow the overall consistency of the General Plan to be maintained when the Housing Element is encompassed within it.

#### *E. General Plan Contents*

The General Plan includes this introduction, as well as eight separate “elements” that establish Guiding Principles, Goals, Policies and Actions for each given subject. Six of these elements cover each of the seven topics required by Government Code Section 65302, while the remaining two elements, the Community Character Element and the Economic Development Element, have been prepared by the Town to meet local needs and concerns. A brief explanation of the topics included in Truckee's General Plan is provided here.

#### **Land Use Element**

The Land Use Element designates all lands within the Town for specific uses such as housing, business, industry, open space, recreation, or public uses, defines the range of allowed uses within each designation, and the development density or intensity for those uses. The Land Use Element provides overall land use policies for each land use category in the Town, and for the

Planning Area. The Land Use Element is one of the seven State-required General Plan elements.

### **Community Character Element**

The Community Character Element is not required by State law. However, due to the importance of Truckee's unique physical and visual resources, the community has decided to include a Community Character Element to identify, protect and enhance these features. The Community Character Element provides information and policies concerning visual and urban design resources, natural setting, and cultural resources.

### **Circulation Element**

State law requires that a Circulation Element specify the general location and extent of existing and proposed major streets and other transportation facilities. As required by law, all facilities in the Circulation Element are correlated with the land uses in the Land Use Element.

### **Housing Element**

Government Code §65588 requires Housing Elements to be updated every five years and to include specific components such as analysis of the existing housing stock, analysis of existing and projected housing needs, and quantification of the number of housing units that will be developed, preserved, and improved through its policies and actions. The Housing Element was updated and adopted in 2005. It will be updated every five years subsequently, per the requirements of State law, and incorporated, in its entirety, as one of the chapters of the General Plan.

### **Economic Development Element**

Although not mandated by State law, this element is included to work towards and maintain a balanced mix of economic activity for residents and visitors alike, and to develop a sustainable year-round economy. The Economic Development Element contains goals, policies and actions to encourage the growth of desired economic sectors and activities in the Town.

### **Conservation and Open Space Element**

This element combines two elements required under State law; the Conservation Element and the Open Space Element. It addresses the preservation of a wide range of open space types and the conservation, development and utilization of natural resources.

### **Noise Element**

State law requires a General Plan to include a Noise Element that addresses noise problems in the community and analyzes and quantifies current and projected noise levels from a variety of sources. The Noise Element includes goals, objectives, policies, and actions to address current and foreseeable noise problems.

### **Safety Element**

State law requires the development of a Public Safety Element to protect the community from risks associated with the effects of seismic hazards, other geologic hazards, flooding, snow avalanche, and wildland and urban fires.

## ***F. The General Plan Update Process***

The 2025 General Plan represents the culmination of a four-year-long process to evaluate the previous General Plan, seek direction from the community on issues and topics that needed to be addressed in the Update, and to determine what changes were needed to existing Goals, Policies and Actions to keep “Truckee on Track” for the next 10 to 20 years. The General Plan Update took place in three distinct phases. Phase I was primarily directed at seeking broad community input on the range of issues facing Truckee; Phase II focused in on the broad issues identified in Phase I to seek guidance on specific policy questions, and to translate community goals into a final preferred land use plan for the Town, and development of a Public Review Draft General Plan. Phase III included the process of review of the General Plan and its accompanying EIR by the public, Planning Commission and Town Council

during a series of public hearings, resulting in the adoption of the 2025 General Plan.

At the outset of Phase I, a community-wide questionnaire was mailed to all Truckee households, in order to get a broad sense of the priorities and concerns about future growth, development and conservation in the Town. Input from the questionnaire was used to guide a series of public workshops on key topics, and to further develop the work that would be needed to prepare the General Plan update. As a result of these workshops, the Town decided to include two new elements in the General Plan to allow a dedicated policy focus in the areas of community character and economic development. It was also concluded that much of the direction in the existing General Plan, including the Vision Statement and the broad patterns of land use established in the General Plan Land Use Map, remained valid and continued to be reflective of the community's desires.

For Phase II, a second series of six workshops was held between October 2003 and March 2004, to focus on some of the more specific policy issues raised during Phase I. Workshops were held on the subjects of land use and growth management, open space and conservation, community character, housing, and economic development. Two of the six workshops were dedicated to mapping and selection of a final preferred land use alternative for Truckee, focusing on alternate land uses for a series of fourteen "discussion sites" in the Town. The sixth and final workshop concentrated on implementation strategies, identifying a "top ten" list of action items that should be prioritized in implementing the General Plan over the next 5 to 10 years.

Following the public workshop phase of the project, Town Staff and the General Plan consultant team worked to update the 1996 General Plan, incorporating all of the input received. In three "rounds" of review, held between April 2004 and January 2006, the Truckee Town Council and Planning Commission examined preliminary drafts of each General Plan Element, and provided comments which were then incorporated into the Draft 2025 General Plan, which was released for public review on May 15, 2006.

