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To: Town of Truckee Planning Commission

From: Laura Dabe, Senior Planner

RE: 2040 General Plan Implementation—Development Code General Plan Amendments (Business Innovation Zoning District, Highway Commercial Zoning District and Clean-Up Amendments), Zoning Map Amendments, General Plan Clean-Up Amendments, and Development Code Clean-Up Amendments

Approved by: Denyelle Nishimori, Community Development Director

Recommended Action: That the Planning Commission adopt Resolution 2025-13, taking the following actions:



- 1) Recommending the amendments to be exempt from CEQA because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations, and because under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment; and
- 2) Recommending approval to the Town Council of the following: 1) 2025 Development Code amendments for General Plan Implementation (Business Innovation zoning district, Highway Commercial zoning district and clean-up amendments); 2) Zoning map amendments; 3) General Plan clean-up amendments; and 4) Development Code clean-up amendments.

Project Summary: The Town of Truckee is proposing to amend the Development Code to ensure consistency with the 2040 General Plan, which was adopted on May 9, 2023. Amendments to the Town’s zoning maps and cleanup amendments to the General Plan land use map are also proposed. This is the second round of cleanups and amendments proposed as part of the 2040 General Plan implementation process. Staff is also recommending approval of additional Development Code cleanup amendments that are not related to General Plan implementation, which are proposed to ensure clarity, streamline review processes, and ensure consistency with state and federal requirements and with other Municipal Code sections.

Discussion/Analysis:

Background

Draft Planning Commission Resolution 2025-13 includes amendments related to two discussion topics and 21 cleanup amendment topics related to General Plan implementation that staff is presenting for Commission review, amendments to the zoning maps, amendments to the General Plan land use map, and 14 Development Code clean-up amendments, as discussed below:

Development Code Discussion Topics:

1. Business Innovation Zoning District (Chapter 18.12)

2. Highway Commercial Zoning District (Chapter 18.12)

Development Code General Plan Clean-Up Amendments:

1. Zoning Districts (Section 18.060.030, Table 2-1)
2. Allowed Uses and Permit Requirements for Residential Zoning Districts (Table 2-2), Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts (Table 2-3), Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts (Table 2-8), Allowed Uses and Permit Requirements for Mixed Use Districts (Table 2-10), Allowed Uses and Permit Requirements for Special Purpose Districts (Table 2-12)
3. Purposes of Commercial and Manufacturing Zoning Districts (Section 18.12.020)
4. Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-8)
5. Downtown Commercial District Development Standards (Section 18.12.050)
6. Purposes of Mixed Use Zoning Districts (Section 18.14.020)
7. Mixed Use District Land Uses and Permit Requirements (Section 18.14.030, Table 2-10)
8. Mixed Use Zoning District Design Standards (Section 18.14.060)
9. Purposes of Special Purpose Zoning Districts (Section 18.16.020)
10. Special Purpose District Land Uses and Permit Requirements (Section 18.16.030, Table 2-12)
11. Special Purpose District General Development Standards (Section 18.16.040, Table 2-13)
12. Commercial Row (-CR) Overlay District (Section 18.20.070)
13. Objective Design Standards (Chapter 18.25)
14. Setback requirements for specific structures and situations (Section 18.30.120.F)
15. Open Space Standards (Section 18.46.050)
16. Accessory Dwelling Units (Section 18.58.025)
17. Animal Raising and Keeping (Section 18.58.060)
18. Supportive Housing (Section 18.58.245)
19. Urban Lot Split and Two-Unit Projects (Chapter 18.95)
20. Bonuses, Incentives and Concessions (Section 18.216.060)
21. Definitions/Glossary (Chapter 18.220)

Zoning Map Amendments

1. Update the zoning map to ensure zoning is consistent with the 2040 General Plan land use designations.

General Plan Clean-Up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments

Development Code Clean-Up Amendments:

1. Zoning District Regulations (18.06.040)
2. Allowed Uses and Permit Requirements for Residential Zoning District (Section 18.08.030)
3. Residential District General Development Standards (Section 18.08.040, Table 2-4)
4. Minimum and Maximum Density (Section 18.08.050)
5. Maximum Gross Floor Area for Single-Family Residential Uses (Section 18.08.070)
6. Setback Requirements and Exceptions (Section 18.30.120)
7. Accessory Dwelling Units (Section 18.58.025)
8. Residential Accessory Uses and Structures (Section 18.58.220)
9. Temporary Uses and Events (Section 18.62.040)
10. Development Permits (Chapter 18.74)
11. Applicability of Historic Design Review (Section 18.77.020)
12. Changes to an Approved Project (18.84.070)
13. Definitions/Glossary (Chapter 18.220)

