

## 2 LAND USE ELEMENT

The Land Use Element sets forth specific goals and policies to guide the intensity, location and distribution of land uses for the Town of Truckee and its Planning Area. The General Plan Land Use Map, which is also a part of this Element, graphically represents the Town's land use goals and objectives.

While Nevada County and Placer County have jurisdiction over the land within the unincorporated portion of the Planning Area, the Truckee General Plan contains a series of policies that will guide the Town in commenting on projects within the Planning Area outside of the Town limits. The General Plan also includes polices to guide the annexation of land within the Town's proposed Sphere of Influence from Nevada County's jurisdiction to the Town of Truckee.

The Land Use Element seeks to fulfill the Vision for Truckee in a number of ways. The Element will help to shape the Town's form and character over coming decades, by providing a framework for orderly patterns of growth and development in Truckee, and by ensuring an appropriate distribution or mixture of land uses occurs. It designates land that can accommodate a variety of housing types, provide for a diverse range of economic activities, and support critical public, open space and recreation uses. The Element also gives more detailed guidance for parts of the Town that are likely to undergo significant change in the future, and that are of particular concern to the local community, including the two undeveloped Planned Community Areas, McIver Hill, Downtown Truckee, and the Gateway area, among others.

Guiding Principles for the Land Use Element are shown on the following pages.

---

*Buildout projections for residential and non-residential development under the General Plan are summarized in the Introduction chapter of the General Plan.*

---

### **Land Use Element Guiding Principles**

- ❖ Manage projected growth within the planning period (2005 to 2025). Provide sufficient land identified for development to account for unbuildable residential lots and to ensure competition and flexibility in Commercial and Industrial land uses.
- ❖ Preserve the important qualities of Truckee's community character through appropriate land use patterns and locations.
- ❖ Locate significant new development around existing developed areas.
- ❖ Locate the highest density and intensity of development on infill sites within existing developed areas.
- ❖ Designate an adequate amount of land for commercial and industrial uses to accommodate projected demand and fulfill economic diversification goals. 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 commercial development in those areas.
- ❖ Prohibit freeway-oriented development on the north side of the Interstate 80/Donner Pass Road (East) interchange, and on the Forest Service-owned parcel on the southeast side of Interstate-80 (I-80) at this same interchange. Screen all development in this area from Interstate 80. Other development on the south side of this interchange is to be addressed through the Downtown Specific Plan.

### **Land Use Element Guiding Principles, Continued**

- ❖ Discourage future subdivision of estate type parcels (2.5 to 10 acre parcel sizes) within the Town boundaries outside of existing rural subdivisions.
- ❖ In order to provide opportunities for infill development and help fund the need for a secondary access road out of Tahoe Donner, maintain allowed residential densities on 700 acres southeast of Tahoe Donner.
- ❖ Prevent "commercial sprawl" in Truckee.
- ❖ Improve the character and visual quality of development in the Gateway area, along the Brockway Road corridor, and along the Truckee River in the Downtown Study Area.
- ❖ Prevent the negative visual impact of mass parking lots and large single building forms.
- ❖ Promote mixed-use development in Commercial areas. The mix can include office, residential, service and/or retail uses.
- ❖ Ensure adequate provision of public services and infrastructure to support planned residential and non-residential development in suitable locations.

*A. State Law Requirements*

As required by California Government Code Section 65302(a) and Public Resources Code Section 2762(a), the Land Use Element of the General Plan addresses the following issues:

- ◆ 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.
- ◆ Standards of population density and building intensity for the land use designations.

In addition to these issues, the Land Use Element also contains goals and policies related to the provision of adequate public services and infrastructure to serve the needs of Truckee's population as it continues to grow.

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 the Town of Truckee. Water treatment facilities operated by the Truckee-Tahoe Sanitary Agency are located in the extensive public lands northeast of the Airport, south of the Truckee River. A policy addressing potential future expansion of these facilities is included in Section G, below.

*B. Existing Land Use*

Existing land use patterns in Truckee are reflective of the historic development patterns of the community, the legacy of land use planning that occurred under Nevada County's jurisdiction, prior to Truckee's incorporation, and the more recent policies established through the Town's own land use

policy framework. Table LU-1 details how much land within the Town limits is taken up by each major type of land use.<sup>1</sup>

As shown in the table, about thirty percent of the land within the Town limits is vacant or undeveloped, and another 25 percent is in open space uses, including parks and recreation areas, Donner Lake, golf courses, permanent open space easements, and forestry lands. Remaining land within the Town limits is developed in some form, as described below:

◆ **Residential.** Residential uses comprise about 25 percent of land within the town limits, accommodating about 10,800 housing units. Of this, the vast majority is single family housing. Housing areas are spread throughout the Town, in Downtown Truckee, and the Donner Lake and Gateway areas, and in a series of residential subdivisions that include Tahoe Donner, Glenshire Devonshire, the Prosser Lake neighborhoods, Olympic Heights, and Sierra Meadows. Multi-family housing comprises about three percent of residential land use in terms of area, but represents about 13 percent of the total housing stock in Truckee. Multi-family residential development is concentrated in locations closer to the Town center, primarily in southeast Truckee neighborhoods along the Brockway Road corridor, and in Gateway. Several multi-family developments, primarily condominium projects, are located in the Donner Lake area and along Northwoods Boulevard in Tahoe Donner. There are four major mobile home parks in Truckee, one along Brockway Road, one at the west end of West River Street, one northwest of the Interstate 80/Highway 89 North intersection, and one in the Gateway area.

**Commercial.** Commercial uses, including both retail and office development, comprise approximately four percent of all developed land in

---

<sup>1</sup> In this table, acreage totals for parcels categorized in the residential, commercial, industrial and public categories count the entire parcel as being in that use, even if only a small proportion of that parcel is built upon or developed.

**TOWN OF TRUCKEE**  
**2025 GENERAL PLAN**  
 LAND USE ELEMENT

TABLE LU-1 **EXISTING LAND USE**

| <b>Land Use</b>                           | <b>Acres</b>  | <b>Percentage of Total</b> |
|---|---------------|----------------------------|
| Permanent/Protected Open Space            | 4,040         | 18.8%                      |
| Donner Lake                               | 830           | 3.9%                       |
| Golf Course                               | 990           | 4.6%                       |
| Vacant/Undeveloped                        | 6,090         | 28.4%                      |
| Mining                                    | 200           | 0.9%                       |
| Single-Family Residential <sup>1</sup>    | 4,840         | 22.5%                      |
| Multi-Family Residential/Mobile Home Park | 198           | 0.9%                       |
| Gray's Crossing Specific Plan             | 775           | 3.6%                       |
| Commercial/Office                         | 315           | 1.5%                       |
| Public/Institutional                      | 485           | 2.3%                       |
| Industrial                                | 80            | 0.4%                       |
| Roads/Railway Right of Way/Other          | 2,630         | 12.2%                      |
| <b>Total</b>                              | <b>21,473</b> | <b>100%</b>                |

1. Includes Pineforest, Old Greenwood subdivisions, and subdivisions approved or developed between 2003 and 2005, but not yet reflected in Town of Truckee GIS database (other than Gray's Crossing) in addition to existing Single Family Residential Development..

Source: TDPUD, 2003; Town of Truckee, 2006.

Truckee. The majority of commercial uses in Truckee are concentrated in the Downtown area and in the Gateway commercial district. Smaller retail commercial centers are located elsewhere in the town, including the Crossroads Plaza south of the Interstate 80/Highway 89 South intersection, and neighborhood centers along Donner Pass Road in Donner Lake, on Glenshire Drive on the west side of the Glenshire neighborhood, and along Northwoods Boulevard in Tahoe Donner. Brockway

Road has an assortment of commercial uses, including both retail and office use, along its length. Larger commercial developments in this area include the Martis Village commercial center at the intersection of Palisades Drive and a cluster of office development located near the airport, just north of the Placer County line. The Pioneer Commerce Center, located at the east end of Pioneer trail, houses a number of professional offices and service commercial uses.

- ◆ **Industrial.** Industrial uses comprise a very small percentage of total land use (approximately 80 acres) in Truckee. The largest industrial areas in Truckee are located around the Tahoe-Truckee Airport and in the newer Pioneer Commerce Center along Pioneer Trail north of I-80. Older industrial uses are located in central Truckee adjacent the railroad, and along West River Street.
- ◆ **Public/Institutional.** Existing (non-open space) public/institutional land uses in Truckee include schools, government and utilities offices and facilities, the Tahoe Forest Hospital, and a number of churches and religious institutions. A number of these uses are concentrated along the west end of Donner Pass Road in the Gateway Area; Truckee's Town Hall and Police Department are both accommodated within the office/light industrial area near the Airport, while other community-serving facilities are located within neighborhood areas.
- ◆ **Other Land Uses.** Other major land uses not included among those described above include land dedicated to infrastructure such as roads and the railway, which accounts for approximately 13 percent of all land within the Town limit, and the mining operations in the southeast part of Truckee, which cover about 200 acres.

### *C. General Plan Land Use Designations: Introduction and Overview*

The General Plan Land Use Map, shown in Figure LU-1, illustrates the various categories of land uses as they are applied throughout the Town of

Truckee. These land use designations set forth the Town's desired outcome for the type and intensity of use for each area mapped.

This section of this Element describes the land use designations applicable to the area within the Town limits; Section D describes land use designations for a number of areas within Truckee where special planning consideration is applied; and Section E describes Areas of Special Consideration such as Planned Community Areas. Section F describes designations in the areas outside the Town limits but within the proposed Sphere of Influence. The Town limit line and proposed sphere are shown in Figure I-2 in Chapter 1.

For each land use designation, the uses allowed and the standards of density and intensity are specified. Other policies relating to these land use designations are found in Section G of this Land Use Element and throughout the General Plan. The amounts of land in each land use designation are shown in Table LU-2.

#### **Development Density and Intensity**

A range of development density and intensity is assigned for each land use. Densities and intensities in all cases are based on gross acres.

