



Date: December 9, 2025

Honorable Mayor and Council Members:

Author and title: Laura Dabe, Senior Planner

Title: **2025 General Plan Implementation; Adoption of Ordinance 2025-10, Development Code General Plan Amendments (Business Innovation Zoning District, Highway Commercial Zoning District and Clean-Up Amendments), Zoning Map Amendments, and Development Code Clean-Up Amendments**

Jen Callaway, Town Manager

Recommended Action: That the Town Council take the following actions:

- 1) Adopt Ordinance 2025-10, adopting amendments in support of 2040 General Plan implementation to the Truckee Municipal Code, Title 18 Development Code for Business Innovation Zoning District, Highway Commercial Zoning District and Clean-Up Amendments; amendments to the Town of Truckee Zoning Maps; and Development Code Clean-Up Amendments; and
- 2) Determine the amendments to be exempt from the California Environmental Quality Act (CEQA) because the adoption of this ordinance and resolution 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.



Discussion: The Town Council considered the amendments to the Development Code and Zoning Map at its November 24, 2025 meeting. At the November 24th hearing, the Council introduced the ordinance for adoption and approved the amendments as amended. Concurrently, the Council adopted Resolution 2025-69 (General Plan Land Use Diagram Clean-Up Amendments).

Priority:

<input type="checkbox"/> Enhanced Communication	<input checked="" type="checkbox"/> Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/> Housing
<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/> Core Service

Fiscal Impact: As proposed, there will be minimal fiscal impact to the Town in administering these amendments. The cost to apply the Ordinance and Resolution to individual projects would be paid for by each project proponent as part of the land use application

Public Communication: Public communication on this matter was addressed in the November 24, 2025 Council staff report.

Attachments:

1. Ordinance 2025-10 – 2025 Development Code Amendments and Zoning Map Amendments