14. Throughout Code (Government Code references)

Development Code Discussion Topics

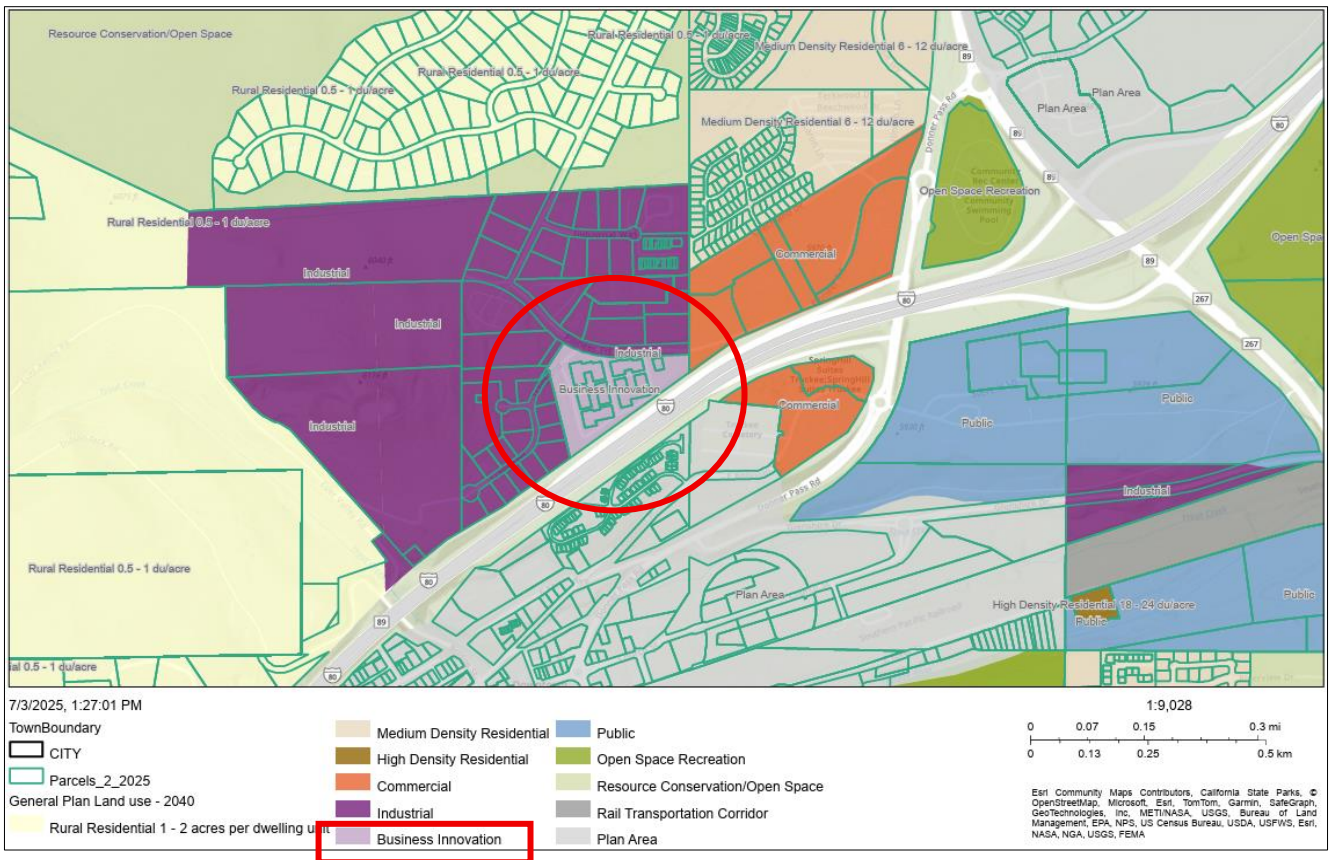
Staff proposes the following discussion topics:

1. Business Innovation Zoning District (Chapter 18.12)

Staff proposes to create a zoning district to implement the new Business Innovation land use designation in the 2040 General Plan, as directed in Land Use Element Action LU-1.A. The Business Innovation designation allows flex industrial space and a range of customer-serving industrial and service commercial uses, such as breweries, coffee roasters and fitness centers, as well as work/live units and workforce housing.

**Land Use Element
Action LU-1.A**

This designation applies to land to the south of Pioneer Trail within Pioneer Commerce Phase 1, which was formally designated as Industrial:



At the time when the Pioneer Commerce Center project was approved in 2002, the zoning for the site was M (Manufacturing). However, a Planned Development was approved as part of the project which allowed a wider range of commercial uses than would otherwise be allowed in the M zoning. The Planned Development identified a list of permitted uses (requiring approval of a staff-level Zoning Clearance) and conditionally allowed uses (requiring approval of a Use Permit by the Planning Commission) that were allowed within Pioneer Commerce Center Phases 1 and 2. These uses are listed in the table below:

PERMITTED USES	
Health / fitness center	Ice skating rinks
Indoor recreation center	Libraries and museums
Membership organizational facilities	Outdoor commercial recreation
Schools- Public and private	Theaters and meeting halls
Convenience store	Auto part sales
Alcoholic beverage sales, other than beer and wine	Furniture, furnishing and equipment stores
Plant nurseries and garden supply stores	Restaurants - Counter service / table service
Retail stores- General merchandise	Bars and drinking establishments
<u>Second hand stores</u>	Automated teller machines
Banks and financial services	Business support services
Car wash	Medical services - Clinics and labs
Business and professional offices	Personal services
Repair / maintenance – Consumer products	Broadcasting studios

CONDITIONALLY ALLOWED USES	
School - Specialized Education and Training	Child Day Care Facilities
Employee Housing	Veterinary clinics, animal hospitals, kennels, and boarding uses
Live/Work Quarters	Commercial parking and vehicle storage

As part of the 2040 General Plan adoption process, one of the discussion topics was the creation of a new land use designation for the properties within Pioneer Commerce Center Phase 1. The purpose of creating this new designation was to acknowledge the fact that the Phase 1 project has built out with a mixture of light industrial and commercial uses which have filled a niche in Truckee but which no longer accurately reflect the underlying M zoning. In an effort to better reflect the mix of uses that have been developed and to facilitate future changes of use and redevelopment within this area, the Business Innovation land use designation was adopted.

The General Plan identifies that the Business Innovation designation is intended to allow flex industrial spaces and a range of customer-serving industrial and service commercial uses, along with workforce housing and work/live units. The allowed residential density is up to 12 dwelling units per acre and the maximum base floor area ratio (FAR) is 0.4.

Business Innovation
The Business Innovation designation allows flex industrial space and a range of customer-serving industrial and service commercial uses, such as breweries, coffee roasters, and fitness centers, as well as work/live units and workforce housing.
Density and Intensity Standards
<ul style="list-style-type: none"> ▶ Up to 12 dwelling units per acre ▶ Maximum FAR 0.5 (0.4 FAR Base + 0.1 FAR Incentive)*

In creating the proposed BI (Business Innovation) zoning district, staff worked with the sole property owner (Ciro Mancuso) to review the current uses allowed through the Planned Development and underlying M zoning to identify uses which would be compatible with the new Business Innovation land use designation. The goal was to ensure that the zoning would be consistent with the existing uses within Phase 1, allow flexibility for future changes of use and redevelopment opportunities, and ensure that the General Plan vision for this land use designation is implemented.

The proposed zoning reflects staff's recommendations with input from the property owner. Existing uses that are allowed through the Planned Development have been incorporated into the proposed use tables and the existing permit requirements for these uses were also incorporated, with a few exceptions. For example, the Planned Development currently allows several uses as permitted uses that are conditionally allowed uses in other zoning districts in Truckee, requiring approval of a Minor Use Permit or Use Permit (such as alcoholic beverage sales other than beer and wine, specialized education schools and work/live units). For consistency with the other Town regulations, staff recommends applying the same permit requirements for these uses.

The proposed use tables also include a number of additional uses which staff believes would be consistent with the General Plan goal of providing "customer-serving industrial and service commercial uses." These include a number of service commercial and manufacturing uses currently allowed in the CS (Service Commercial) and M (Manufacturing) zoning district (such as beverage and food production, food and beverage distribution, furniture and fixtures manufacturing, printing and publishing, research and development, and workforce housing). The recommended uses include industrial uses which would provide "flex industrial space" while being appropriate in a "light industrial" setting and therefore compatible with service commercial uses. Heavy industrial uses were not included, as these would be appropriate in the Manufacturing zoning district due to the types of impacts created and lack of compatibility with commercial uses. Once the new BI zoning is in place, staff will bring a Planned Development amendment to the Planning Commission for review to remove the language related to the previously allowed uses.

Amendments related to this discussion topic include adding the BI (Business Innovation) zoning district to the following Development Code sections: Section 18.06.030, Table 2-1 (Zoning Districts); Section 18.12.020 (Purposes of Commercial and Manufacturing Zoning Districts); Section 18.12.030, Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts); and Section 18.12.040, Table 2-9 (Commercial and Manufacturing District General Development Standards).

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2025-13 (Attachment #1).