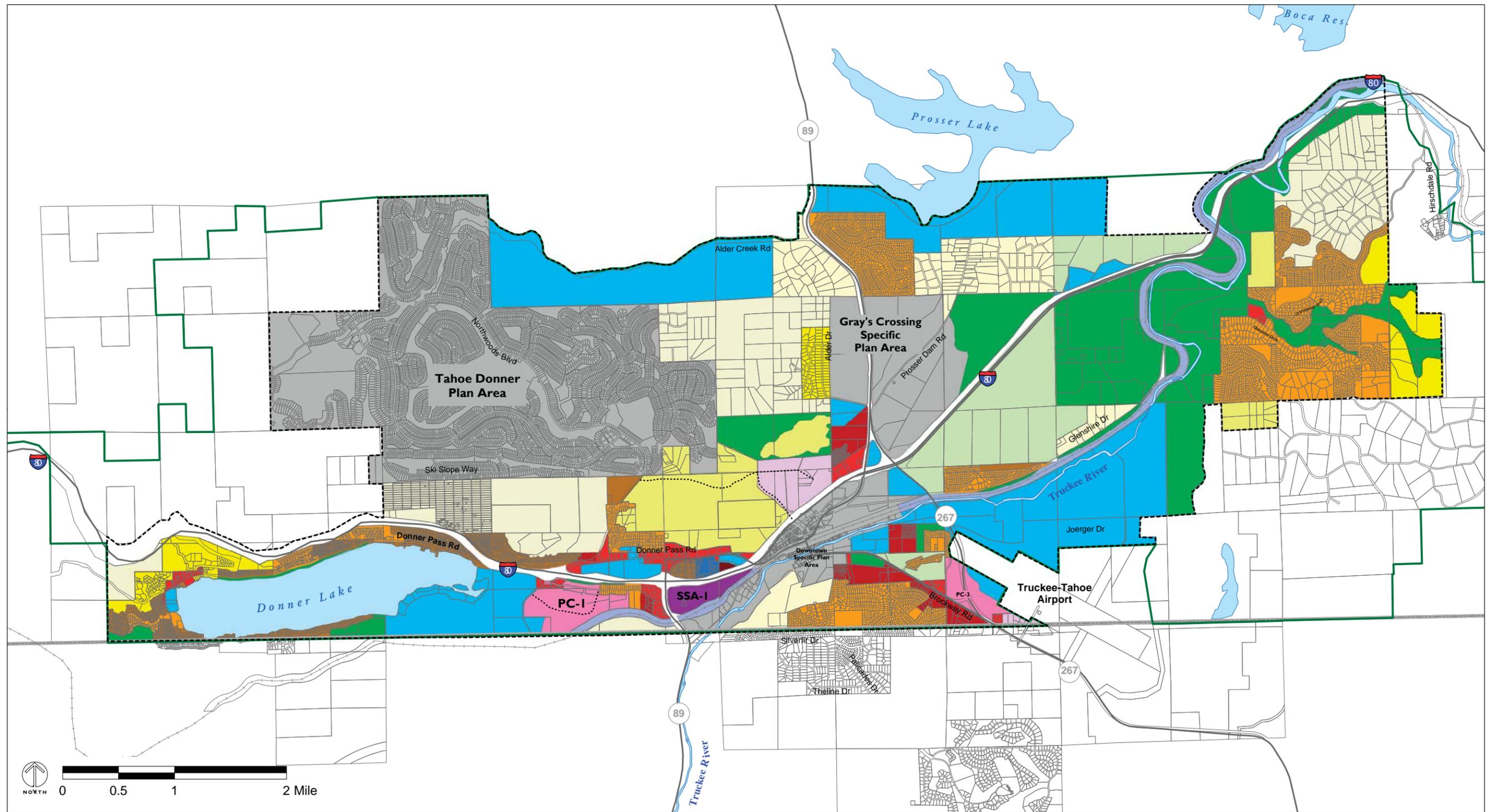
---

*Population density for residential land use designations is derived through the following formula:*

$$\text{Population Density} = (\text{Dwelling Units per Acre} * 1.2 * 2.63) * 0.54$$

---

Development intensity for residential land uses is reflected as an average number of dwelling units per acre; stated density standards for residential uses do not include secondary units, which are allowed with a primary single family dwelling unit. For planning purposes, except in the High Density Residential designation, one unit in every five is assumed to have a secondary unit, resulting in an effective allowed density that is 20 percent greater than the maximum stated. Estimated population density for all land use designations allowing residential uses is to be based on the average household size in Truckee in 2004, which is 2.63 persons per household. To account for the proportion of dwelling units in Truckee that are used as second homes, a factor of 0.54 is applied to the total population density derived from the above calculation method.



- Truckee Town Limits
- Proposed Sphere of Influence
- Potential Future Connector Roads

**General Plan Land Use Designations**

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f0e68c; border: 1px solid black; margin-right: 5px;"></span> Residential Cluster Average Density 1 du/10 acres</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f0c88c; border: 1px solid black; margin-right: 5px;"></span> Residential Cluster Average Density 1 du/5 acres</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Residential 0.5 - 1 du/acre</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d4edda; border: 1px solid black; margin-right: 5px;"></span> Residential 0.5 du/acre</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #fff3cd; border: 1px solid black; margin-right: 5px;"></span> Residential 1 - 2 du/acre</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f8d7da; border: 1px solid black; margin-right: 5px;"></span> Residential 3 - 6 du/acre</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #dc3545; border: 1px solid black; margin-right: 5px;"></span> High Density Residential 6 - 12 du/acre</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> High Density Residential 16 - 18 du/acre</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e74c3c; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #9b59b6; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #5dade2; border: 1px solid black; margin-right: 5px;"></span> Rail Transportation Corridor</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #007bff; border: 1px solid black; margin-right: 5px;"></span> Public</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #1f77b4; border: 1px solid black; margin-right: 5px;"></span> Public Hospital/Office</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Planned Community</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> Special Study Area</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #9e9e9e; border: 1px solid black; margin-right: 5px;"></span> Plan Area</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Open Space Recreation</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></span> Resource Conservation/Open Space</li> </ul> |
|---|---|---|

**FIGURE LU-1**

**GENERAL PLAN LAND USE MAP**

**TOWN OF TRUCKEE  
2025 GENERAL PLAN**

Amended:  
 April 14, 2015 (Resolution 2015-15)  
 September 13, 2016 (Resolution 2016-43)  
 October 23, 2018 (Resolution 2018-72)



TABLE LU-2 **ACREAGE OF GENERAL PLAN LAND USE DESIGNATIONS  
WITHIN TOWN LIMITS**

| Designation                          | Acres          | Percentage<br>of Total<br>Area |
|--------------------------------------|----------------|--------------------------------|
| <b>Open Space</b>                    |                |                                |
| Open Space Recreation                | 311            | 1.60%                          |
| Resource Conservation/Open Space     | 3,021          | 15.20%                         |
| <b>Public</b>                        |                |                                |
| Public                               | 3,055          | 15.40%                         |
| Public (Hospital/Office)             | 22             | 0.20%                          |
| <b>Commercial and Industrial</b>     |                |                                |
| Commercial                           | 216            | 0.11%                          |
| Industrial                           | 180            | 0.90%                          |
| Rail Transportation Corridor         | 431            | 2.20%                          |
| <b>Residential</b>                   |                |                                |
| Residential Cluster (5 and 10 acres) | 2,969          | 14.90%                         |
| Residential (0.5 to 6 du/acre)       | 3,799          | 19.10%                         |
| High Density Residential             | 252            | 1.30%                          |
| <b>Study Areas and Plan Areas</b>    |                |                                |
| Special Study Areas                  | 77             | 0.39%                          |
| Downtown Specific Plan Area          | 533            | 2.70%                          |
| Gray's Crossing Specific Plan Area   | 783            | 3.92%                          |
| Tahoe Donner Plan Area               | 4,035          | 20.30%                         |
| Planned Community Areas              | 266            | 1.40%                          |
| <b>Total</b>                         | <b>19,950*</b> | <b>100%</b>                    |

Note: Total land area shown differs from that shown in Table LU-1 because land use designation areas include some (but not all) roads, and do not include Donner Lake. Open space lands have been and will be approved in many of the non-open space land use designations. These open space lands are not noted in this table and are in addition to the lands in the Open Space Recreation and Resource Conservation/Open Space land use designations.

For non-residential uses, including commercial, industrial and public land uses, intensity is expressed as an average Floor Area Ratio (FAR). FAR is calculated based on total building floor area in proportion to the total size of the building's lot.

Densities and intensities shown for each designation reflect an average for the entire Town. For example, where a Residential land use category has a density of 1 unit per acre, individual projects or zoning on individual parcels may be at a higher or lower density, while all land uses within that category Town-wide will average 1 unit per acre. For non-residential land uses, where the allowed intensity can average 0.20 FAR, an individual project may have a higher or lower FAR, while the average intensity Town-wide would be 0.20.

Higher densities and intensities relative to other lands carrying the same designation are allowed on lands with fewer environmental constraints and with available services such as sewer, public water, and public roads, as well as on lands closer to or in existing developed areas, such as infill properties. Individual projects may be allowed at higher densities if they provide community benefits (e.g. affordable housing, public open space) above that which would be ordinarily required for the project. Lower densities and intensities are allowed on lands that have environmental constraints such as steep slopes and wetlands; lands which are served by wells and/or septic systems; and lands which are further from the existing developed core of the Town.

Zoning classifications will be applied through the Development Code to implement the General Plan Land Use Designations and to further specify appropriate densities and intensities in specific areas.

#### **Areas for Special Consideration**

The General Plan identifies a number of areas for special consideration when planning for future development. These include the following:

- ◆ **Special Study Area.** One Special Study Area has been designated for a site with particular constraints or community concern regarding future

development. Additional study and community consultation will be required when any development is proposed in this area.

- ◆ **Planned Community Areas.** These Planned Community Areas include two large sites for which Specific Plans will need to be prepared and approved for any proposed development plan.
- ◆ **Specific Plan and other Plan Areas.** This designation is applied to areas that are the subject of an existing Specific Plan or area for a planned community. Examples include the Downtown Specific Plan Area, Tahoe Donner Plan Area, and the Gray's Crossing Specific Plan Area (formerly Planned Community 2).
- ◆ **Overlay Designations.** Seven areas with additional requirements beyond those included in the basic land use designations have been defined in this General Plan. These overlay designations encompass areas with unique conditions that call for additional policy guidance to supplement that provided by underlying land use designations. The location of overlay designations is shown in Figure LU-2.

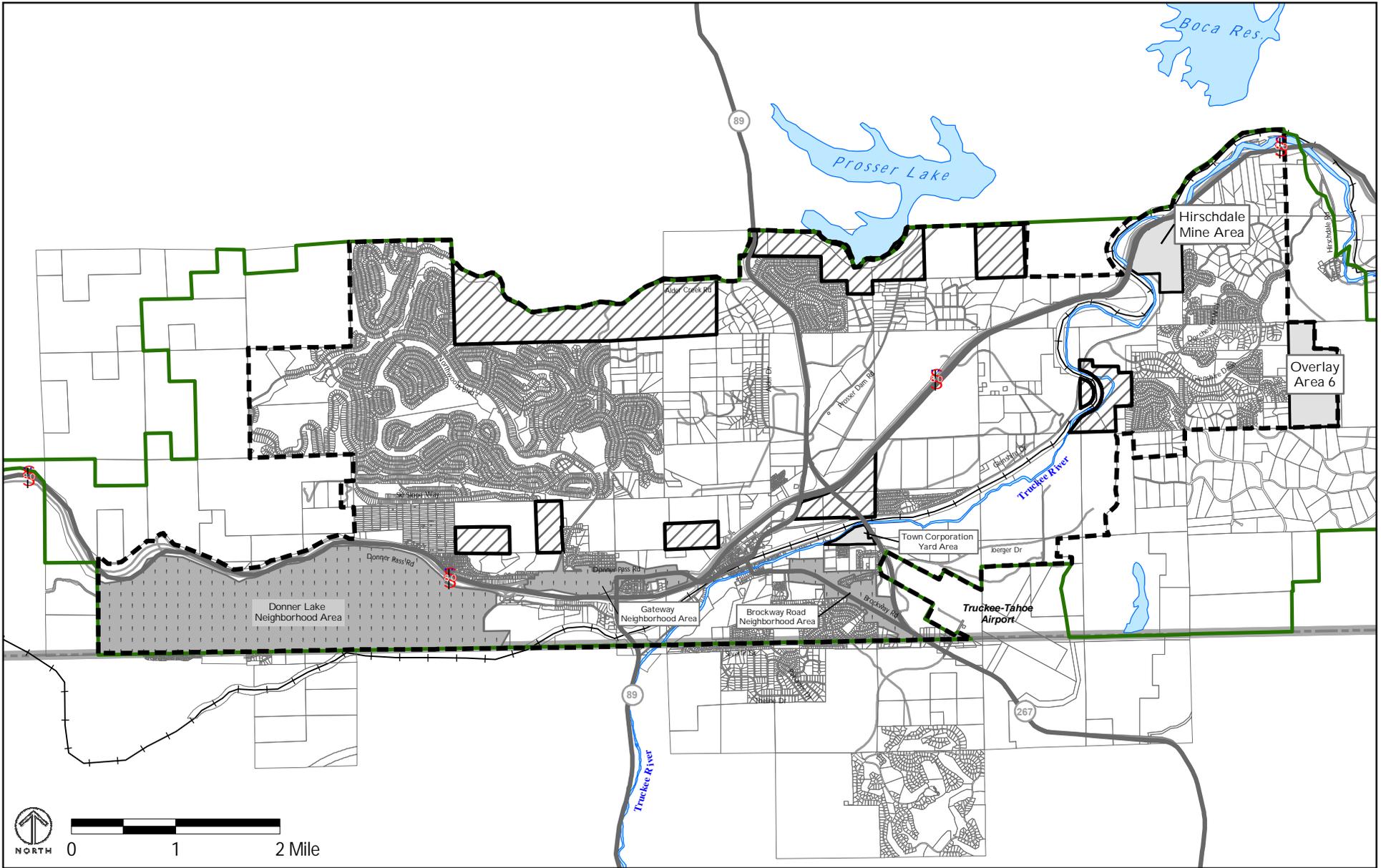
Each of these special areas is described in Section E of the Land Use Element.