The third and final phase of the process took place from May to August 2006. The Draft General Plan and its EIR were available for review for six weeks, during which public hearings were held on the Draft Plan on August 14, 2006, August 15, 2006 and August 22, 2006 before the Planning Commission, and on October 2, 2006, October 16, 2006 and October 19, 2006 before the Town Council. Based on these hearings, final recommendations for needed edits to the Draft General Plan were incorporated into the final 2025 General Plan, which was adopted by the Town Council on November 16, 2006.

#### *G. The Contents of Each Element*

Each Element of this General Plan consists of the following components.

- ◆ An **introductory section**, which describes any relevant background information, data or concepts important to the element in question. Additional background information can be found in the technical appendices to the General Plan and in the Environmental Impact Report for the General Plan which are both available as separate documents.
- ◆ A statement of the **Guiding Principles** for the Element. These Guiding Principles represent the desired results that will be achieved from the implementation of the General Plan through the various Goals, Policies and Actions contained in each element, as well as the General Plan Land Use Map and Circulation Plan.
- ◆ **Goals, Policies and Actions** are included in each element; some of these goals, policies and actions are related to the review of new development; others are directed to the Town's own activities. They are based on the previous General Plan, the results of the General Plan Update process described above and input from the local community, direction from the Town Council and the Planning Commission, requirements of State law, and the technical experience of Town staff and the consultant team.

Guiding principles, goals, policies and actions, as articulated in this General Plan are defined as follows:

- ◆ **Guiding Principle.** A Guiding Principle is a description of the desired result that the Town seeks to create through the implementation of its General Plan. In some cases, the Guiding Principle represents a very specific end state or condition that is desired; in others, the principle is more broadly stated.
- ◆ **Goal.** A goal is a specific condition or end that serves as a concrete step towards fulfilling a guiding principle. Goals are intended to be clearly achievable, and, when possible, measurable. There are one or more goals for each General Plan guiding principle.
- ◆ **Policy.** A policy is a specific statement that guides decision making in order to achieve a goal. Policies, once adopted, represent statements of Town regulation, and require no further implementation (although policies may be further expanded, clarified, or given more specific direction by means of implementing documents such as the Zoning Ordinance, a Specific Plan, or Capital Improvement Program). This General Plan establishes policies that will be used by Town staff, the Planning Commission, and Town Council in their review of land development projects and in decision making about Town actions.
- ◆ **Action.** An action is a program, implementation measure, procedure or technique intended to help achieve a specified goal or policy. Although some actions are directly tied to the implementation of a particular policy, not every policy has an accompanying action, since many policies of the Town will be implemented through on-going processes and procedures, such as the development review process.

Figure I-4 shows the relationship between each of the components described above. As shown in the figure, policies and actions are at the same level; both policies and actions are intended to implement goals.

Some elements have additional sections, other than the three described above, that are specific to the element. For example, the Land Use Element contains



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FIGURE I-4 **GENERAL PLAN ELEMENT COMPONENTS**

a series of Land Use Designations that guide overall development in the City. Some Elements, such as the Housing Element and Noise Element have sections that reflect contents that are required by State law to be included.

#### *H. General Plan Consistency*

An action, program, or project is consistent with the Truckee General Plan, considering all its aspects, if it is free from significant variation or contradiction with the General Plan and it will further the objectives and policies of

the General Plan and not obstruct their attainment. Any given action, program, or project need not be in absolute conformity with each and every policy of the General Plan if those policies are not relevant or leave the review authority with some room for interpretation. Any action, program, or project is inconsistent with the General Plan if it would preclude the ultimate implementation of the General Plan or conflicts with one or more specific, fundamental, and mandatory policies of the General Plan.

### *I. General Plan Implementation*

The General Plan will be implemented by a number of actions by the Town Council and Planning Commission, including the Development Code, the preparation of Specific Plans and Master Plans, preparation of a Sphere of Influence report for consideration by Nevada County LAFCO, the preparation of Capital Improvement Plans, by review of projects within the Town boundaries, and by consulting with Nevada and Placer Counties on projects outside the Town Boundary but within the sphere and the Planning Area.

Policies in this General Plan that refer to standards to be established and enforced through the Development Code may be subject to variance, exception or incentive procedures.

An Implementation Program, identifying the manner in which all actions of this General Plan will be implemented, the Town department responsible for implementing the measure, the authority body which will make the ultimate decision on implementing the measure, and the estimated timeframe in which the measure will be implemented, will be prepared alongside the Draft General Plan, and adopted as a companion document to the General Plan. The Implementation Program will serve as a guide for Town staff and decision-makers to ensure successful implementation of the 2025 General Plan over the coming years.

*J. Assumptions*

The land uses designated in the 2025 General Plan are largely similar to those developed for the 1996 General Plan, which were based on the estimated amount of land needed to accommodate the amount of housing and non-residential growth projected to occur between 1996 and 2015. In 2005, the Town of Truckee completed an assessment of development that had occurred in Truckee since adoption of the 1996 General Plan, and concluded that, at the approximate midpoint of the 20-year planning horizon of the General Plan, about 60 percent of the buildout capacity of housing units, and about 50 percent of non-residential buildout capacity had been reached. This indicated that the projections used, and the amount of development planned to be accommodated in Truckee, were relatively close to what had actually occurred since 1996.