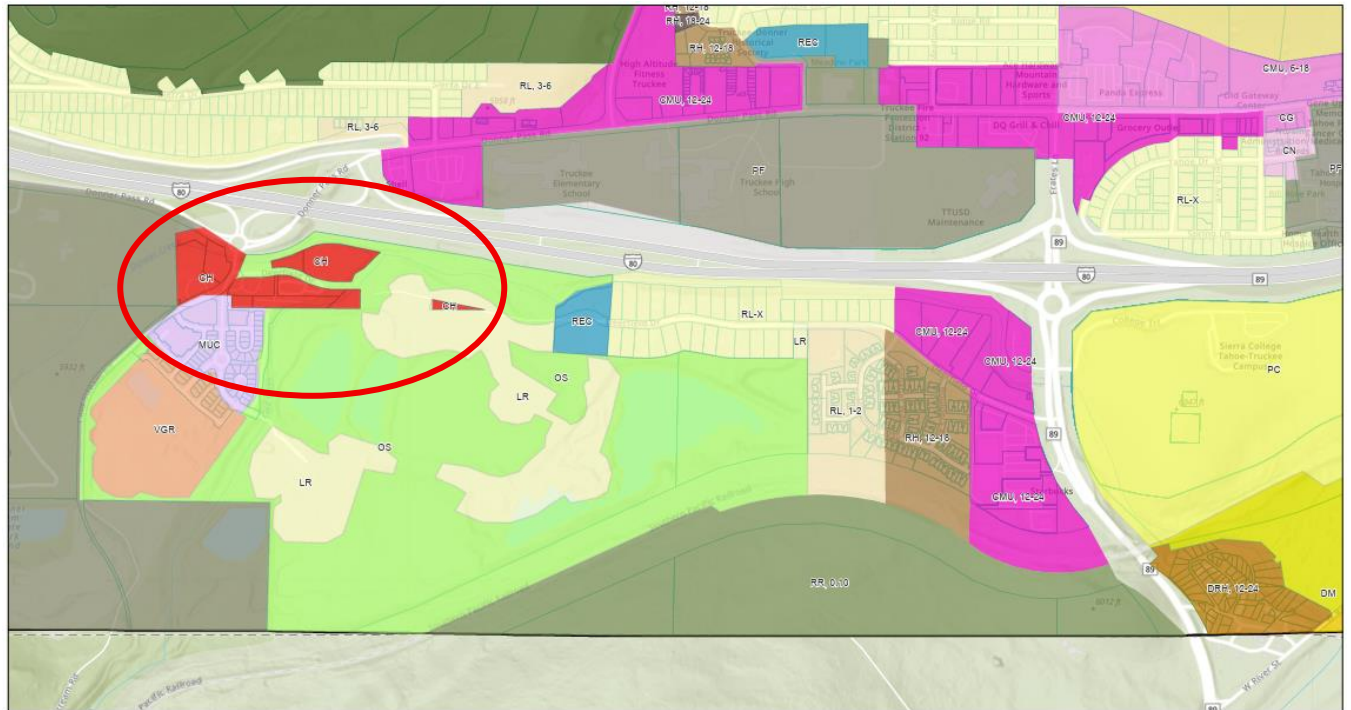
2. CH (Highway Commercial) Zoning (Chapter 18.12)

Land Use Element Policy LU-1.4 addresses the transition of freeway-oriented development in Truckee. Action 1.F of the 2040 General Plan provides direction to replace the existing CH (Highway Commercial) zoning with new zoning to reflect the corresponding land use designations.

Land Use Element
Action LU-1.F

Prior to adoption of the 2040 General Plan and first round of zoning map amendments, the CH-zoned parcels included several parcels adjacent to Coldstream Road/Interstate 80 and at the southwest corner of Donner Pass Road/Highway 89 South. The zoning of the Donner Pass Road/Highway 89 South properties has been changed to CMU (Corridor Mixed Use) to match the

new land use designation in the General Plan. The remaining CH-zoned properties are shown in red in the diagram below:



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Zoning 2025

CG

CH

CMU, 12-24

CMU, 6-18

CN

DM

DRH, 12-24

DRL, 1-6

LR

MUC

OS

PC

PF

REC

RH, 12-18

RH, 18-24

RL, 0.50

RL, 1-2

RL, 3-6

RL-X

RR, 0.10

RR, 0.20

VGR

Parcels_6_2025

TownBoundary

CITY

1:9,028

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

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The purpose of the original CH zoning district was to provide highway and tourist-related services. Land Use Element Policy LU-1.4 provides direction to transition away from freeway-oriented development. As part of implementing this policy, staff considered what zoning would be appropriate for the remaining CH-zoned properties in Truckee to reflect the Commercial land use designation. Rather than creating a new zoning district for these properties, staff believes it would be appropriate to change the zoning to CG (General Commercial), which allows a broad range of commercial uses.

The CG zoning district would allow a number of uses that were not allowed under the CH zoning, including manufacturing uses (such as beverage and food production, food and beverage distribution, and printing and publishing), recreation uses (including community centers, health/fitness facilities, specialized training schools, studios, parks/playgrounds, and theaters and event centers), residential uses (including supportive/transitional housing and transitional living centers), retail uses (including vehicle sales, bars and drinking establishments, furniture stores, grocery stores, plant nurseries/garden supply stores and second hand stores), service uses (including business support services, child care centers, laundromats, and craft makerspaces, medical services, business/professional offices, repair/maintenance of consumer products, research and development, veterinary clinics/hospitals/kennels/boarding, and work/live units) and transportation/infrastructure/communications uses (broadcasting studios). For a full list of the allowed CG uses, please see the land use tables in Exhibit A of Draft Planning Commission Resolution 2025-13 (Attachment #1).

