

TOWN OF TRUCKEE
California

RESOLUTION 2025-10

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ADOPTING
CLEAN-UP AMENDMENTS TO THE 2040 GENERAL PLAN LAND USE DIAGRAM (FIGURE
LU-2) AND ROADWAY NOISE CONTOURS (FIGURE SN-8)**

WHEREAS, on May 9, 2023, the Town of Truckee Town Council adopted the 2040 General Plan, which included updates to the long-range policies that will guide development, sustainability, economic development, safety, and mobility policies for Truckee; and

WHEREAS, as part of the General Plan update, the Land Use Diagram (Figure LU-2) and Roadway Noise Contour Diagram (Figure SN-8) were updated; and

WHEREAS, since adoption, minor errors to the General Plan Land Use Diagram and Roadway Noise Contour Diagrams have been identified; and

WHEREAS, correcting the minor errors will not increase or decrease the allowed density or intensity that was contemplated in the 2025 or 2040 General Plans; and

WHEREAS, the adoption of General Plan amendments, including clean-up amendments, requires action by the Town Council and the Planning Commission is charged with responsibility of reviewing the draft amendments and forwarding a recommendation to the Town Council on the adoption of the amendments; and

WHEREAS, the Town of Truckee Planning Commission, at a duly noticed public hearing on December 17, 2024, adopted Resolution No. 2024-13 recommending approval of the amendments correcting the minor errors in the General Plan Land Use Diagram and Roadway Noise Contours, and adopting findings in support of said actions; and

WHEREAS, on or about January 17, 2025, an 1/8th page public notice was published in the *Sierra Sun* and forward to all other interested persons, including the affected property owners, informing the public of the date, time, and location of the public hearing for the Council's consideration of the adoption of an eligible by right housing sites map; and

WHEREAS, the Town Council held a public hearing on the matter at its regularly scheduled Town Council meeting beginning and ending on January 28, 2025 and considered all information, and public comment related thereto; and

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Truckee hereby adopts the following clean-up amendments to the 2040 General Plan:

1. Land Use Diagram (Figure LU-2), as set forth in Exhibit "A", attached hereto and incorporated herein; and
2. Roadway Noise Contours Diagram (Figure SN-8), as set forth in Exhibit "B", attached

hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Council hereby adopts the findings set forth in Exhibit “C”, attached hereto and incorporated herein, in support of the adoption of the Eligible By Right Housing Sites Map:

The foregoing resolution was introduced by _____, seconded by _____, at a regular meeting of the Truckee Town Council, held on the 28th day of January, 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Jan Zabriskie, Mayor

Kelly Carpenter, Town Clerk

Attachment:

Exhibit A – Amended 2040 General Plan Land Use Diagram (LU-2)

Exhibit B – Amended 2040 General Plan Roadway Noise Diagram (SN-8)