#### *D. Land Use Designations within Town Limits*

The following designations apply to lands within Town limits, as mapped in Figure LU-1. Abbreviations used for the various land use designations in the Land Use Map and elsewhere in the General Plan are shown in parentheses after the name of each designation listed below.

##### **Open Space Designations**

General Plan Land Use Designations under this heading are intended to preserve Truckee's important open space areas and the key benefits they provide to the community in terms of natural resources, preservation of biological resources, passive and active recreation, and preservation of scenic values.



- Truckee Town Limits
- National Forest Overlay
- Neighborhood Area Overlay
- Other Overlay Area

FIGURE LU-2

OVERLAY DESIGNATIONS

Open space is generally defined as land that is essentially undeveloped and devoted to any of the uses defined in the Conservation and Open Space Element. Detailed definitions of open space types, and prioritization of open space as it pertains to the open space requirement for new development, are provided in the Conservation and Open Space Element.

#### Resource Conservation/Open Space [RC/OS]

This land use designation 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
- ◆ Areas containing important mineral resources

#### Open Space Recreation [OSR]

This land use designation is applied to areas where developed recreational uses would be compatible with the natural resources in the area. This designation is intended to minimize suburban and rural residential sprawl; to protect significant vistas, wildlife movement corridors, biological resource areas; and to accommodate recreational uses. Lands designated OSR serve as a buffer between the more intensive development in the Gray's Crossing Specific Plan Area and the RC/OS uses in the eastern portion of Town. This designation differs from the RC/OS designation in that it allows for more intensive, clustered recreational/residential development where appropriate.

*Land Uses Allowed:* Land uses allowed under this designation are recreational uses that are compatible with the natural surroundings, such as skiing, camping, existing and currently approved golf courses, horseback riding, as well as clustered residential or lodging uses.



*This open space area in Glenshire is protected under the RC/OS Designation*

---

*The average population density in the OSR designation is 0.2 persons per acre.*

---

---

*Maximum non-residential development intensity in the OSR designation is calculated as follows:*  
*Development Intensity =*  
*Property Size (in Square Feet) x*  
*0.1(Development Area) x 0.2*  
*(FAR)*

---

*Density and Intensity:* Any proposed development in this land use designation, including residential, non-residential and recreational facilities such as campgrounds, resort ranches, etc. shall preserve 90 percent of the land area on the subject parcels as open space. Acceptable uses in such open space areas include those that do not involve structures or large paved areas, such as primitive campgrounds without facilities, picnic areas, trails, equestrian corals and other non-enclosed structures. The open space area requirement may be reduced below 90 percent if the proposed development substantially furthers other General Plan goals, policies, and/or implementing actions.

Residential uses are allowed at an average density of one housing unit per ten acres. Residential uses are required to be clustered in small defined areas so as to preserve open space.

Non-residential uses found to be compatible with maintaining open space values, and residential uses are also permitted within this designation. An average Floor Area Ratio (FAR) of 0.2 shall apply to non-open space lands. If

non-residential land uses are developed in association with residential development, the total number of permitted residential units is to be reduced by a ratio of one unit per 8,712 square feet of non-residential development. This requirement does not apply in cases where the proposed residential units promote mixed-use development goals, or provide affordable or workforce housing.

Zoning districts to implement this category shall accommodate recreational development with necessary support services, and shall protect open space values.

#### **Public and Quasi-Public Land Uses**

The land use designations under this heading are intended to provide opportunities for a wide range of public and quasi-public uses, including local and County government services, public parks, educational facilities, and facilities associated with provision of community services and infrastructure.

#### Public [PUB]

This land use designation is applied to areas under public ownership by local, regional, State and federal government agencies.

*Land Uses Allowed:* Land uses allowed in this designation are public parks and public facilities, including recreational facilities, government offices, schools and educational facilities, and mining where appropriate and compatible with adjacent and affected public uses.

*Density and Intensity:* An average Floor Area Ratio (FAR) of 0.20 shall apply.

Zoning districts to implement this category shall accommodate the full range of uses associated with the Public designation and recognize the desirability of accommodating mixed uses in appropriate areas.

Public, Hospital/Office [PUB (H/O)]

This land use designation applies to areas occupied by the Tahoe Forest Hospital, associated private offices, and public offices in the same area, as well as existing residential uses within the immediate vicinity of the facilities. It also applies to the area immediately west of the hospital, to allow for possible expansion of the hospital and/or development of new medical office uses in this area.

*Land Uses Allowed:* Land uses allowed in this designation are hospital facilities and associated and related public and private offices, along with some residential uses.

*Density and Intensity:* An average Floor Area Ratio (FAR) of 0.20 shall apply.

Zoning districts to implement this category shall accommodate mixed residential/office uses in appropriate areas, and accommodate intensification or expansion of hospital-related uses in proximity to the hospital.

**Industrial and Commercial Land Use Designations**

The land use designations under this heading are intended to provide opportunities for a diverse range of industrial and commercial uses, to provide employment opportunities, and to serve the commercial and service needs of Truckee's resident and visitor population.

Industrial [IND]

This land use designation is applied to some areas of existing industrial uses and to areas determined appropriate for new industrial development based on their proximity to existing industrial development and major transportation facilities, and their distance from potential land use conflicts. Additional lands, beyond those where existing industrial development is located, are designated Industrial in order to provide appropriate places for relocation of industrial uses now located near Downtown along the Truckee River, and to accommodate projected industrial growth.

*Land Uses Allowed:* Land uses allowed in this designation are all industrial uses, including manufacturing, processing, distributions, and storage. Non-industrial uses, including commercial uses, are also allowed in this designation, provided that they can be shown to directly support the primary industrial uses. Residential uses are allowed in the context of providing live/work opportunities and employee housing.

*Density and Intensity:* An average Floor Area Ratio (FAR) of 0.20 shall apply.

Zoning districts to implement this category shall accommodate mixed commercial/industrial uses, live/work residential uses, light industrial parks, heavy industrial uses, and require preparation of master plans to coordinate large scale industrial development.

### Commercial [C]

This land use designation is applied to existing and planned areas of commercial uses. The Commercial designation is applied based on location of existing commercial uses and the suitability of areas for places for commercial uses in areas close to the Town core.

*Land Uses Allowed:* Land uses allowed in this designation are the full range of commercial uses, including retail, offices, hotel/motel/inn uses, service commercial, mixed commercial (office, retail, service)/residential uses, and large multi-family residential development. Live-work residential uses are also permitted in this designation.

*Density and Intensity:* An average Floor Area Ratio (FAR) of 0.20 shall apply. Residential uses are allowed at densities ranging from four to twelve housing units per acre. A minimum density of six dwelling units per acre must be achieved for all stand-alone residential development within the Commercial designation

Zoning districts for this category shall accommodate a range of uses and identify appropriate locations for mixed uses, office and professional, lodging,

---

*By combining living and working space in a single unit, home-ownership is possible for many self-employed households. Live-work areas can also provide affordable rental housing and work space for artists, small businesses and start-up businesses. Under-utilized commercial buildings can be converted into live-work space, providing needed affordable housing and eliminating commute trips.*

---

---

*The average population density in the Commercial designation is 6 to 17 persons per acre.*

---

neighborhood serving commercial, regional commercial uses, and residential development compatible with these commercial uses.

Rail Transportation Corridor [RTC]

This designation includes all areas within the Union Pacific Railroad right-of-way outside the boundaries of the Downtown Specific Plan Area.

*Land Uses Allowed:* Land uses allowed in this designation are railroad operations and facilities, surface and subsurface utility lines, and land uses allowed immediately adjacent to the respective side of the railroad right-of-way.

*Density and Intensity:* An average Floor Area Ratio (FAR) of 0.2 shall apply.

**Residential Land Use Designations**

Land use designations under this heading include residential uses at a variety of densities, intended to provide a range of housing opportunities and types throughout the town.

Development within all residential land use designations is required to be clustered and clustering shall be considered a high priority in all projects. Clustered residential uses are those located on a portion of a site, with the remainder of the site essentially free of development, i.e. primarily including only those uses that do not involve structures or significant paved areas. Clustering shall be planned so as to protect areas of significant resources, to avoid areas of significant hazard, and to maximize preservation of open space areas. The type, location and quality of open space areas preserved through clustering shall be considered an integral and primary element in the overall site planning for a project, and may necessitate residential project design that includes smaller units or lot size in order to accommodate clustering. Types of open space to be prioritized for preservation through clustering are defined in detail in the Conservation and Open Space Element. Areas preserved in open space shall be included as part of the area considered in calculating density.

All residential development is subject to General Plan policies concerning clustering, which are listed under Goal LU-7 in Section G of this Element.

Residential Cluster - 5 acres [RC-5] and 10 acres [RC-10]

The Residential Cluster land use designation applies to areas subject to development constraints including steeper slopes and limited availability of infrastructure and services, where clustered development is appropriate, and to lands already subdivided into lots of 4 to 15 acres.

The RC-5 designation is applied to subdivisions that have existing lots in the four to eight acre size range, and to lands which would be appropriate for clustered low-density development, such as the area east of the Sierra Meadows subdivision.

The RC-10 designation applies to subdivisions which have existing lots in the 8 to 15-acre size range, and to areas which would be appropriate for clustered development in this density range, such as the area between Tahoe Donner and Highway 89 North.