In addition to allowing more commercial uses than the previous CH zoning, the CG zoning district would provide commercial uses that would serve nearby residents and visitors in surrounding neighborhoods (such as Coldstream and Donner Lake) rather than being focused on providing services to freeway users. Staff believes this would be consistent with the 2040 General Plan direction to move away from freeway-oriented development in these areas.

The amendments related to this discussion topic include updating Development Code Sections 18.06.030, Table 2-1 (Zoning Districts), 18.12.020 (Purposes of Commercial and Manufacturing Zoning Districts) and 18.12.030, Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts) to remove the CH zoning district, and amending the zoning map to change the zoning designation from CH to CG.

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2025-13 (Attachment #1).

Development Code General Plan Clean-up Amendments

Staff proposes the following cleanup amendments to ensure General Plan consistency:

1. Zoning Districts (Section 18.060.030, Table 2-1)
 - Update name of Commercial Row (-CR) overlay district to Commercial Core (-CC) overlay.
2. Allowed Uses and Permit Requirements for Residential Zoning Districts (Table 2-2), Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts (Table 2-3), Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts (Table 2-8), Allowed Uses and Permit Requirements for Mixed Use Districts (Table 2-10), Allowed Uses and Permit Requirements for Special Purpose Districts (Table 2-12).
 - Remove “Transient rentals, single-family dwellings” as an allowed use. Transient rentals will be regulated by the short-term rental ordinance (Municipal Code Chapter 05.02).
3. Purposes of Commercial and Manufacturing Zoning Districts (Section 18.12.020)
 - Add language about Downtown commercial core overlay to DC zoning district.
4. Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-8)
 - Add footnotes about Downtown commercial core overlay to DC zoning district.
5. Downtown Commercial District Development Standards (Section 18.12.050)
 - Update section on Commercial Row land use limitations for consistency with the language in the General Plan.
6. Purposes of Mixed Use Zoning Districts (Section 18.14.020)
 - Add language about Downtown commercial core overlay to DMU zoning district.
7. Mixed Use District Land Uses and Permit Requirements (Section 18.14.030, Table 2-10)
 - Add footnotes about Downtown commercial core overlay to DMU zoning district.
8. Mixed Use Zoning District Design Standards (Section 18.14.060)
 - Add flexibility for the Director to waive the building orientation requirements for small project sites in the NMU-C zoning district to facilitate development of the sites with mixed-use projects.
9. Purposes of Special Purpose Zoning Districts (Section 18.16.020)
 - Add language about Downtown commercial core overlay to PF zoning district.
 - Add Rail Transportation Corridor (RTC) zoning district description for consistency with land use designation in the General Plan (omitted in prior update).
10. Special Purpose District Land Uses and Permit Requirements (Section 18.16.030, Table 2-12)
 - Add footnotes about Downtown commercial core overlay to PF zoning district.

- Add footnote identifying that residential projects the PF zoning district are subject to the development standards of the RM zoning district.
11. Special Purpose District General Development Standards (Section 18.16.040, Table 2-13)
 - Fix typo in table from previous update (move residential density to correct location in table for PF).
 - Add footnote identifying that residential projects the PF zoning district must comply with the development standards of the RM zoning district.
 12. Commercial Row (-CR) Overlay District (Section 18.20.070)
 - Add language from General Plan to expand Commercial Row standards to other properties in the Downtown commercial core.
 - Change name of section to “Commercial Core (-CC) Overlay District.”
 13. Objective Design Standards (Chapter 18.25)
 - Update and reformat the Objective Design standards to clarify the flexible design review process.
 - Clarify that the streamlined residential review process is required for projects using Density Bonuses, Concessions, and Incentives.
 - Include projects within the BI, CMU and NMU zoning districts within the chapter.
 14. Open Space Standards (Section 18.46.050)
 - Update “single-family residential” references to “low density residential.”
 15. Parking Requirements by Land Use (Section 18.48.040)
 - Add a parking demand for “Breweries” to Table 3-8.
 16. Accessory Dwelling Units (Section 18.58.025)
 - Add NMU and CMU to the zoning districts where ADUs are allowed in Subsection A (Applicability).
 - Add NMU-R to the zoning districts where JADUs are allowed in Subsection O (Junior Accessory Dwelling Units).
 17. Animal Raising and Keeping (Section 18.58.060)
 - Update Subsection D (Backyard chicken raising and keeping standards) to include CMU and NMU in zoning districts where the use is allowed per the allowed use tables.
 18. Supportive Housing (Section 18.58.245)
 - Add other zoning districts where the use is allowed per the allowed use tables and language about regulations for supportive housing projects.
 - Clarify that supportive housing is subject to the same regulations that apply to other residential uses of the same type in the same zoning district.
 19. Urban Lot Split and Two-Unit Projects (Chapter 18.95)
 - Update language in Subsection D (Requirements) to remove reference to single-family zoning districts.
 20. Bonuses, Incentives and Concessions (Section 18.216.060)
 - Update language about floor area ratio for consistency with the 2040 General Plan.
 21. Definitions/Glossary (Chapter 18.220)
 - Add definition for “Brewery”
 - Add a definition for “Structured Parking”