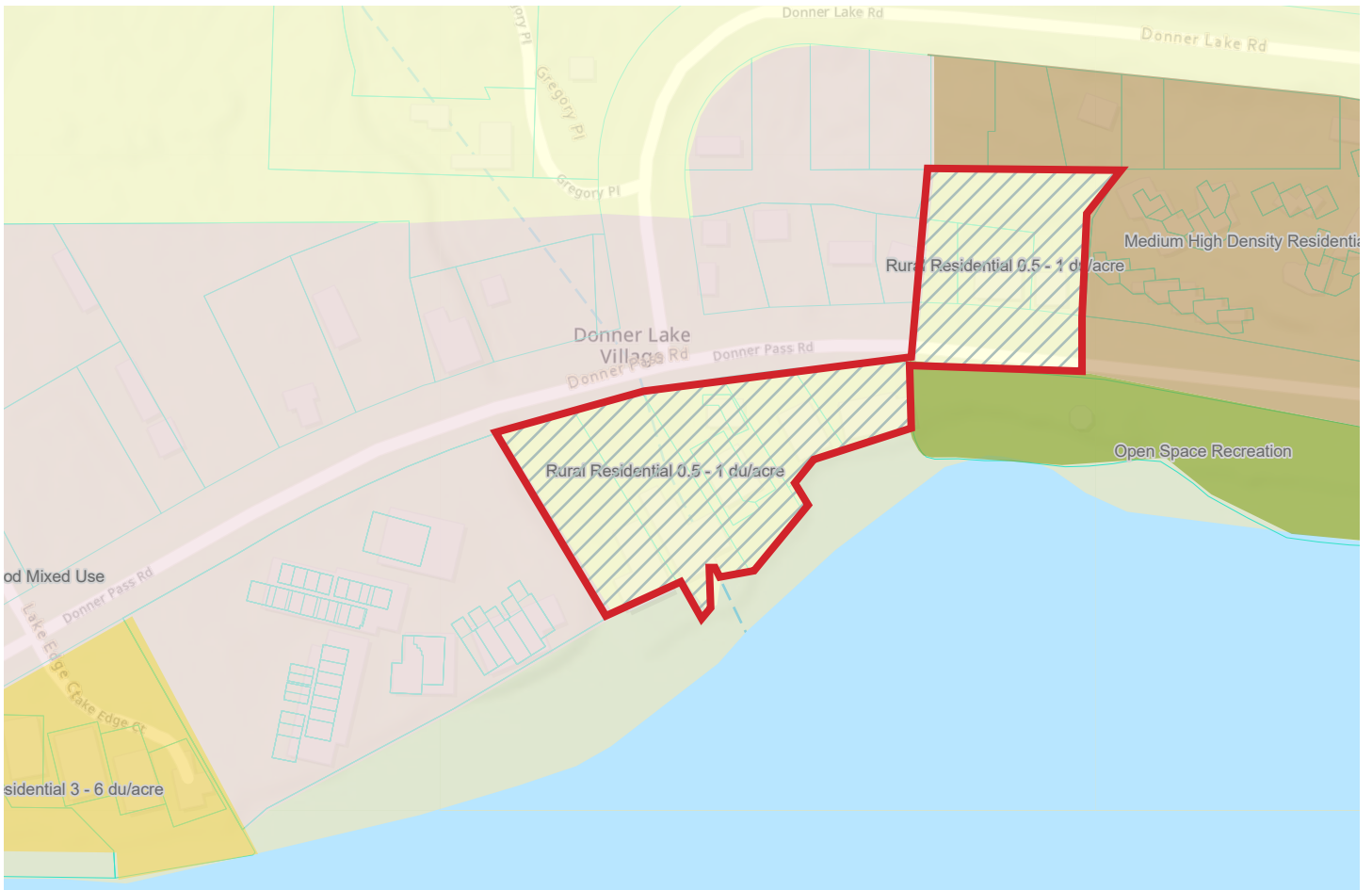
Exhibit C – Findings

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EXHIBIT "A"

AMENDED 2040 GENERAL PLAN LAND USE DIAGRAM (FIGURE LU-2)



Change 2040 General Plan land use designation from Rural Residential, 1-2 dwelling units per acre to Very Low Density Residential, 1-2 dwelling units per acre

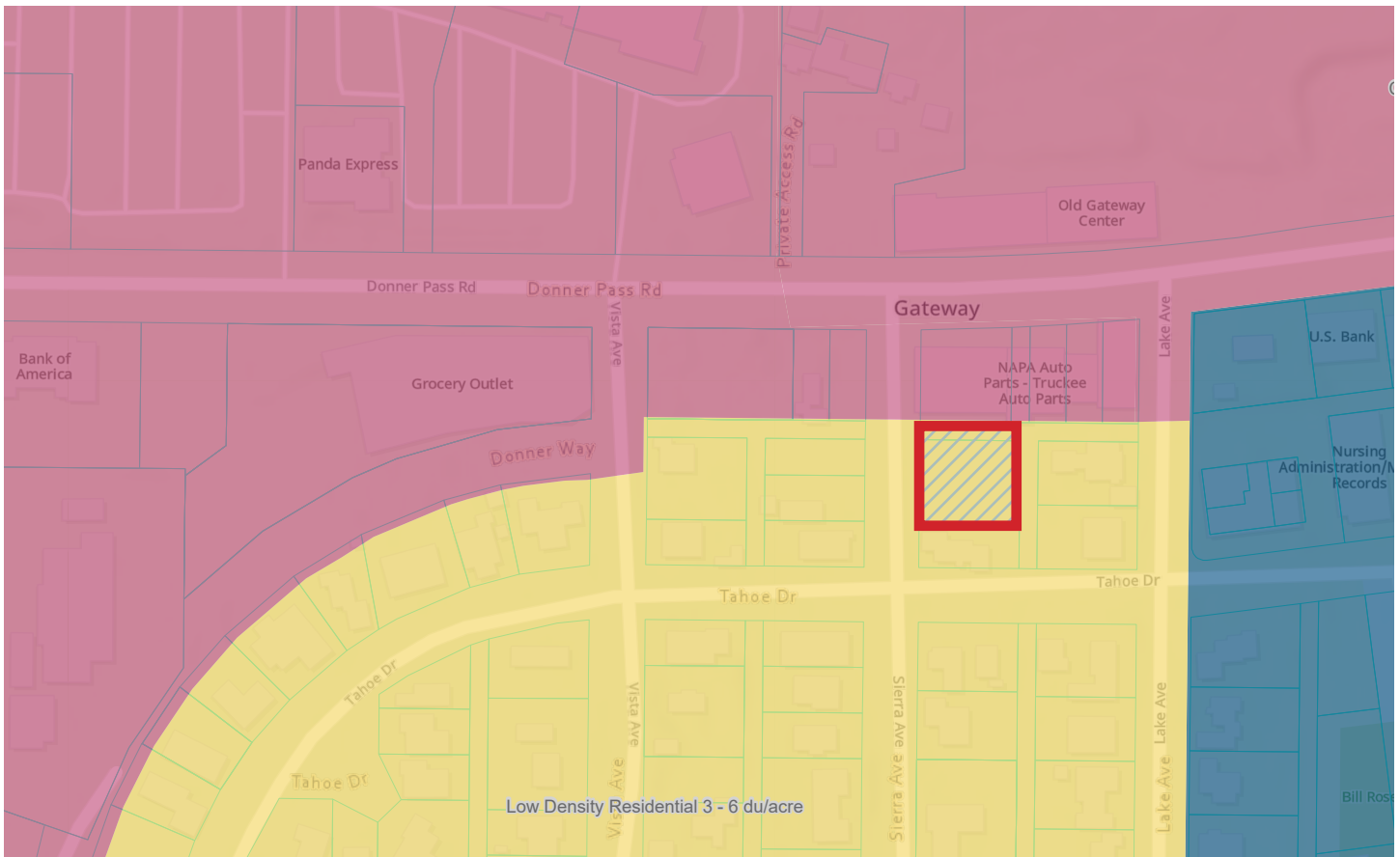
For reference: The 2025 General Plan designated this area Residential, 1 dwelling unit per acre.