New subdivisions outside of existing subdivided areas under the RC-5 and RC-10 designations will be required to cluster development away from environmentally sensitive or constrained development areas, to minimize infrastructure costs and minimize environmental impacts, and to maximize open space preservation. As noted above, policies relating to clustered development are applicable to development in areas under the RC-5 and RC-10 designation. These policies are included under Goal LU-7 of this Element, in the Conservation and Open Space Element, and in the Safety Element.

*Land Uses Allowed:* This designation allows clustered residential uses.

This designation also allows further subdivisions near existing subdivisions such as Sugar Pine Estates, Pannonia Ranchos, and The Meadows. Clustering concepts may not be possible to implement in areas which are already subdivided.

---

*Clustering is required for all development within the various residential land use designations. General Plan policies relating to clustered development can be found under Goal LU-7 of the Land Use Element.*

---

vided with lots less than 20 acres in size, although every effort should be made to do so.

---

*The average population density in the RC-5 designation is 0.4 persons per acre and in the RC-10 designation is 0.2 persons per acre.*

---

*Density and Intensity:* Residential uses are allowed at an average density of one housing unit per five acres (for RC-5) or an average density of one housing unit per ten acres (for RC-10). Density bonuses may be applied to development in this designation for projects providing affordable and senior housing, as specified in the Development Code. Except for health or safety reasons secondary units are permitted by right within this designation; such units shall not be counted against the total allowed development density.

Zoning districts to implement this category shall accommodate lots smaller than five or ten acres to allow for clustered development in areas closest to existing developed areas and to implement clustering concepts for future subdivisions on larger lots.

Residential [RES]

This land use designation applies to areas of existing residential land uses and to areas which, based on their proximity to existing residential areas, are determined appropriate for new clustered residential development.

*Land Uses Allowed:* Land uses allowed in this designation include all residential uses, including home occupations. Neighborhood-serving commercial uses are also allowed in this designation, subject to the requirements specified in Land Use Policy P5.2.

---

*The average population density in the Residential designation is 0.9 to 11 persons per acre.*

---

*Density and Intensity:* Residential uses are allowed at densities ranging from 0.5 to 6 housing units per acre. For developed areas, the density applied to new infill development shall take place at densities reflecting those of the existing surrounding development. For undeveloped areas, densities range from 0.5 to 6 housing units per acre.

A minimum density of 50 percent of the maximum density identified in the Land Use Map must be achieved in all new development in the RES



*Single family homes like this one in Prosser Lakeview are typical of much of the development within the Residential land use designation*

designation unless such development would conflict with other General Plan goals and policies. As an example of the application of this standard, the minimum allowed development density in areas designated RES-4 would be two dwelling units per acre.

Density bonuses may also be applied to development in this designation for projects providing affordable and senior housing, as specified in the Development Code. Except for health or safety reasons, Secondary units are permitted by right within this designation; such units shall not be counted against the total allowed development density.

Zoning districts to implement this designation shall accommodate a range of densities based on environmental constraints; existing development patterns; the need to accommodate duplexes and multi-family housing in appropriate locations; including infill sites; and the potential for new clustered subdivi-

sions on larger undeveloped lots. Home occupations shall also be accommodated.

High Density Residential [RH]

This land use designation applies to areas located near existing developed areas and to infill development areas with access to community services and existing infrastructure.

*Land Uses Allowed:* This land use designation allows higher density single and multi-family residential uses. Limited neighborhood commercial and small office uses are also allowed in this designation where appropriate, as specified in Land Use Element Policy 5.2.

*Density and Intensity:* Residential densities ranging from six to eighteen housing units per acre are allowed. A minimum density of six units per acre must be achieved in all new development in the RH designation, unless such development would conflict with other General Plan goals and policies.

---

*The average population density in the RH designation is 8.5 to 17 persons per acre.*

---

Zoning districts to implement this category should accommodate a range of multi-family densities in addition to accommodating a limited amount of neighborhood serving commercial/office uses in appropriate locations, such as at street corners and along major arterial and collector roads. Home occupations shall also be accommodated in zoning districts that implement this category.

*E. Areas for Special Consideration*

This section describes allowed land uses, development density and intensity, and policies applicable to various areas identified for special consideration in the General Plan.

**Special Study Areas**

One area within Truckee is designated as a Special Study Area.

Special Study Area 1: McIver Hill [SSA-1]

This designation applies to an 83-acre area located at the southeast corner of the intersection of Interstate 80 and Highway 89 South.

*Land Uses Allowed:* While more study of this area will be necessary before it can be developed, land uses allowed in this area may include institutional uses, including a community college campus; open space for passive recreation, preservation of habitat and scenic values; and certain commercial uses. These commercial uses may include limited retail development uses associated with an educational institution, an office park, or a destination resort. Limited clustered residential uses may also be permitted.

*Density and Intensity:* A maximum development density of 50 housing units and intensity of 80,000 square feet of commercial or institutional uses shall apply. The development would be limited to areas of the site not constrained by topography or other environmental concerns, which is likely to be a maximum developable area of about 22.5 acres.

*Policies:* The following policies apply to SSA-1:

- SSA1-P1 Development of an educational facility or college campus on the McIver Hill site shall be supported, provided such a use meets other important goals and policies of the General Plan.
- SSA1-P2 Any development in SSA-1 shall respect views of the site and shall be designed to be visually unobtrusive and harmonious with the site's wooded open space character.
- SSA1-P3 New buildings should generally be clustered on the flatter, less visible areas at the top of the hill. Steeply sloping areas on the site's edges and the base of the hill should be avoided.
- SSA1-P4 Provision of adequate access to this site is a concern. Primary access should be provided from the intersection of

Highway 89 and Deerfield Drive. A second access point may also be needed, but its location and alignment will require careful study. Any access routes must be designed in consideration of site topography, soils and site views, so as to avoid visual and slope stability impacts.

---

*Policies for the area formerly referred to as Planned Community 2 are included under the Gray's Crossing Specific Plan Area.*

---

### **Planned Community Areas**

Two areas are designated as Planned Community Areas on the Land Use Map. They include the Teichert Cold Stream site [PC-1] and the Joerger Site [PC-3].

Specific Plans will be required for PC-1 and PC-3, pursuant to California Government Code Section 65450 - 65457, and development on each site shall be consistent with its Specific Plan. Policies specifically related to both of these areas and to this designation are found below.

---

*Industrial land uses are not permitted in Planned Community 1.*

---

### **Planned Community 1 [PC-1]**

Planned Community 1 consists of a highly constrained site at a strategic location. It is the Town's policy, as expressed in Circulation Policy P6.3, that Donner Pass Road shall remain at two travel lanes with a center turn lane. For this reason, the Specific Plan for PC-1 will be required to provide a mix of land uses generating an amount of traffic that, in addition to buildout of the General Plan, would not result in the need for four lanes on Donner Pass Road or result in conditions on Donner Pass Road worse than LOS D. Policies addressing this issue are found in the Circulation Element.

*Land Uses Allowed:* Land uses allowed in this designation are a mixture of medium-density, clustered residential uses; commercial uses, including visitor lodging; and open space for passive recreation and preservation of scenic and habitat values.

*Density and Intensity:* The maximum amount of development allowed (of housing units and square feet of non-residential development), is shown in Table LU-3. A total of 50 acres is assigned for development of all allowed

uses on the site, in recognition of the physical constraints to development that exist over much of the site's area. This acreage is a guideline to be used in Specific Plan development, and may vary based on the results of detailed studies completed prior to site development.

*Policies:* The following policies will guide development of the Specific Plan for PC-1.

- PC1-P1 The Specific Plan shall include policies and design measures to ensure that development on the site shall be compatible with, and shall not adversely affect the historic or natural character of Donner Memorial State Park.
- PC1-P2 The Specific Plan shall provide adequate setbacks from Cold Creek, Donner Creek, and other riparian/wetland areas.
- PC1-P3 Development of the site shall connect that portion of Deerfield Drive east of Cold Creek with Cold Stream Road. The roadway connecting PC-1 with Deerfield Drive may be designed as a possible future local access route, but will be used in the near term as an emergency access only. The roadway shall be designed to discourage use of the road as a cut-through route for non-local traffic.
- PC1-P4 Land uses on the site shall include visitor-serving commercial uses and other uses which promote or accommodate tourism as well as commercial uses serving local needs. In order to encourage the development of housing in proximity to employment centers, the Specific Plan shall include policies designed to provide for the development of affordable housing by allowing for mixed uses at appropriate densities.

---

*The Deerfield Drive extension is described and illustrated in the "Planned Circulation Improvements" section of the Circulation Element.*

---

TABLE LU-3 **PLANNED COMMUNITY I (PC-I) LAND USES**

| Type                        | Maximum Square Feet/<br>Dwelling Units* |
|-----------------------------|---|
| Commercial/Office uses      | Up to 70,000 square feet                |
| Lodging                     | 100 lodging units                       |
| Clustered Residential Units | 300 units**                             |

\* A total of 70 acres is allotted for residential, mixed use and commercial uses.

\*\* Total is to include all required inclusionary housing and/or workforce housing units. A density bonus may be approved to exceed the 300 units if additional workforce housing units are provided above and beyond the required inclusionary and workforce units.

- PC1-P5 The Specific Plan shall include standards for the design of retail shopping areas that are oriented and scaled to the pedestrian realm and that avoid "strip commercial" site layout.
- PC1-P6 The Specific Plan shall include design standards or guidelines tailored to the specific needs of the site.
- PC1-P7 Specific Plan design standards shall include requirements for parking areas which promote attractive streetscapes, recognize the need for snow storage or removal, and reduce the visual impacts of paved areas through distributed landscaping, landscaped berms, and other measures.
- PC1-P8 Development on the site shall incorporate pedestrian/equestrian/bicycle/ski trails into project design to provide access through the entire project area, connecting onsite and offsite shopping and service areas with residential and recreational areas. Trails shall be open to the public.
- PC1-P9 The project shall provide a public pedestrian/equestrian/bicycle/ski trail along Donner Creek and Cold Creek, or

another alignment as approved as part of Specific Plan approval, through the project site and connecting to trails located within the Donner Memorial State Park.

PC1-P10 Ensure that the mix of land uses in the PC-1 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 conditions worse than LOS D on Donner Pass Road or the need for four lanes on Donner Pass Road.

PC1-P11 A traffic study for the PC-1 Specific Plan that utilizes methodology described in Circulation Policy P3.1, and assumes full buildout of the General Plan for the cumulative condition, will be required. The traffic study shall consider the following elements:

- ◆ Consistency of the proposed project with Policy PC1-P10.
- ◆ The alignment and design of a connector between Cold Stream Road and Highway 89 South, per Policy PC1-P3.
- ◆ Impacts and needed improvements to local intersections, including the I-80/Donner Pass Road (West) interchange.

#### Planned Community 3 [PC-3]

Planned Community 3 consists of an area identified for future commercial and industrial land uses. Viability of this area for development has been substantially increased by the completion of the Highway 267 bypass in 2002.

*Land Uses Allowed:* Land uses allowed in this designation are commercial, industrial, and high density residential uses.

*Density and Intensity:* An average FAR of 0.20 shall apply to commercial and industrial development. Residential uses are allowed at a maximum density of twelve housing units per acre.

*Policies:* The following policies will guide development of the Specific Plan for PC-3.