Development Code Clean-up Amendments

Staff proposes the following Development Code clean-up amendments that are not related to General Plan implementation:

1. Zoning District Regulations (Section 18.06.040)

- Update permit requirement language for consistency with Chapter 18.72 (Zoning Clearances) and Chapter 18.74 (Development Permits).
- 2. Allowed Uses and Permit Requirements for Residential Zoning District (Section 18.08.030)
 - Move footnote references in Table 2-2 for single-family dwellings to correct columns.
- 3. Residential District General Development Standards (Section 18.08.040)
 - Added language to Table 2-4 to reference site disturbance allowances in site coverage.
- 4. Minimum and Maximum Density (18.08.050)
 - Add language to clarify that ADUs do not count toward either the minimum or the maximum density calculations.
 - Add clarifying language about developer requests for dwelling unit equivalent calculations.
- 5. Maximum Gross Floor Area for Single-Family Residential Uses (Section 18.08.070)
 - Reformatted the text and made grammatical changes for clarity.
- 6. Setback Requirements and Exceptions (Section 18.30.120)
 - Add language to footnotes in Table 3-3 to prohibit underground propane tanks due to life-safety concerns.
 - Add language under Subsection F.7.a (Front setbacks) for consistency with reduced front setbacks for garages that require living area to be set back 20' from the edge of pavement consistent with Subsection F.3.
- 7. Accessory Dwelling Units (Section 18.58.025)
 - Add language in Subsection E about parking exceptions for conversion ADUs.
 - Add language in Subsections F and O to clarify how to calculate size of shared entryways with staircases, add an ADU/JADU design feature to waive the closet requirement for bedrooms and studio units, and add flexibility for stairs within setbacks if necessary to provide access to the ADU in compliance with the building code.
- 8. Residential Accessory Uses and Structures (Section 18.58.220)
 - Add a cross-reference in Subsection E (Garages) to cumulative size limits in Table 3-17.
- 9. Temporary Uses and Events (Section 18.62.040)
 - Clarify that time limits for temporary uses are 90 days unless otherwise specified in the Chapter.
- 10. Development Permits (Chapter 18.74)
 - Add clarifying language about permit requirements for single-family residential projects in the Downtown zoning districts.
- 11. Applicability of Historic Design Review (Section 18.77.020)
 - Remove extra language in sentence about projects that affect the exterior appearance of a property needing Historic Design Review.
- 12. Changes to an Approved Project (18.84.070)
 - Update language to include other types of land use permits (e.g., Zoning Clearances).
- 13. Definitions/Glossary (Chapter 18.220)
 - Add clarifying language to the “Bars and Drinking Establishments” definition.
 - Add language to “Health/Fitness Facilities” definition about instructional classes.
 - Update “Hotels and Motels” definition for consistency with STR ordinance language.
 - Add a “Net acre” definition, consistent with calculation of the “net lot area.”
 - Add clarification about commercial kitchens in “Restaurant, Fast Food” and “Restaurant, Table Service” definitions.
 - Add language to the “Schools” definition to clarify types of classes that are included.
 - Add language to the “Studio” definition to include yoga and fitness studios.
 - Add a “Tasting Room” definition.
- 14. Throughout Code
 - Update Government Code references for housing laws.

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2025-13 (Attachment #1).

Zoning Map Amendments

To ensure consistency with the 2040 General Plan land use designations, several changes are proposed to the zoning map, as identified in Exhibit B of Draft Resolution 2025-13. Maps are provided in the exhibit.