APNs

017-170-009
 017-170-034
 017-170-036
 017-170-037
 017-170-038
 017-170-039
 017-170-030
 017-170-031
 Portion of 017-170-044
 017-170-004
 Portion of 017-170-050

Address

15675 Donner Pass Road
 15661 Donner Pass Road
 15633 Donner Pass Road
 15655 Donner Pass Road
 15653 Donner Pass Road
 15651 Donner Pass Road
 15615 Donner Pass Road
 15601 Donner Pass Road
 15600 Donner Pass Road
 15572 Donner Pass Road
 15560 Donner Pass Road



Change the 2040 General Plan land use designation from Low Density Residential to Corridor Mixed Use

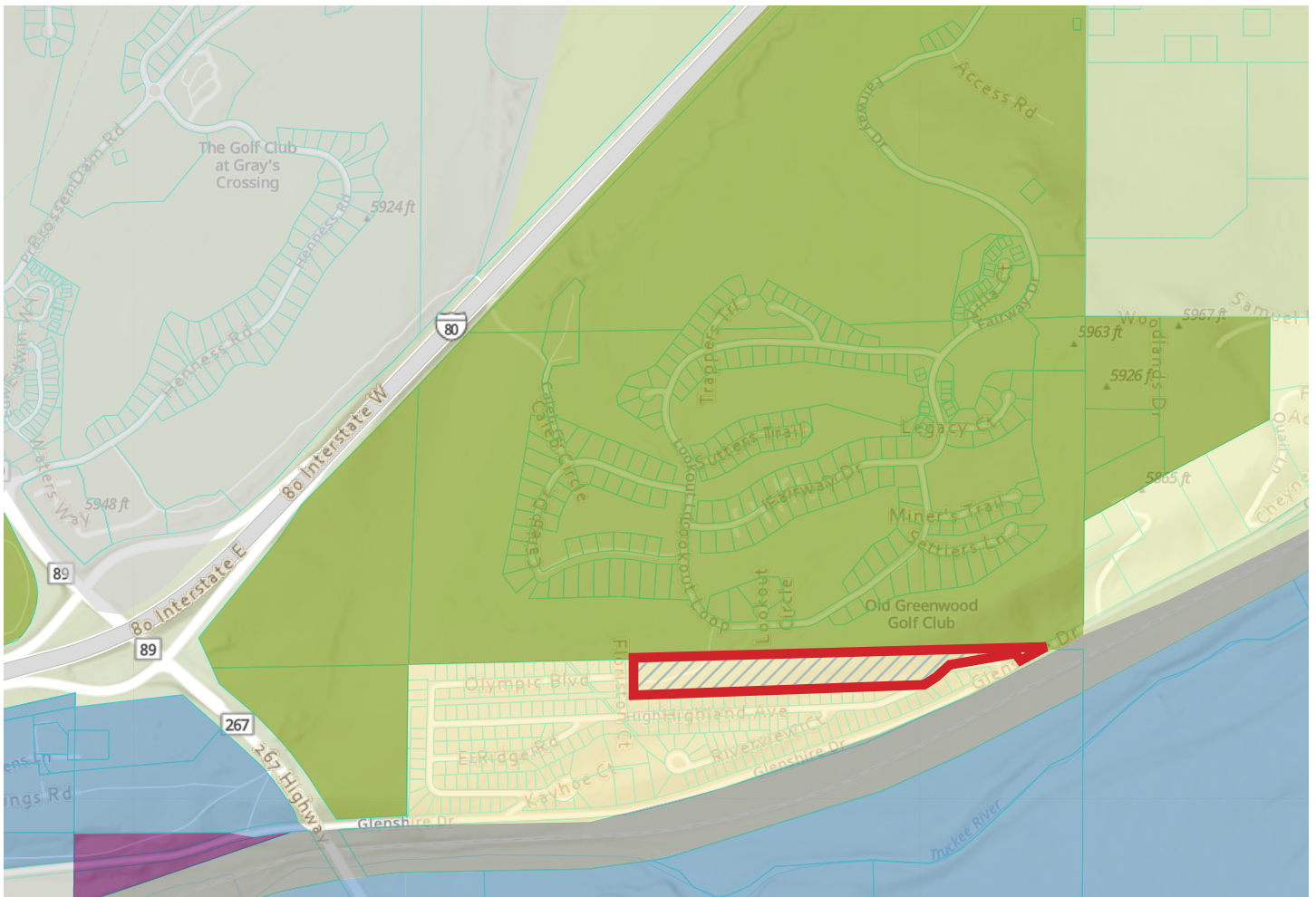