- PC3-P1 Development allowed on the site will be a range of commercial, industrial and residential uses. Services for employees, such as day care facilities and food sales, shall be encouraged.
- PC3-P2 The Specific Plan shall include design standards to provide for architectural consistency of development on the site, in accordance with the Town of Truckee design guidelines.
- PC3-P3 Site design shall consider appropriate access to Highway 267, via Brockway Road and Soaring Way, and shall minimize visual impacts from the Highway 267 corridor.
- PC3-P4 The Specific Plan shall include standards for the design of retail shopping areas that avoid "strip commercial" site layout, and that are oriented and scaled to the pedestrian realm.
- PC3-P5 Specific Plan design standards shall include requirements for parking areas which promote attractive streetscapes, recognize the need for snow storage and removal, and reduce the visual impacts of large, unscreened parking lots through distributed landscaping, landscaped berms and other measures. Parking shall be provided in accordance with the Town of Truckee Design Guidelines.
- PC3-P6 The Specific Plan shall include provisions for supplying, on-site, the required housing for 50 percent of the very-low, low- and moderate-income workforce associated with development of the site. 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 PC-3, required workforce housing may be permitted to be located off-site.

PC3-P7 All development on PC-3 shall support community character goals and policies for the Brockway Road Corridor.

PC3-P8 Ensure that the mix of land uses in the PC-3 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 Highway 267 between Interstate 80 and the Brockway Road/Soaring Way intersection.

### Plan Areas

Three Plan Areas are designated in the General Plan. These are the Downtown Specific Plan Area, the Gray's Crossing Specific Plan Area, and the Tahoe Donner Plan Area. A Specific Plan or Area Plan exists for each of these areas and provides detailed land use mapping, goals and policy direction.

#### Downtown Specific Plan Area [DSPA]

The Downtown Specific Plan Area includes an approximately one square mile area encompassing Truckee's historic core, which is the subject of ongoing special study and planning. A Specific Plan was adopted for the Downtown Area in 1997; the Specific Plan will be amended as necessary to reflect the goals, actions and policies in this General Plan Update. Additionally, policies specifically related to the Downtown Specific Plan Area are found in this section, under Goal LU-6 of the Land Use Element, and under Goal CC-6 and CC-7 of the Community Character Element.

*Land Uses Allowed:* This designation allows commercial, industrial, public and residential uses, and mixed use commercial and residential uses.



*The Downtown Specific Plan Area encompasses Truckee's historic center*

*Density and Intensity:* Densities and intensities for the DSPA are as specified in the Downtown Specific Plan. This Specific Plan Area will ultimately contain approximately 650,000 square feet of nonresidential uses including commercial, office, recreational, and industrial uses, and approximately 690 lodging units. The average residential density applied across the DSPA will not exceed 10 dwelling units per acre.

*Policies:* The following policies guide the implementation of the Downtown Specific Plan, and will apply to subsequent updates of the Plan in the future.

- DSA-P1. Preserve and enhance the historic mountain character of the Downtown area.

- DSA-P2. Identify and develop a town square.
- DSA-P3. Identify mechanisms for creating a park/recreational open space area with a trail along the Truckee River.
- DSA-P4. Increase opportunities for pedestrian circulation, including improved access across the railroad tracks, and improved access between parking areas and businesses.
- DSA-P5. Address parking problems in the Downtown area.
- DSA-P6. Encourage residential uses mixed with office and commercial uses.
- DSA-P7. Enhance the desirability of the Downtown area as a "destination attraction."

---

*Policies and Actions under Goal CC-7 in the Community character Element also apply to the Railyard.*

---

DSA-P8. Develop the old mill site (the Railyard) as a location for future mixed use development, including both local- and tourist-serving commercial uses, as well as residences, and public uses, incorporating the suggested components described in Action A7.1 in the Community Character Element.

DSA-P9. Improve roadside landscaping. Work with Union Pacific to improve portions of the "no man's land" around the railway.

DSA-P10. Identify funding mechanisms for downtown improvements, including a Business Improvement District.

DSA-P11. Identify incentives for privately-funded development projects which implement the Specific Plan. Such incentives may include, but are not limited to, tax incentives, fee reductions, and priority permit processing.

---

*Policies concerning circulation within the Downtown, including those that address issues associated with the Bridge Street at-grade crossing are included in the Circulation Element.*

---

DSA-P12. Address improvements to the intersections of Bridge Street/West River Street and Bridge Street/Commercial Row in order to improve the level of service.

DSA-P13. Ensure that all critical sites in the Downtown with potential for soil contamination are appropriately studied prior to development, and that adequate measures are taken to address identified problems.

DSA-P14. Improve and enhance the Truckee Riverfront in the Downtown area.

Policy P6.2 and Actions A6.3, A6.4 and A6.5 under Goal LU-6 in this General Plan also implement the Downtown Specific Plan.

Gray's Crossing Specific Plan Area [Gray's Crossing SPA]

The Gray's Crossing Specific Plan Area consists of approximately 800 acres located on either side of Highway 89 North. The Specific Plan for this site

accommodates a mix of residential, recreational, commercial, and public land uses.

*Land Uses Allowed:* Allowed uses are as specified in the approved Gray's Crossing Specific Plan. These uses include mixed use commercial, residential and recreational uses, and community facilities.

*Density and Intensity:* Densities and intensities for the Gray's Crossing Specific Plan Area are as specified in the Gray's Crossing Specific Plan. Table LU-5 shows the maximum amount of development (housing units and square feet of non-residential development) allowed in the Gray's Crossing Specific Plan.

*Policies:* The following policies will guide implementation of the Specific Plan for the Gray's Crossing development.

- GC-P1. Preserve existing natural features and wildlife habitat.
- GC-P2. To protect wildlife habitat, preserve open space corridors connecting to adjacent open space lands.
- GC-P3. The planned community shall be sited, oriented and massed to provide for maximum exposure to winter sun and protection from wind and temperature extremes.
- GC-P4. Landscaping shall complement and be a component of the existing native ecosystem.
- GC-P5. Maintain the undeveloped open space character of the viewsheds along Highway 89 and Interstate 80.
- GC-P6. Develop the site as a destination recreational community.
- GC-P7. Provide amenities such as a golf course, riding stables, cross country ski area, hiking/biking trails, a recreational center, and hotel.

TABLE LU-4 GRAY'S CROSSING SPECIFIC PLAN ALLOWED DEVELOPMENT

| Land Use                | Allowed Development                                     |
|-------------------------|---|
| Residential Uses        |   |
| Single-Family Units     | 408   |
| Cottage Units           | 89  |
| Attached housing units  | 115   |
| Live-Work Units         | 21  |
| Employee Housing Units  | 92  |
| Total Residential Units | 725   |
| Non-Residential Uses    |   |
| Commercial              | 40,700 (square feet)                                    |
| Lodging                 | 300 rooms, plus conference facility (5,000 square feet) |
| Community Center        | 10,000 square feet                                      |
| 18-Hole Golf Course     | 193 acres   |
| Religious Facilities    | 2 churches, located on one 8-acre and one 1-acre site   |
| Undeveloped Open Space  | 417 acres   |

GC-P8. Residential uses shall be clustered. Apartment units shall be interspersed with office and light commercial uses in some areas. Affordable housing shall be provided in addition to market rate housing. The number of affordable units shall be equal to 20 percent of the number of market rate units.

GC-P9. Retail shopping areas shall be designed 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.

GC-P10. Architecture shall be consistent with the Town of Truckee Design Guidelines.

- GC-P11. Parking areas shall be screened. Parking shall be provided in scattered small lots or located to the rear of buildings.
- GC-P12. Incorporate pedestrian/equestrian/bicycle/ski trails into project design to provide access through the entire project area, connecting onsite and offsite shopping and service areas with residential and recreational areas. Trails shall be open to the public.
- GC-P13. Provide pedestrian/bicycle/cross-country ski links to the Downtown area that connect with trails on adjacent properties.
- GC-P14. Development under the Gray's Crossing Specific Plan shall provide a reasonable balance of residential, retail, office, and recreational land uses in each development phase.

Tahoe Donner Plan Area [Tahoe Donner PA]

The Tahoe Donner Plan Area designation recognizes the existing approved Tahoe Donner community.

*Land Uses Allowed:* This designation allows buildout of the land uses put in place for Tahoe Donner prior to the Town's incorporation, as reflected in the master development plan classifications for the Tahoe Donner planned community. Such uses include single-family homes, condominiums in clustered development areas, neighborhood serving-commercial uses, and recreational facilities. Major changes to the approved land uses for the Tahoe Donner Plan Area, as reflected in the existing zoning for Tahoe Donner, will require changes to the Tahoe Donner Codes, Covenants and Restrictions (CC&Rs).

*Density and Intensity:* Buildout of the Tahoe Donner planned community is estimated to result in a total of 7,000 housing units and 70,000 square feet of non-residential uses, which would be mostly recreational facilities.

*Policies:* The following policies apply to Tahoe-Donner.

- TD-P1. Land uses, activities and future development at Tahoe-Donner shall take place consistent with the approved master development plan for the community.
- TD-P2. Major changes in the approved land uses, activities or site plan for Tahoe Donner will be reviewed for consistency with the community's CC&Rs.
- TD-P3. Encourage neighborhood services and commercial uses in Tahoe Donner which could reduce vehicle trips into town. Recognizing the limited amount of land available for such uses, require applications for new commercial development to demonstrate an ability to provide goods and services to Tahoe Donner residents.
- TD-P4. The Town encourages the Tahoe Donner Association to change its CC&Rs to allow second units, consistent with State law.
- TD-P5. Minimize conflicts between residential and recreational users in Tahoe Donner and protect the natural resource values of Tahoe Donner including Trout Creek and Alder Creek. Support the efforts of the Tahoe Donner Association, Tahoe Donner residents, and others in implementing this policy.

### **Overlay Designations**

This General Plan includes seven overlay designations, as follows:

- ◆ Three Neighborhood Areas: for Donner Lake, Gateway and the Brockway Road Corridor.
- ◆ Three additional sites where specific additional policy guidance for development applies.

- ◆ Lands throughout Truckee that are under the ownership of the United States Forest Service.

In each case, allowed land uses are those specified in the underlying designation, except as described below. Overlay designations are mapped in Figure LU-2.

#### Donner Lake Neighborhood Area

The Donner Lake Neighborhood Area has been designated to address the unique mix and character of land uses in the area surrounding Donner Lake.

*Land Uses Allowed:* Land uses allowed in this designation are residential, commercial, mixed residential/commercial uses, and public/institutional uses. Residential land use designations within the Donner Lake Neighborhood Area are shown on the Land Use Map. Within the Donner Lake Neighborhood Area, commercial and mixed commercial/residential uses may be allowed in Residential designations through site specific planning and zoning. Appropriate commercial uses include neighborhood and resort commercial uses, restaurants, sports stores, hotels, motels, and inns located in or close to existing commercial areas.

*Density and Intensity:* Residential densities within this designation range from 0.5 to 6 housing units per acre.

Zoning districts to implement this category shall accommodate a range of densities based on environmental constraints, existing development patterns, the need to accommodate duplexes, multi-family housing and mixed commercial uses in appropriate locations, and the potential for new clustered subdivisions on larger undeveloped lots.

*Policies:* The following policies guide development in the Donner Lake Neighborhood Area.