1. APNs 019-670-012 (11025 Pioneer Trail), 019-670-013 (10825 Pioneer Trail), 019-670-014 (10725 Pioneer Trail), 019-670-015 (10775 Pioneer Trail), 019-670-017 (10975 Pioneer Trail), 019-670-018 (10875 Pioneer Trail) and 019-670-019 (No Address) are proposed to be zoned BI (Business Innovation) from M (Manufacturing) for consistency with the “Business Innovation” land use classification of the 2040 General Plan (Pioneer Commerce Center Phase 1).
2. Existing CH (Highway Commercial) zoned parcels are proposed to be zoned CG (General Commercial).
3. The -HP Overlay District map is proposed to be amended to remove the existing Commercial Row (-CR) Overlay. A new Commercial Core (-CC) Overlay District map is proposed to be created to expand the active commercial uses requirement to other downtown parcels
4. APN 018-800-015 (11985 Sierra Drive) is proposed to be zoned “RM, 6 to 12” from “RL, 3 to 6” for consistency with the “Medium Density Residential, 6-12 du/acre” land use classification of the 2040 General Plan.
5. APNs 019-370-030 (10931 Alder Drive) and 019-410-02 (No Address) are proposed to be zoned PF (Public Facilities) from PC (Planned Community) for consistency with the “Public” land use classification of the 2040 General Plan (Alder Creek Middle School).
6. APNs 018-660-038 (10679 College Trail), 018-660-039 (No Address), 018-660-007 (No Address), 019-300-070 (No Address) are proposed to be zoned PF (Public Facilities) from PC (Planned Community) for consistency with the Public land use classification of the 2040 General Plan (Sierra College).
7. APN 019-300-005 (10925 West River Street) is proposed to be zoned OS (Open Space) for consistency with the Open Space/Recreation land use classification of the 2040 General Plan (Truckee Donner Land Trust)
8. Land along Donner Creek (no address or APN) is proposed to be zoned OS (Open Space) from CMU (Corridor Mixed Use) for consistency with the Resource Conservation/Open Space land use classification of the 2040 General Plan.
9. APN 018-660-059 (Unknown Address), APN 019-120-009 (10342 West River Street), a portion of APN 019-090-046 (10144 West River Street), APN 019-420-087 (10072 East River Street), APN 019-420-088 (10642 Church Street), 019-430-022 (10786 East River Street), and Union Pacific Railroad properties along the railroad corridor to the east of Downtown Truckee and to the west of State Route 89 South (no address or APN assigned) are proposed to be zoned RTC (Rail Transportation Corridor) for consistency with the Rail Transportation Corridor land use classification of the 2040 General Plan.

General Plan Clean-up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments, as identified in Exhibit C of Draft Resolution 2025-13. Maps are provided in the exhibit.

Since adoption, a few areas of the General Plan land use map (Figure LU-2: Land Use Diagram) have been identified for clean-up. Most of these changes are required to clean up errors made in

the process and others are intended to clean up graphic errors in the map. None of these changes are increasing or decreasing density or intensity of development than what was previously contemplated in the 2025 General Plan. The following properties are proposed to be amended:

APN	Situs Address	Location	Proposed Change
017-090-041	UNKNOWN ADDRESS	Near the west side of Donner Lake	<p>2025 General Plan (previous): Residential, 1 dwelling unit per acre</p> <p>2040 General Plan (current): Rural Residential, 1-2 dwelling units per acre</p> <p>Proposed: Very Low Residential, 1-2 dwelling units per acre</p>
017-090-042	UNKNOWN ADDRESS		
017-090-043	16488 JEBS COURT		
017-090-044	16504 JEBS COURT		
017-090-045	16516 JEBS COURT		
017-090-046	16501 JEBS COURT		
017-090-047	16481 JEBS COURT		
017-090-048	16450 MARRI COURT		
017-090-049	16468 MARRI COURT		
017-090-050	16490 MARRI COURT		
017-090-051	10579 BEAR RUN		
017-090-052	10624 BEAR RUN		
017-150-008	10523 DONNER LAKE ROAD		
017-150-028	10060 DONNER LAKE ROAD		
017-150-030	10030 DONNER LAKE ROAD		
017-150-034	10489 DONNER LAKE ROAD		
017-150-036	10455 DONNER LAKE ROAD		
017-150-047	10101 GREGORY PLACE		
017-150-048	10070 GREGORY PLACE		
017-150-049	10988 DONNER LAKE ROAD		
017-150-051	10240 DONNER LAKE ROAD		
017-150-052	10150 DONNER LAKE ROAD		
017-150-053	10130 DONNER LAKE ROAD		
017-150-054	10190 DONNER LAKE ROAD		
017-150-055	10192 DONNER LAKE ROAD		
017-150-056	10194 DONNER LAKE ROAD		
017-150-057	10880 DONNER LAKE ROAD		
017-150-058	10898 DONNER LAKE ROAD		
017-150-061	UNKNOWN ADDRESS		
017-150-064	10637 DONNER LAKE ROAD		
017-150-065	10685 DONNER LAKE ROAD		
017-150-066	10731 DONNER LAKE ROAD		
017-150-067	10779 DONNER LAKE ROAD		
017-150-067	10779 DONNER LAKE ROAD		
017-150-068	10607 DONNER LAKE ROAD		
017-150-069	10575 DONNER LAKE ROAD		
017-150-070	10547 DONNER LAKE ROAD		
017-150-071	10515 DONNER LAKE ROAD		
017-150-072	10483 DONNER LAKE ROAD		
017-480-001	10600 DONNER LAKE ROAD		
017-480-002	15434 CEDAR POINT DRIVE		
017-480-003	10556 DONNER LAKE ROAD		
017-480-004	15410 CEDAR POINT DRIVE		
017-480-005	15398 CEDAR POINT DRIVE		
017-480-006	15366 CEDAR POINT DRIVE		
017-480-007	15343 CEDAR POINT DRIVE		
017-480-008	15351 CEDAR POINT DRIVE		
017-480-009	15359 CEDAR POINT DRIVE		
017-480-010	15375 CEDAR POINT DRIVE		