For reference: The 2025 General Plan designated this area Commercial (based on General Plan amendment approved by Council in Resolution 2015-15).

APNs

018-623-010

Address

11035 Sierra Avenue



Change the 2040 General Plan land use designation from Very Low Density Residential, 1-2 dwelling units per acre to Low Density Residential, 3-6 dwelling units per acre

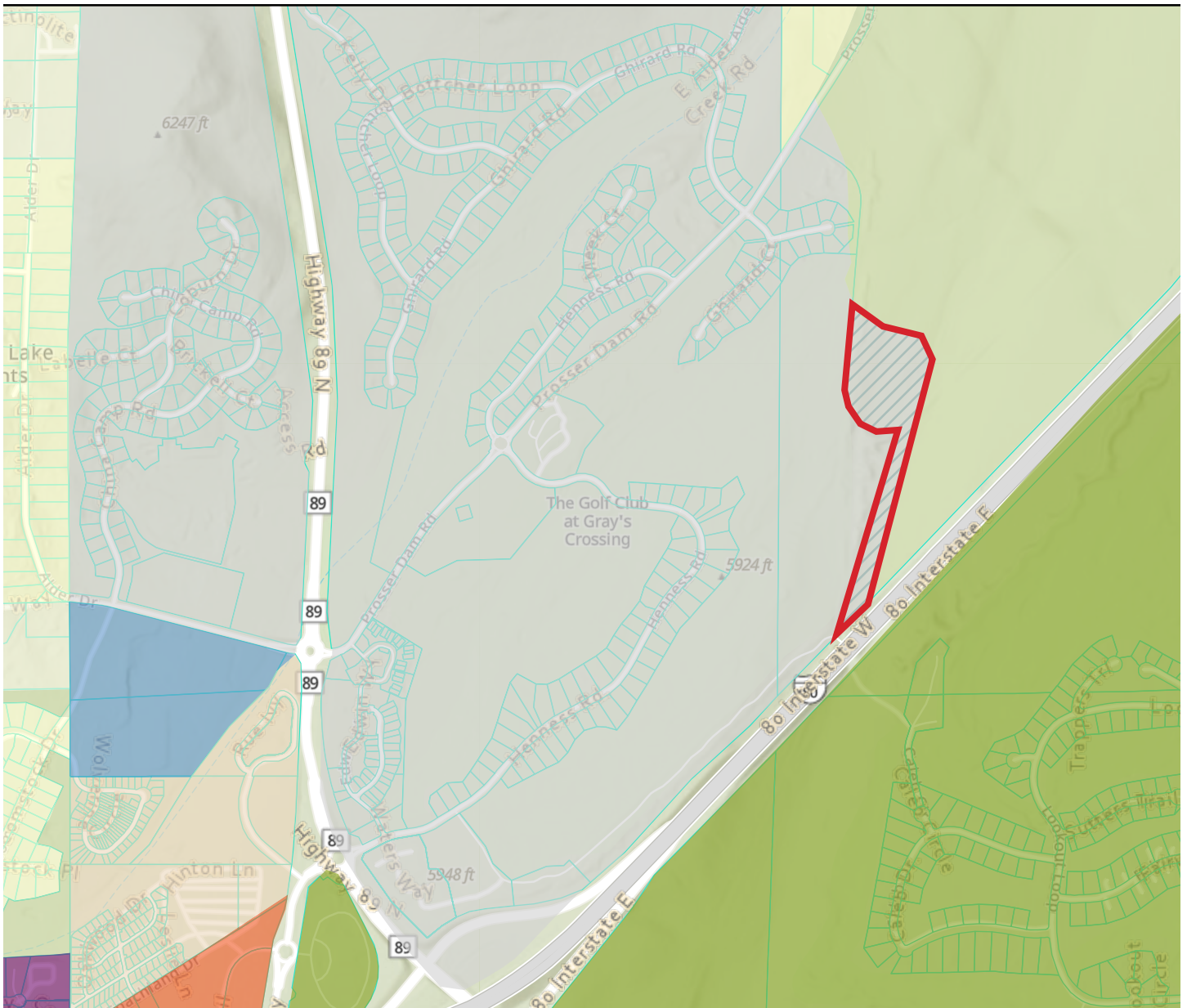
For reference: The 2025 General Plan designated this area Residential, 3-6 dwelling units per acre (based on General Plan amendment approved by Council in Resolution 2016-43).