- DL-P1. Recognize the historic and recreational character of the Donner Lake Neighborhood Area by accommodating a mix of residential, recreational, and commercial uses in the Residential and Commercial land use categories:
- ◆ Accommodate publicly accessible uses such as restaurants, parks, and other recreational facilities along the lakefront.
  - ◆ Locate new commercial uses in areas which are easily accessible by both vehicles and pedestrians and which minimize impacts on residences.
  - ◆ Ensure new discretionary 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.
- DL-P2. Cooperate with the Truckee-Donner Recreation and Park District, the State Department of Parks and Recreation, and the residents at Donner Lake in planning for Donner Lake to minimize conflicts between residential and recreational uses and to protect the natural resource values of the lake.

Policies under Goal CC-16 in the Community Character Element are also applicable to the Donner Lake Neighborhood Area.

#### Gateway Neighborhood Area

The Gateway Neighborhood Area overlay designation has been applied in recognition of the role of the Gateway Area as a central hub of the community, with a rich mixture of residential, commercial and public uses. The focus of the Gateway Neighborhood Area is the Donner Pass Road corridor, one of the most important thoroughfares in Truckee.

*Land Uses Allowed:* Land uses allowed in this designation are those uses permitted in the underlying land use designations. These include residential, commercial, public, and commercial/residential mixed use land uses, as well as quasi-public uses associated with the Tahoe Forest Hospital and other medical facilities. Appropriate uses include public facilities such as schools, government offices, and community recreation and arts facilities; residential uses of a range of residential types and densities including medium and high density housing; retail and office uses; and mixed use development.

*Density and Intensity:* Residential designations, as shown in the Land Use Map, allow development at densities ranging from one to twelve units per acre. Commercial uses are allowed at an average FAR of 0.2.

*Policies:* Policies in this section are intended to provide guidance for future development and improvements for the Gateway area along the Donner Pass Road corridor. These policies are intended to recognize and build upon the centrality and community importance of the Gateway area, and particularly to enhance its character, livability, walkability, and safety for pedestrians and cyclists. Policies under Goal CC-8 in the Community Character Element also apply to the Gateway Area.

- GW-P1. Ensure that new development and land uses support the following goals for the Gateway Area:
- ◆ An attractive streetscape.
  - ◆ Adequate landscaping and street trees.
  - ◆ Uses and design that encourage community activity and street life, including new civic and public spaces.
  - ◆ Preclusion of generic, auto-oriented and strip commercial type development.
  - ◆ New vertically and horizontally integrated mixed use development, particularly that which incorporates resi-

dential uses as well as high quality commercial development.

- ◆ Pedestrian-oriented design, incorporating connections between adjacent parcels and uses, street furniture, and human-scaled design features.
- ◆ Provision of bicycle facilities along Donner Pass Road, and connections to the town-wide bicycle and trails network.
- ◆ Enhanced connectivity to Downtown Truckee and other parts of the town.

GW-P2. Encourage retrofitting of existing commercial development to reflect the qualities listed in Policy GW-P1, above, and work with public agencies and districts with facilities in the area to improve the visual quality of their street frontages.

GW-P3. Maintain the existing cross-section of Donner Pass Road at three lanes (two lanes plus a center turn lane).

GW-P4. Develop an urban design plan for the Gateway Area that reflects the above aspects and those described under Goal CC-8 in the Community Character Element.

Policy P6.3 and Action A6.6 under Goal LU-6 in the Land Use Element also apply to the Gateway Neighborhood Area.

#### Brockway Road Neighborhood Area

The Brockway Road Neighborhood Area is applied to the Brockway Road Corridor, in recognition of this important thoroughfare as a key gateway to Truckee from the south. It also recognizes the potential for significant change in this area with conversion of the roadway from a State Highway to a local road, following the completion of the Highway 267 Bypass.

*Land Uses Allowed:* Land uses allowed in this designation are those uses permitted in the underlying land use designations. These include residential uses, predominately in the medium and high-density ranges; commercial and lodging uses; public facilities; open space for recreational uses and scenic and habitat value; and uses allowed under an approved specific plan for PC-3.

*Density and Intensity:* Residential designations, as shown in the Land Use Map, allow development at densities ranging from three to twelve units per acre. Commercial and industrial uses are allowed at an average FAR of 0.2.

*Policies:*

- BR-P1. Preserve and improve the character of the Brockway Road Corridor, including the following aspects:
- ◆ Preservation of the corridor's open qualities, which provide an important transition from the developed areas of the Town to the open space of the Martis Valley to the south. This could be accomplished through screening with vegetation, use of landscaped buffers or interspersing development nodes with green space and landscaped areas.
  - ◆ Recognition of the corridor's status as a gateway to Truckee from the south, ensuring that new development and land uses, particularly those proposed for PC-3, support and enhance this role.
  - ◆ Supporting the corridor's use as a bicycle and pedestrian route through the provision of appropriate facilities for these users, including a recreational trail and Class I bikeway.

Action A6.7 under Goal LU-6 in the Land Use Element and Community Character Element Goal CC-14 and its related policies and actions apply to the Brockway Road Neighborhood Area.

Town Corporation Yard Area

This designation is applied to the area around the Town’s existing corporation yard, in consideration of the possible cessation of use of this site as a maintenance and equipment facility for the Town.

*Land Uses Allowed:* Limited Public uses are permitted within this Overlay Area, including a Town or Special District maintenance or equipment yard, and open space recreation uses.

*Density and Intensity:* Public facilities are allowed at an average Floor Area Ratio (FAR) of 0.2.

*Policies:* The following policies apply to the Corporation Yard Overlay Area.

- CY-P1      The appropriate mixture of public uses for the Corporation Yard and area immediately adjacent to it shall be determined through future study.
- CY-P2      Respect open space values and access considerations associated with proximity of the Truckee River in this area.
- CY-P3      Respect residential uses in this area and address land use compatibility conflicts.

Hirschdale Mine Site

The following policy applies to the properties encompassing the Hirschdale Cindercone Mine, located just to the west of Glenshire, adjacent to the railroad corridor, Truckee River and Interstate 80.

- HM-P1. Any residential density established by the General Plan Land Use Map, shown in Figure LU-1, shall apply only to those portions of the properties that have not been previously mined or disturbed for mining.

#### Overlay Area 6

The following policy applies to Overlay Area 6, which includes an area between Glenshire and the eastern Town limit.

- OA6-P1. A planned development shall be adopted for all properties located in Overlay Area 6 before any tentative map or subdivision may be approved on any of the properties. The planned development shall link access, open space areas, and infrastructure between the properties to ensure that subdivision and development of the properties takes place in a coordinated manner.

#### National Forest [NF]

This designation was applied to lands under the jurisdiction of the United States Forest Service. In all areas designated NF identified for disposal by the USFS, an underlying designation is applied to express the Town's intent for land uses on those lands should they enter private ownership.

*Land Uses Allowed:* Land uses allowed in this designation are those uses permitted in the underlying land use designation in the event that the parcels are transferred into private ownership. Zoning districts to implement this category should recognize the public uses until such time as the land ownership changes.

*Density and Intensity:* Density and intensity standards as specified for the underlying designation are applicable.

*F. Land Use Designations for the Proposed Sphere of Influence*

Figure LU-3 shows land use designations for land within the Town's proposed Sphere of Influence.

Planned Residential Development [PRD].

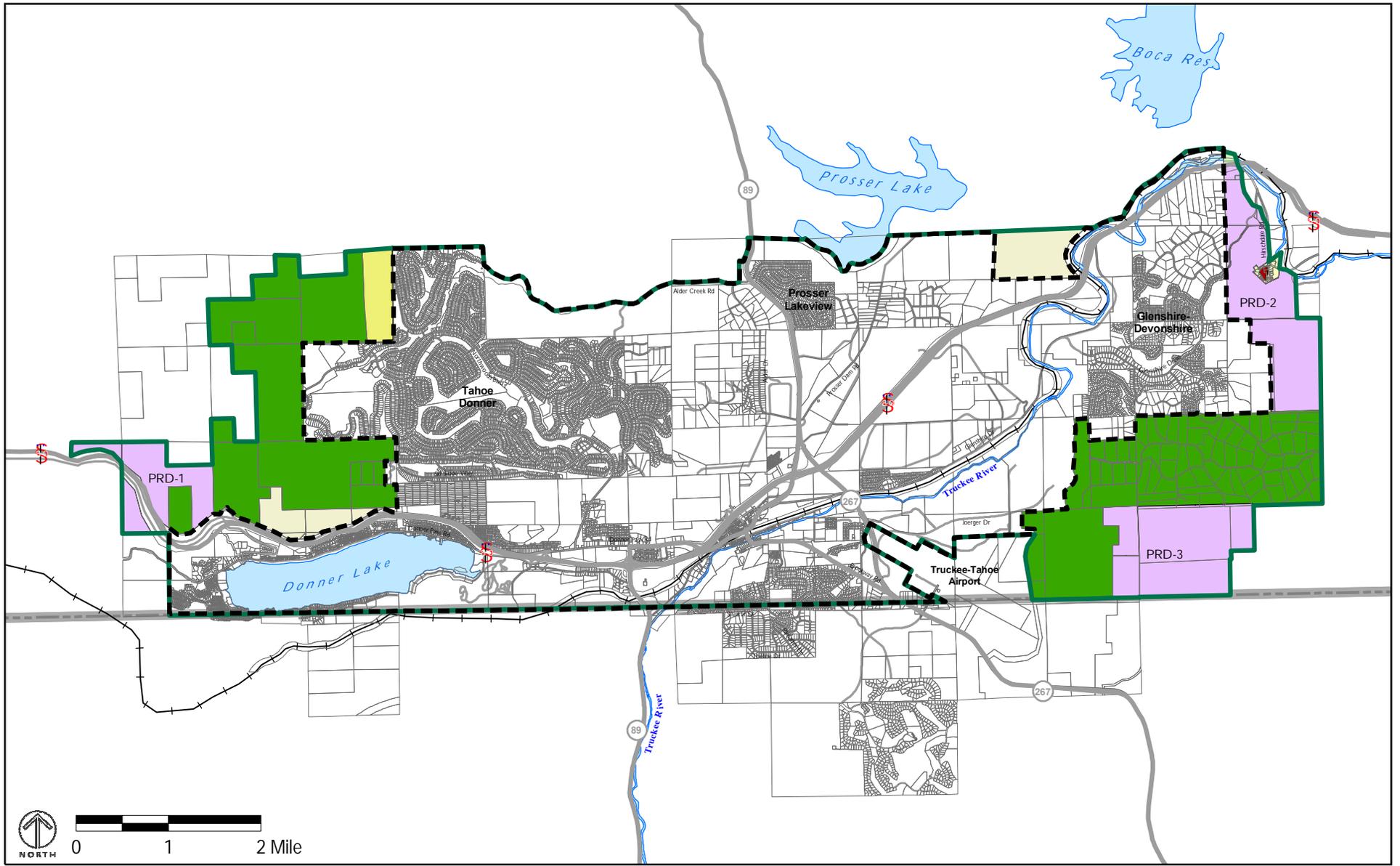
This land use designation is applied to areas outside the Town limits but within the proposed Sphere of Influence. Three Planned Residential Development areas have been identified. Their location is shown in Figure LU-3.