In developing projections of future development that could be accommodated by the 2025 General Plan, a series of assumptions was employed concerning household size, vacancy rates, seasonal residency and rates of growth. These factors are listed below in Table I-1. The rates of growth shown in the table reflect the relatively rapid growth rates sustained over recent years. Actual growth rates will most likely slow down as the Town grows larger, and so actual growth over the long term will probably be lower than the amount that would theoretically result from growth at the rates assumed here.

These factors assume that trends established today and over recent years would continue over the planning horizon of the 2025 General Plan, and would not change substantially. Although these assumptions are considered valid for planning purposes, it is nonetheless recognized that the above assumptions are projections only. Regional and statewide economic and demographic shifts, market factors, and other trends could all influence future rates of growth, occupancy rates, and the amount and mixture of residential and non-residential development that occurs in Truckee, resulting in a future that is somewhat different from that which is anticipated in this General Plan.

TABLE I-1 **GENERAL PLAN ASSUMPTIONS**

Housing Units (As of April 2004)	10,823
Population (As of January 2005)	15,311
Household Size (Occupied Units)	2.63
Occupancy Rate ( <i>percent housing occupied by permanent residents according to 2004 Development Estimates</i> )	54 Percent
Seasonal Occupancy ( <i>percent of housing units that are second homes or other vacant according to 2004 Development Estimates</i> )	46 Percent
Housing Growth Rate (2005-2025)	2.4 percent annually <sup>1</sup>
Population Growth Rate (2005-2025)	2.0 percent annually <sup>1</sup>
Non-Residential Floor Space (As of January 2005)	2,800,000 square feet
Non-Residential Development Growth Rate (2005-2025)	4.6 percent annually through 2010; 2.4 percent thereafter <sup>2</sup>

1. Based on Growth Rates 2000-2005.

2. Based on past and projected employment growth 2000-2010, and residential growth rates 2010 onwards

This is particularly true for non-residential development, which is very subject to economic and market fluctuations, occurring in both short- and long-term cycles.

For this reason it is important to regularly compare what has occurred to the assumptions, evaluate ongoing trends in the rate, amount and type of growth that is occurring in Truckee, and identify significant deviations from today's projections. Major deviations from the assumptions over time should trigger an update to the 2025 General Plan.

*K. General Plan Development Capacity*

Tables I-2 and I-3 summarize the maximum amount of development, or buildout capacity, of the 2025 General Plan. The numbers in the tables represent the maximum theoretical amount of new residential and non-residential development that could occur under the General Plan if all vacant land in Truckee was to develop with its primary allowed uses at the highest allowed density or intensity of those uses.

Although it is recognized that incentives such as density bonuses may result in some parcels developing at higher densities than the maximum stated in the Land Use Element, such development will likely be balanced by other development occurring at lower than the maximum possible density or intensity due to site constraints, the uses proposed on a particular site (e.g. outdoor storage), or other factors. As noted above, the Town will periodically assess current development patterns and trends, and determine if any revisions to the General Plan are warranted on the basis of major deviations from the basic assumptions and projections upon which it is based.

Table I-4 provides a summary of residential and non-residential development for the year 2025, based on projected growth rates for new development. If residential development continues at approximately the same rate as occurred between 2000 and 2005, buildout of the General Plan would not occur until approximately 2030. Buildout date of the non-residential uses is substantially harder to predict, but is expected to occur in approximately 2025.

TABLE I-2 **2025 GENERAL PLAN BUILDOUT PROJECTIONS:  
RESIDENTIAL UNITS**

<b>Residential Units</b>	
Single Family Residential*	15,148
Multi-Family Residential	3,644
Second Units**	1,109
<b>TOTAL BUILDOUT CAPACITY</b>	<b>19,901</b>
Year-Round Units	10,746
Seasonal/Vacation Units	9,155
<b>PROJECTED BUILDOUT POPULATION</b>	<b>28,263</b>

\* Includes mobile homes.

\*\* Assumes that 20 percent of all future single-family units will be secondary dwelling units.

TABLE I-3 **2025 GENERAL PLAN BUILDOUT PROJECTIONS:  
NON-RESIDENTIAL DEVELOPMENT**

<b>Development Type</b>	<b>Quantity</b>
Commercial (including General Commercial, Retail, Restaurant, Highway Commercial, Religious Institution)	1,994,000 square feet
Office (includes General Office, Medical Office and Government Office)	952,000 square feet
Light Industrial/Warehouse	1,259,000 square feet
Religious Institution	85,700 square feet
Lodging*	1,392 rooms

\* Lodging units are estimated to equate to 700,000 square feet of non-residential development, assuming an equivalent building size of 500 square feet/room (based on recent projects in the Town of Truckee).

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TABLE I-4 **GENERAL PLAN DEVELOPMENT PROJECTIONS FOR YEAR 2025**

Type	2025 Projected Development Amount
Residential Units	17,800
Population	25,280
Non-Residential Development <sup>1</sup>	5,000,000 square feet

1. Including retail and general commercial, office, industrial, warehouse, religious institution and lodging uses