APNs

019-720-014

Address

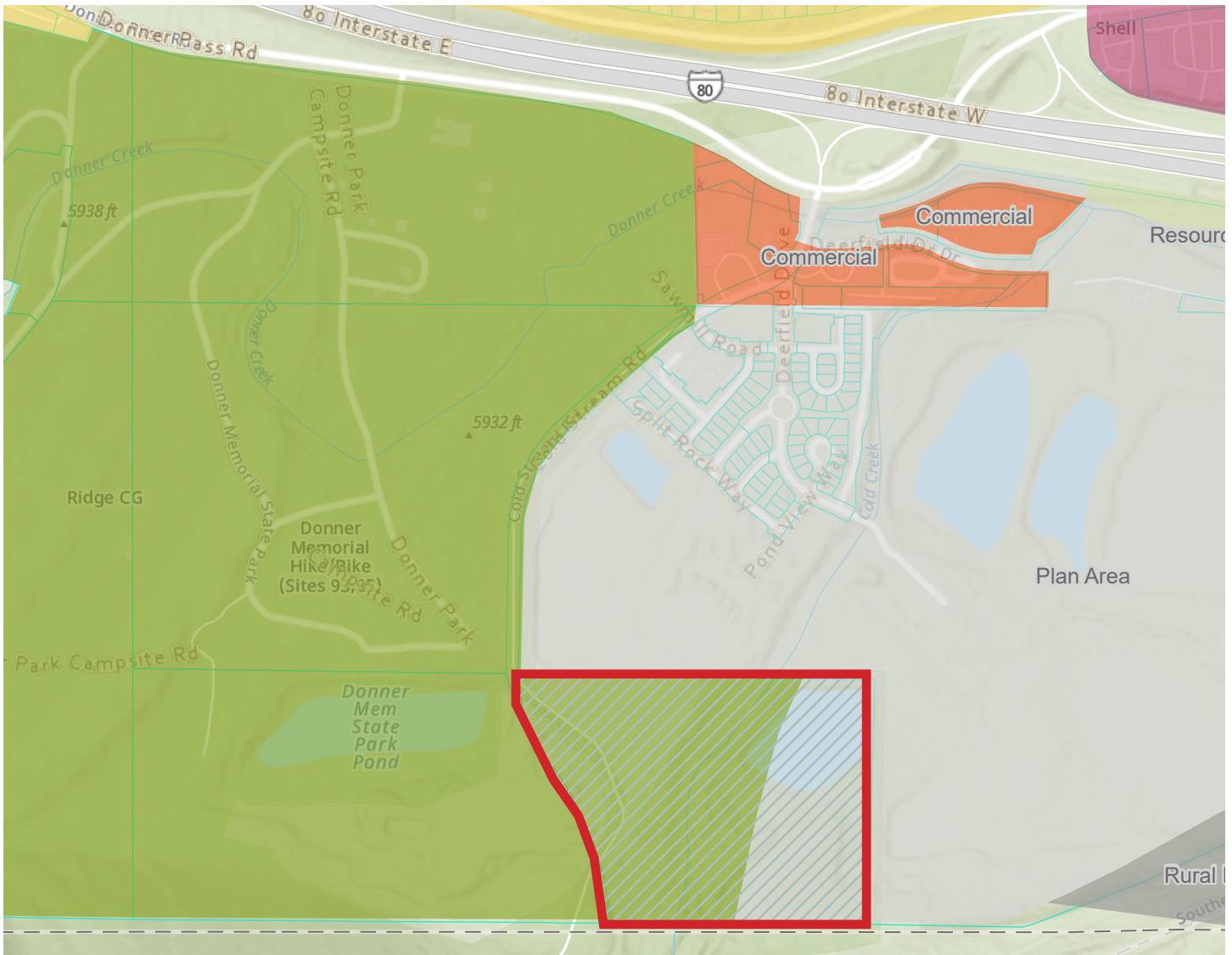
Unknown



Clean up the 2040 General Plan line work between two land use designations (Plan Area in gray and Resource Conservation/Open Space in light green)

APNs

019-370-035



Clean up the 2040 General Plan line work between