- ◆ Planned Residential Development Area 1: 702 acres located in the Negro Canyon area.
- ◆ Planned Residential Development Area 2: 850 acres located adjacent to the east boundary of the town.
- ◆ Planned Residential Development Area 3: 868 acres located south of the Glenshire area in the Martis Valley.

Levels of permitted development intensity for each of these areas are specified below.

The PRD designation for each of the areas described above is intended to recognize the development intensities established by the Nevada County General Plan. The intent of this land use designation is to allow clustered residential development with supporting commercial uses while preserving land in undeveloped open space. Prior to subdivision or development of the property, a planned development must be approved. The planned development will be utilized to implement Town General Plan policies including, but not limited to, protection of steep slopes, drainage courses, wetlands, key wildlife habitat, sensitive view corridors, and other environmentally sensitive areas.

*Land Uses Allowed:* Land uses allowed in this designation are clustered residential uses. Commercial uses supporting clustered residential development and residential recreational uses are also permitted. Clustered residential uses



-  Truckee Town Limits
-  Proposed Sphere of Influence
- General Plan Land Use Designations**
-  Residential Cluster (10 Acres)
-  Residential (0.33 du/acre)
-  Residential (0.5 du/acre)
-  High Density Residential
-  Planned Residential Development
-  Open Space Recreation
-  Resource Conservation/Open Space

FIGURE LU-3

LAND USE DESIGNATIONS IN THE PROPOSED SPHERE OF INFLUENCE

are those located on a portion of a site, with the remainder of the site preserved in open space. Clustering shall be planned so as to leave areas of significant resources or hazard in open space and to maximize preservation of open space areas. The type, location and quality of open space areas preserved through clustering shall be an integral and primary element in the overall site planning for a project. Types of open space to be prioritized for preservation through clustering are defined in detail in the Conservation and Open Space Element. Areas preserved in open space shall be included as part of the area considered in calculating project density.

*Density and Intensity:* The density and intensity of development shall be established through the planned development. The following descriptions of each Planned Residential Development area establishes the maximum number of dwelling units and other development that may be considered through the planned development and the significant site design issues:

- ◆ **Planned Residential Development 1:** The land use designation allows for a maximum of 38 clustered residential units. Design issues include avoidance of steep slopes, wildlife movement corridors, protection and restoration of creeks and drainages, and protection of scenic vistas.
- ◆ **Planned Residential Development 2:** This land use designation allows for a maximum of 275 clustered residential units and approximately 10 acres of neighborhood commercial uses. Design issues include establishing an appropriate relationship with the adjacent residential areas, wildlife movement corridors, protection of creeks and drainages, and ridge line protection.
- ◆ **Planned Residential Development 3:** This land use designation allows for a maximum of 189 clustered residential units. Density from the portion of the site within Placer County may be transferred to that portion within the Town's proposed sphere. Design issues include wildlife movement corridors, avoidance of steep slopes and other environmentally sensitive areas, protection of creeks and drainages, and protection of important scenic vistas.

Other Land Use Designation in the Proposed Sphere of Influence

Other land use designations applied to lands in the proposed sphere include Resource Conservation/Open Space (RC/OS), Residential Cluster 10 (RC-10), and Residential (RES). These designations are described in Section D.

Policies concerning the annexation of land within the proposed sphere of influence are included under Goal LU-8 in Section G.

*G. Goals, Policies and Actions*

|  |
|--|
| <p><b>Goal LU-1    Manage growth so as to maintain the unique qualities and character of the Town as a small mountain community.</b></p> |
|--|

Policies

- P1.1    All new development shall meet important community goals for design quality, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.
  
- P1.2    Projects that exceed minimum requirements and mandated levels for provision of affordable and workforce housing shall be given a higher priority for development approval. Such projects may be considered for application of less stringent development standards in order to facilitate their development.

Actions

- A1.1    Develop a system whereby development projects can be given a rating based on the degree to which they meet goals for preservation and enhancement of community character, adherence to town design standards, open space preservation, environmental sustainability, provision of affordable housing, minimization of

sprawl, and promotion of a livable community. Amend the Development Code to reflect the guidelines developed under this system.

**Goal LU-2 Provide an adequate amount of land designated for residential, commercial, and industrial uses to meet demand within the life of the Plan.**

As described in the Introduction to the General Plan and in the introduction to the Land Use Element, the General Plan Land Use Map, shown in Figure LU-1, was developed to meet this goal by providing sufficient land for growth projected for up to the year 2025. The following policies will ensure that the above goal is implemented as new development occurs.

Policies

- P2.1 Ensure adequate supplies of residential, commercial and industrial land, located appropriately, to manage projected growth.
- P2.2 Ensure that the primary use of Industrial designated land is for industrial, rather than general commercial uses.
- P2.3 Ensure that new residential development meets minimum density standards, based on those described in Section C of the Land Use Element.
- P2.4 Approve amendments to the Land Use Map which intensify the land use types, intensities, and/or densities of a property only if it is found such amendment will benefit the community.

---

*Housing Element Program H1.2.2 requires that residential projects achieve a minimum density of at least 50 percent of the maximum allowed density.*

---

Actions

- A2.1 The Planning Division shall report annually to the Planning Commission and Town Council on the amount and location of remaining undeveloped land designated by the General Plan for residential, commercial, and industrial uses. This report shall include an analysis of the effectiveness of General Plan policies and recommend any necessary General Plan modifications.
- A2.2 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.
- A2.3 On a five-year basis, the Planning Division shall review Specific Plans and other area plans to ensure that they meet land use goals, and shall recommend any needed Specific Plan modifications.

|  |
|--|
| <b>Goal LU-3 Create efficient land use patterns which reduce environmental impacts and minimize the potential for residential and commercial sprawl.</b> |
|--|

Policies

- P3.1 In order to prevent new linear commercial sprawl along major transportation corridors, locate new freeway-oriented commercial development outside of the Downtown Specific Plan Area exclusively at the existing developed interchanges of Interstate 80 at Donner Pass Road/Cold Stream Road and Highway 89 South. New freeway-oriented development may be appropriate within the Downtown, as determined through the Downtown Specific Plan.

---

*Freeway-oriented development is defined in the Glossary of Terms, included as Chapter 10 of the General Plan.*

---

- P3.2 Discourage future subdivision of estate type parcels (2.5 to 10 acres in size) within the Town boundaries outside of existing rural subdivisions.
- P3.3 To provide for projected population growth in an efficient manner, accommodate development at the highest densities in infill areas, consistent with goals for environmental protection and land use compatibility.

**Goal LU-4 Coordinate land development with provision of services and infrastructure.**

Policies

- P4.1 Work with all special districts, including the Tahoe-Truckee Unified School District, to ensure that development within the Town is coordinated with provision of services.
- P4.2 Cooperate with special districts to plan for and identify suitable future sites for needed facilities, including schools, fire stations, solid and liquid waste disposal sites, and utilities infrastructure, so that the local population can be safely and efficiently served, while minimizing potential environmental impacts.
- P4.3 Approve rezoning and development permits 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. Standards of services for new development applicable to this policy are shown in Table LU-6.

Require that sewer be provided for all new residential subdivisions creating more than four lots, and all new commercial and industrial uses. Existing legal lots and new subdivisions of

---

*The policies and actions of Conservation and Open Space Goal COS-11 address the protection of water quality and the management of stormwater runoff.*

---

TABLE LU-5 **SERVICE STANDARDS AND TIMING**

| Type of Service | Cooperating Agency      | Standards  | Timing                                    |  |
|-----------------|-------------------------|--|---|--|
|                 |                         |  | Action to be Complete at Time of Rezoning | Action to be Complete at Time of Development           |
| Water           | TDPUD                   | Fire flow and peak demand                            | Capacity to be available                  | Distribution facilities to be installed                |
| Sewer           | TTSA                    | Adequate hookups available                           | Capacity to be available                  | Collection facilities to be installed                  |
| Schools         | TTUSD                   | Sufficient school facilities                         | Financing mechanism to be set up          | Fee to be paid to offset impacts on capital facilities |
| Fire            | Truckee Fire Department | Fire flow, emergency access, equipment and personnel | Water capacity to be available.           | Distribution and other facilities to be installed.     |
| Parks           | TDRPD                   | 5 acres of development parkland per 1,000 population | Financing plan to be approved             | Fee to be paid   |
| Streets         | Truckee                 | Public Improvement and Engineering Standards         | Capacity to be Available                  | Improvements to be Constructed                         |

four or fewer lots 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 lots may be required to establish connections to the sewer system if they are located in close proximity to existing or future sewer lines.

- P4.4 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.
- P4.5 Require new infrastructure and development to be designed and built to manage stormwater runoff and to minimize or eliminate harmful impacts to property prone to flooding, water quality, and riparian, wetland, and meadow habitats. When infrastructure is replaced or retrofitted, require the upgrading of stormwater management systems to minimize or eliminate these impacts.

#### Actions

- A4.1 Work with the applicable special districts to develop a program allowing transfer or sale of rights to service from areas designated Resource Conservation/Open Space or Open Space Recreation to areas designated Residential, High Density Residential, Commercial, Industrial, or Planned Community.

(Some landowners have been paying for rights to service, for example, sewer assessments, that would allow service for more units than would be allowed under this General Plan. If the service districts allow these rights to service to be transferred to areas where the Town will allow the units to be developed, land-

owners could be compensated for their assessment without densities in these areas being increased.)

- A4.2 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, facilities 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.

**Goal LU-5 Encourage a mix of land uses in the Town to promote a vibrant community and to reduce traffic, while addressing the need to minimize land use conflicts.**

- P5.1 Strongly encourage mixed use development in appropriate locations, including the Downtown, Gateway area and Donner Lake.
- P5.2 Allow transitional uses such as office/professional in areas where existing commercial uses directly abut single-family residential uses and adequate buffers are not available, and permit neighborhood serving commercial uses in residential land use designations. These uses can be found consistent with the residential land use designation when they are applied based upon these circumstances and when it is found that adequate roads and other infrastructure are available to serve all uses.

---

*Appropriate locations for neighborhood commercial and transitional uses include street corners, larger subdivisions such as Glenshire and Tahoe Donner, and higher density residential areas.*

---

---

*Policies under Goal CC-10 in the Community Character Element also support strengthening and enhancing neighborhood centers in Truckee.*

---

---

*Satellite offices and local telecenters provide places in or near residential areas for employees to use for telecommuting. Such facilities would provide computer and broadband internet connection and facilities for teleconferencing.*

---

- P5.3 Support development of neighborhood centers through establishment of uses and facilities that provide a direct benefit to the neighborhood, such as educational and recreation facilities, day care services, places of worship, community meeting centers, fire stations, small parks, libraries and other public facilities, telecenters, and neighborhood commercial uses.
- P5.4 Discourage new "strip" commercial development and encourage site design for new commercial projects that provides for pedestrian/bicycle access and proper building scale and proportion relative to the pedestrian realm.
- P5.5 Support telecommuting and home-based offices by encouraging the development of communications infrastructure and facilities such as satellite offices and local telecenters.
- P5.6 Require that the feasibility of residential uses, including affordable housing, be considered as part of any new mixed use development proposal for the Downtown, and to the extent feasible, be incorporated into final project design.
- P5.7 Require buffering, screening, setbacks, and other measures for new and expanded industrial uses adjacent to residential neighborhoods to minimize impacts and compatibility conflicts.