APN	Situs Address	Location	Proposed Change
017-480-011	15391 CEDAR POINT DRIVE		
017-480-012	15401 CEDAR POINT DRIVE		
017-480-013	15417 CEDAR POINT DRIVE		
017-480-014	15425 CEDAR POINT DRIVE		
017-480-015	15435 CEDAR POINT DRIVE		
017-480-016	15444 CEDAR POINT DRIVE		
017-500-003	16150 MATTS MOUNTAIN PLACE		
017-500-005	16153 WOLFE DRIVE		
017-500-006	16177 WOLFE DRIVE		
017-500-007	16213 WOLFE DRIVE		
017-500-008	16231 WOLFE DRIVE		
017-500-009	16241 WOLFE DRIVE		
017-500-010	16253 WOLFE DRIVE		
017-500-011	UNKNOWN ADDRESS		
017-500-012	UNKNOWN ADDRESS		
017-500-013	UNKNOWN ADDRESS		
017-500-014	16520 WOLFE DRIVE		
017-500-015	16556 WOLFE DRIVE		
017-500-016	16598 WOLFE DRIVE		
017-500-017	16641 WOLFE DRIVE		
017-500-018	UNKNOWN ADDRESS		
017-500-020	16147 MATTS MOUNTAIN PLACE		
017-500-022	UNKNOWN ADDRESS		
017-510-001	16302 CINNAMON RIDGE PLACE		
017-510-002	16313 CINNAMON RIDGE PLACE		
017-510-003	16203 SNOW DANCE PLACE		
017-510-004	16197 SNOW DANCE PLACE		
017-510-005	16215 SNOW DANCE PLACE		
017-510-006	16255 CINNAMON RIDGE PLACE		
017-510-007	16286 CINNAMON RIDGE PLACE		
017-510-008	16250 BINGHAM COURT		
017-510-009	16263 BINGHAM COURT		
017-510-010	UNKNOWN ADDRESS		
017-510-011	16267 WOLFE DRIVE		
017-510-012	UNKNOWN ADDRESS		
017-510-013	16070 MATTS MOUNTAIN PLACE		
017-510-014	16073 MATTS MOUNTAIN PLACE		
017-510-015	16091 MATTS MOUNTAIN PLACE		
017-510-016	16111 MATTS MOUNTAIN PLACE		
017-510-017	16131 MATTS MOUNTAIN PLACE		
017-520-006	16400 KATES CREEK PLACE		
017-520-007	16393 KATES CREEK PLACE		
017-520-008	16345 WOLFE DRIVE		
017-520-009	16385 WOLFE DRIVE		
017-520-010	16405 KATES CREEK PLACE		
017-520-011	16421 KATES CREEK PLACE		
017-520-013	UNKNOWN ADDRESS		
017-520-014	UNKNOWN ADDRESS		
017-520-015	16134 MATTS MOUNTAIN PLACE		
017-520-016	16114 MATTS MOUNTAIN PLACE		
017-520-025	UNKNOWN ADDRESS		
017-520-027	16494 FROST FIRE PLACE		
017-520-028	16505 FROST FIRE PLACE		
017-520-029	16516 FROST FIRE PLACE		
017-520-030	UNKNOWN ADDRESS		
017-530-001	UNKNOWN ADDRESS		

APN	Situs Address	Location	Proposed Change
017-530-002	16284 OLD HIGHWAY DRIVE		
017-530-003	16165 DONNER PASS ROAD		
017-530-004	14072 GATES LOOK COURT		
017-530-005	14058 GATES LOOK COURT		
017-530-006	14068 GATES LOOK COURT		
017-530-007	14028 GATES LOOK COURT		
017-530-008	14012 GATES LOOK COURT		
017-530-009	14041 GATES LOOK COURT		
017-530-010	16292 OLD HIGHWAY DRIVE		
017-530-011	16306 OLD HIGHWAY DRIVE		
017-210-008	15750 SOUTH SHORE DRIVE		
017-230-001	15680 SOUTH SHORE DRIVE		
017-200-002	15888 SOUTH SHORE DRIVE		
017-200-004	UNKNOWN ADDRESS	2040 General Plan (current): Very Low Density Residential	
			Proposed: Open Space Recreation

Next Steps

Following this Planning Commission hearing, the Commission’s recommendations will be forwarded to the Town Council for consideration at their meeting on November 11, 2025.

Environmental Review: The proposed Development Code amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the Town. The amendments are not subject to CEQA because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations. Moreover, under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Public Communication: In addition to the standard noticing of the agenda, a display ad was published in the *Sierra Sun* on October 10, 2025.

Attachments:

1. Planning Commission Resolution 2025-13 (Draft)
 - Exhibit A – Development Code Amendments
 - Exhibit B – Zoning Map Amendments
 - Exhibit C – Amended General Plan Land Use Diagram (Figure LU-2)