two land use designations (Plan Area in green and Open Space Recreation in gray). Fix line work to make entire parcel Open Space Recreation

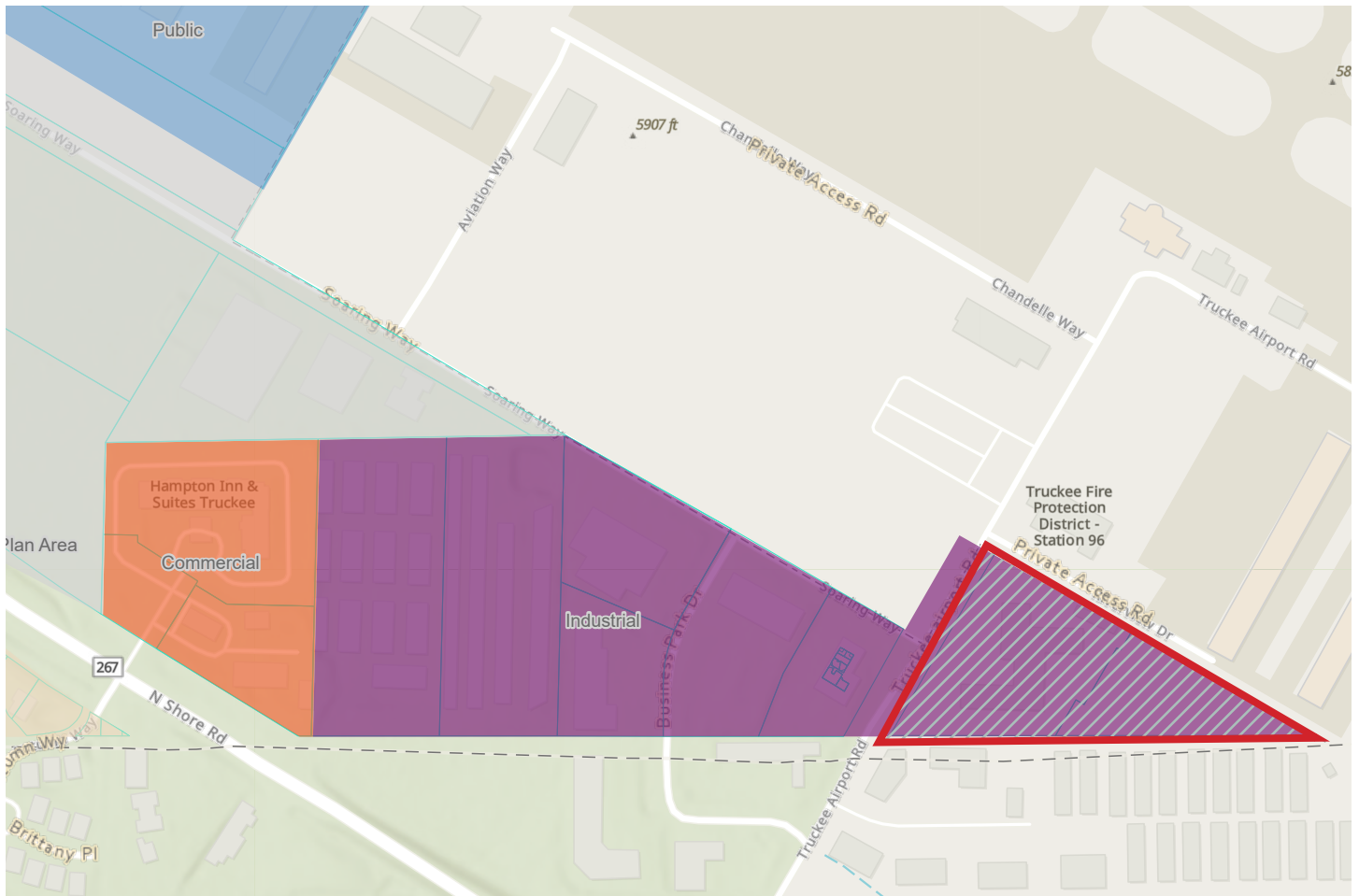
For reference: The 2025 General Plan designation showed a similar split land use designation (Public and PC-1).