#### Actions

- A5.1 Review projects for compliance with Development Code standards and guidelines to ensure that new development minimizes incompatibility between adjacent land uses through elements such as buffer yards and setbacks.
- A5.2 Develop a program to provide effective incentives for inclusion of a residential component in mixed use projects.

- A5.3 Review projects for compliance with Development Code standards and guidelines to preclude new "strip" commercial development, to provide pedestrian/bicycle access, and to have buildings properly proportioned to the pedestrian realm.
- A5.4 Amend the Development Code to implement Policy P5.7.

**Goal LU-6 Preserve and enhance the distinctive community character of Truckee and each of its neighborhoods.**

Policies

- P6.1 The maximum size limit for a single retail commercial use building shall be 40,000 square feet.
- P6.2 Maintain and enhance Downtown as the heart of Truckee and as the Town's premier tourist destination through the following methods, and through Action A6.2:
- ◆ Aggressively facilitate pedestrian-oriented development in the Downtown through implementation of the Downtown Specific Plan.
  - ◆ Give some priority in the expenditure of capital improvement funds to projects that will enhance appropriate uses Downtown and facilitate new development, thereby implementing the Downtown Specific Plan.
  - ◆ Allocate staff resources to implement the Downtown Specific Plan.
  - ◆ Actively encourage the relocation of industrial uses from the Downtown area to other more appropriate locations

---

*This Land Use Element contains additional policies relating to the Downtown Specific Plan Area. These are listed in Section E above.*

---

in Town, such as the Pioneer Trail industrial area, or the Airport industrial zone.

---

*Policies for the Gateway Area are also included in Section E, above, and under Goal CC-8 in the Community Character Element.*

---

- P6.3 Improve the quality and character of development along Donner Pass Road in the Gateway Area, including improvements that encourage a pedestrian-oriented environment and that facilitate walking and bicycle use.
- P6.4 Require buildings to be located closer to the street, where appropriate, and for off-street parking areas to be located to the rear of commercial buildings, where feasible. Ultimate building locations must accommodate snow removal and snow storage, and should maximize solar orientation.
- P6.5 No new golf courses shall be allowed in the Town of Truckee. Proposed major modifications or improvements to existing or approved golf courses shall be considered on a case-by-case basis in the context of broader General Plan and community goals.

#### Actions

- A6.1 Conduct an independent economic analysis prior to approval of the Specific Plans for PC-1 and PC-3, Master Plans for Hilltop and Railyard, and for other large developments with substantial commercial and/or industrial floor space. Use this analysis to understand the economic impacts of the proposed development on the Downtown and the community as a whole, and to identify possible competition with significant new development planned Downtown.
- A6.2 Periodically review the Downtown Specific Plan and update the Plan as needed.
- A6.3 Complete studies of Downtown sites with potential for hazardous materials contamination, and develop recommendations for

needed actions, prior to site development, to address any identified problems.

- A6.4 Develop a master plan for the Railyard Master Plan Area in the Downtown as a location for future mixed use development, including both local and tourist-serving commercial and public uses. The Plan shall address the need for and construction of a second access road from the Railyard to the south.
- A6.5 Implement the recommended programs of the 2005 Downtown River Revitalization Strategy, which are aimed at improving the appearance and uses along West River Street and the Truckee Riverfront, providing better access and connections between the River and Downtown Truckee, enhancing housing and commercial opportunities along this corridor, and protecting and restoring open space, water quality, and riparian habitat.
- A6.6 Prepare a comprehensive land use and urban design plan for the Gateway neighborhood area. The plan shall consider the following key aspects:
- ◆ Items identified in Policies GW-P1 through P4, above, and under Goal CC-8 in the Community Character Element.
  - ◆ Strategic locations for focal points or nodes along the corridor that could be a focus of pedestrian-oriented development.
  - ◆ Projected traffic levels along Donner Pass Road in the Gateway area, needed roadway improvements to address potential service deficiencies and maximize efficiency for future traffic, and incorporation of such improvements into the overall urban design plan.
  - ◆ An implementation strategy that sets clear priorities for needed actions, establishes a timeline for implementation,

and identifies potential funding sources for needed improvements.

A6.7 Prepare a streetscape design plan for Brockway Road.

|   |
|---|
| <p><b>Goal LU-7 Encourage clustered residential development to create efficient development patterns, and to minimize environmental impacts and threats to public safety.</b></p> |
|---|

P7.1 For all residential developments, require clustering where appropriate. Clustered development as defined in this General Plan includes the following considerations:

- ◆ Clustering of residential development will allow flexibility of site design in responding to the natural features and resources of an individual site.
- ◆ Clustering means that structures will be located on a site so that larger areas are left as undeveloped open space.
- ◆ Undeveloped areas may either be preserved in private or public open space, or may be a portion of an individual lot, with deed restrictions prohibiting construction in that portion.

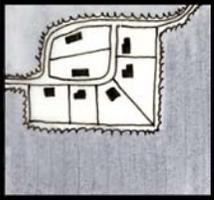
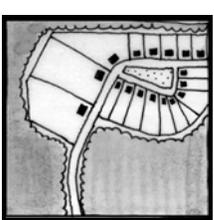
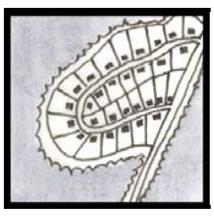
P7.2 Residential development shall be clustered to avoid areas of significant natural resources, including wildlife habitat and migration corridors and visual resources.

P7.3 Clustered development types shall be applied within the Town according to the location and character of the development

site. Clustered development types and their corresponding recommended locations are summarized in Table LU-7.

- P7.4 Clustered development shall incorporate preservation of open space areas as an integral and primary consideration in the overall development plan for a site. Considerations in preserving open space through clustering shall include the following:
- ◆ Maximizing preservation of open space types that reflect the Town’s priorities as stated in the Conservation and Open Space Element.
  - ◆ Maintaining an appropriate relationship of the site to the character and context of adjacent neighborhood areas and nearby and adjoining open space areas.
  - ◆ Respecting individual site features and characteristics, including topography, natural features, natural hazards and constraints, and the presence of sensitive biological resources.
- P7.5 Preserve the portions of parcels not developed with clustered residential used 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 Parks District, or to a land trust or other non-profit agency.
  - ◆ Use of building envelopes in conjunction with conservation easements or deed restrictions.

TABLE LU-6 CLUSTERED DEVELOPMENT TYPES AND APPLICABLE LAND USE DESIGNATIONS

| Clustered Development Type          |   | Description   | Applicable Land Use Designations and Location  |
|-------------------------------------|---|---|--|
| Rural Clusters                      |    | <p>Small clusters of two to six dwellings; each dwelling unit located in proximity to units on adjacent property.</p>   | <p><u>Designation:</u> Residential Cluster (RC)<br/> <u>Location:</u> Rural residential areas on Town edges.</p>   |
| Rural Suburban Clusters             |    | <p>Groupings of 10 to 30 dwellings, separated by connected open space areas or greenways.</p>   | <p><u>Designation:</u> Open Space Recreation (OSR); Residential (0.5 to 1 units/acre)<br/> <u>Location:</u> Sites peripheral to Town core, generally not on sites within the rural fringe. NB: This clustering type should be implemented in conjunction with guidelines under Goal LU-7, in order to avoid “rural sprawl”</p> |
| Medium Density Residential Clusters |   | <p>Generally confined to smaller sites or group of parcels under 100 acres in size. All development is grouped on a small portion of the site, with the remainder in common open space. Residential development generally occurs as small lot single-family homes, attached town-homes, or groups of duplex or triplex units.</p> | <p><u>Designation:</u> Residential (2 to 6 units/acre); Special Study Areas sites; Planned Community 1.<br/> <u>Location:</u> Infill sites around the Town core and within existing developed areas, and sites adjacent to existing development.</p>   |
| Neighborhood or Infill Clusters     |  | <p>Located in the core area of the Town, and on infill sites in existing neighborhoods. Includes a mix of residential and commercial uses. Development area is connected and oriented to adjacent development, and roadway, transit and/or trail links.</p>   | <p><u>Designation:</u> Residential (2-6 units/acre); Downtown Specific Plan Area; Gateway, Brockway Road and Donner Lake Neighborhood Areas.<br/> <u>Location:</u> Infill sites in and adjacent to Town core, with proximity to infrastructure and community services</p>  |

Actions

- A7.1 Amend the Development Code to reflect the goals for open space preservation through clustering described in Land Use Policies P7.1 to P7.5.

Goal LU-7 is also implemented through policies P1.4, P1.5 and P4.2 in the Conservation and Open Space Element.

**Goal LU-8 Work with adjacent jurisdictions to provide criteria for the timely annexation of property within the Town of Truckee’s proposed Sphere of Influence for development purposes.**

Figure LU-3 depicts the proposed sphere of influence, the boundary of which was developed based on land use designations adopted by Nevada County.

Policies

- P8.1 Seek agreement with Sierra, Nevada and Placer Counties on development review procedures and criteria for major projects in the Truckee region.
- P8.2 Consider the extension of urban infrastructure (i.e. sewer and water) outside the Town boundaries and within the proposed sphere in conjunction with annexation of the property into the Town.
- P8.3 Encourage in cooperation with Nevada County that development within the sphere of influence, whether annexed in the Town or approved under County jurisdiction, is consistent with the Town 2025 General Plan.

Actions

- A8.1 Request that Nevada County LAFCo adopt the area shown in Figure LU-3 as the Town of Truckee’s official sphere of influence.
- A8.2 Develop annexation policies, in collaboration with Nevada County and LAFCo, regarding annexation of property into the Town for municipal services. These policies shall address the following:
- ◆ Require that 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:
    - a. Areas within the boundaries of established water and sewer providers and where provisions for services to the properties have been made;
    - b. Areas within the boundaries of established water and sewer providers where provisions for services to the properties have not been made;
    - c. 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.

A8.3 Explore the development of a transfer of development credit program within the Town. Explore the possibility of transferring development rights of properties within the sphere of influence to lands within the Town. Involve property owners, the Nevada County Local Agency Formation Commission, and Nevada County in the development of the program and in the consideration of including properties in the sphere of influence in the program.

|  |
|--|
| <p><b>Goal LU-9 Support development patterns in the Planning Area that do not negatively impact the Town of Truckee, and that enhance the quality of life for residents of Truckee and the wider region.</b></p> |
|--|

Policies

- P9.1 Support clustered development within the Planning Area.
- P9.2 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.

- P9.3 Oppose any development in the Planning Area that would necessitate widening of Highway 267 north of Brockway Road to four lanes.
- P9.4 Support the provision of housing within the Planning Area outside the Town limits to meet demand created by new employment-generating development in these areas.
- P9.5 Support provision of housing for all income segments dispersed evenly throughout all developed portions of the Planning Area.
- P9.6 Encourage any development within the Planning Area to promote inclusivity; the Town therefore opposes exclusive development type such as gated communities within the Planning Area.
- P9.7 Oppose development within the Planning Area that significantly impacts the Town's natural ecosystems and viewsheds.
- P9.8 Support regional cooperation with special districts, and with Nevada and Placer Counties.
- P9.9 Oppose new golf courses within the Planning Area.

Actions

- A9.1 Work together with Nevada County and Placer County to develop a coordinated open space protection strategy for the Planning Area.