APNs

018-560-009

Address

10090 Cold Stream Road



Change the 2040 General Plan land use designation from Industrial to Commercial

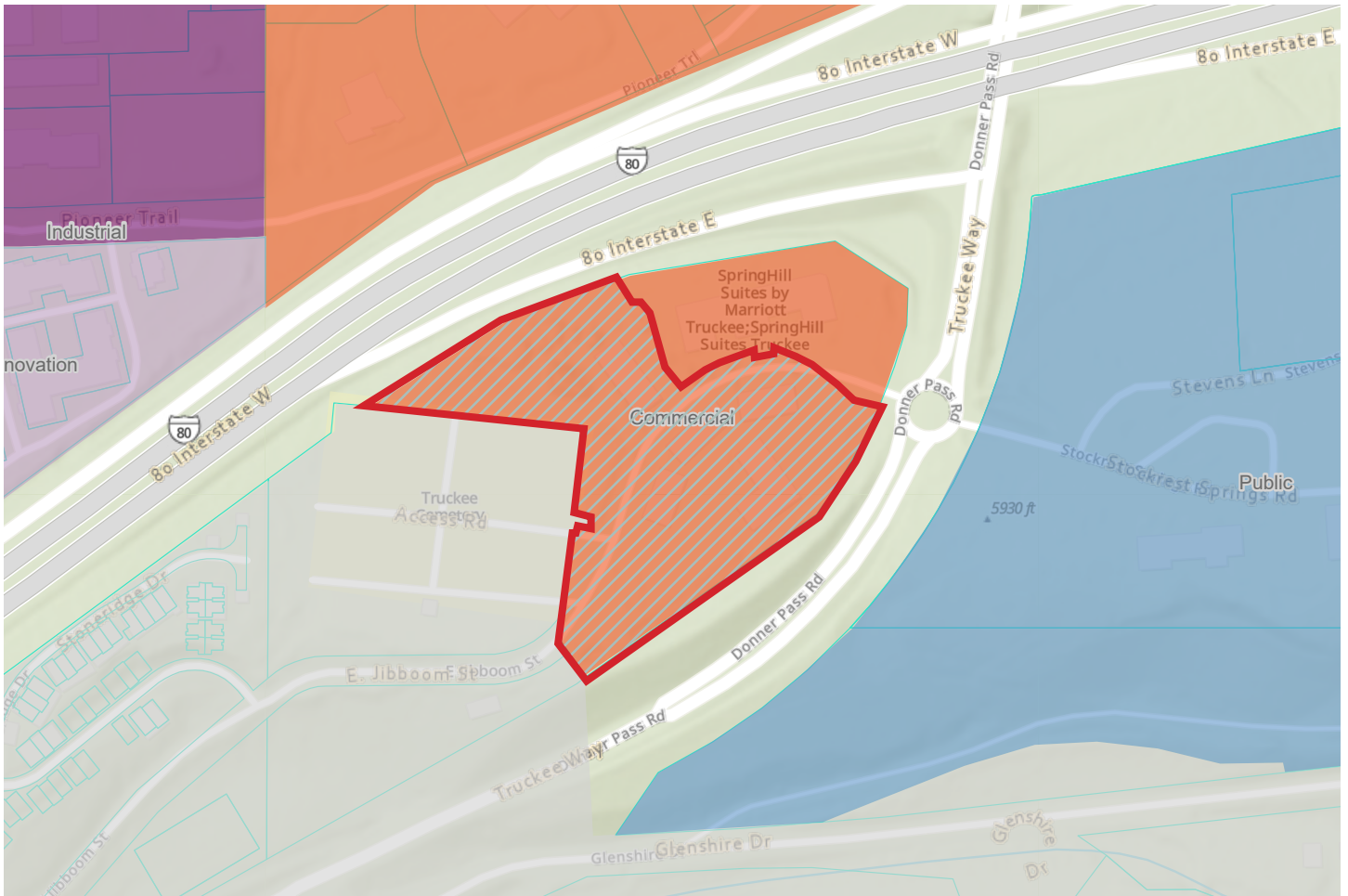
For reference: The 2025 General Plan designated this area Industrial.

APNs

019-620-029
019-620-030

Address

10183 Truckee Airport Road
Unknown Address



Change the 2040 General Plan land use designation from Commercial to Medium High Density Residential

For reference: The 2025 General Plan designated this area Downtown Specific Plan Area. The Downtown Specific Plan designated the site Visitor Lodging.

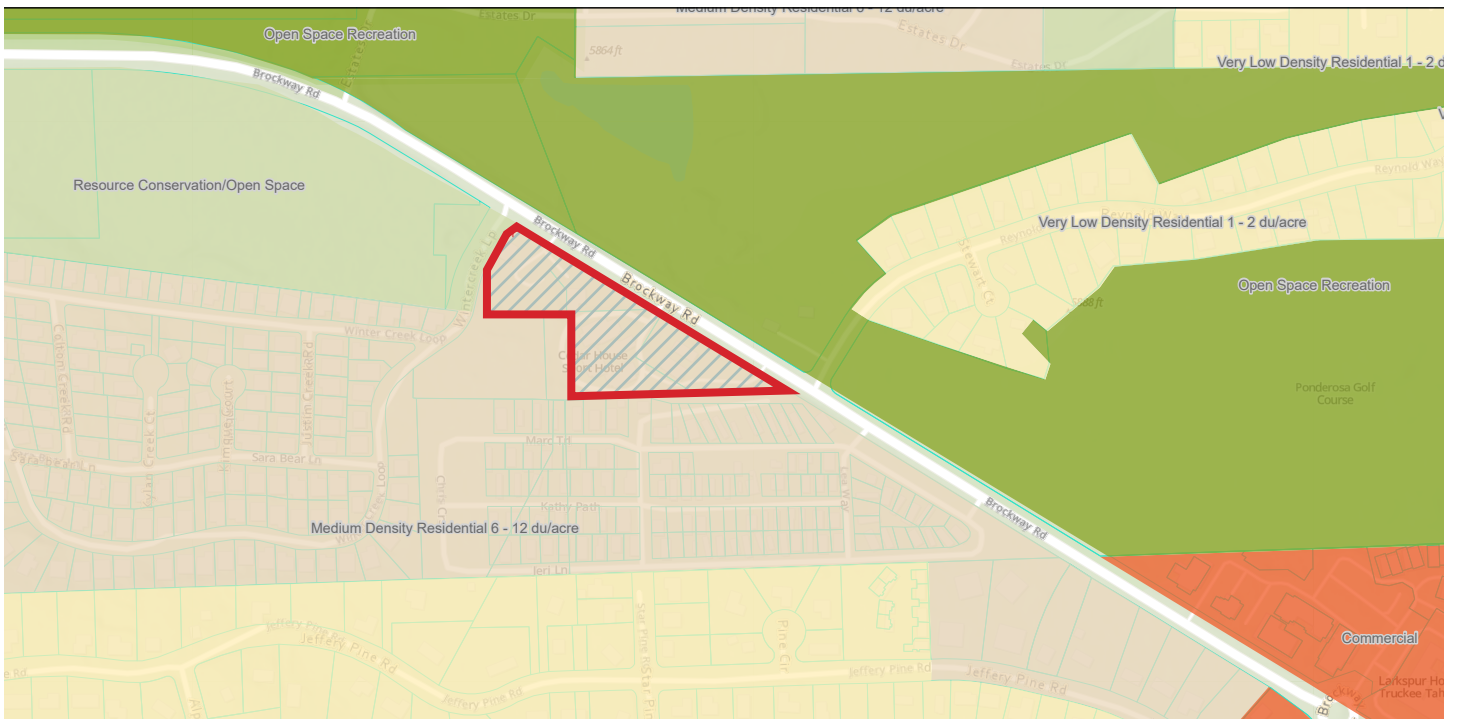
APNs

019-420-090

Address

10470 East Jibboom Street

Cedar House



Clean up the 2040 General Plan land use designation from Medium Density Residential to Commercial

For reference: The 2025 General Plan designated this area as Commercial.

APNs

019-450-049
019-450-048
019-450-063
019-450-029

Address

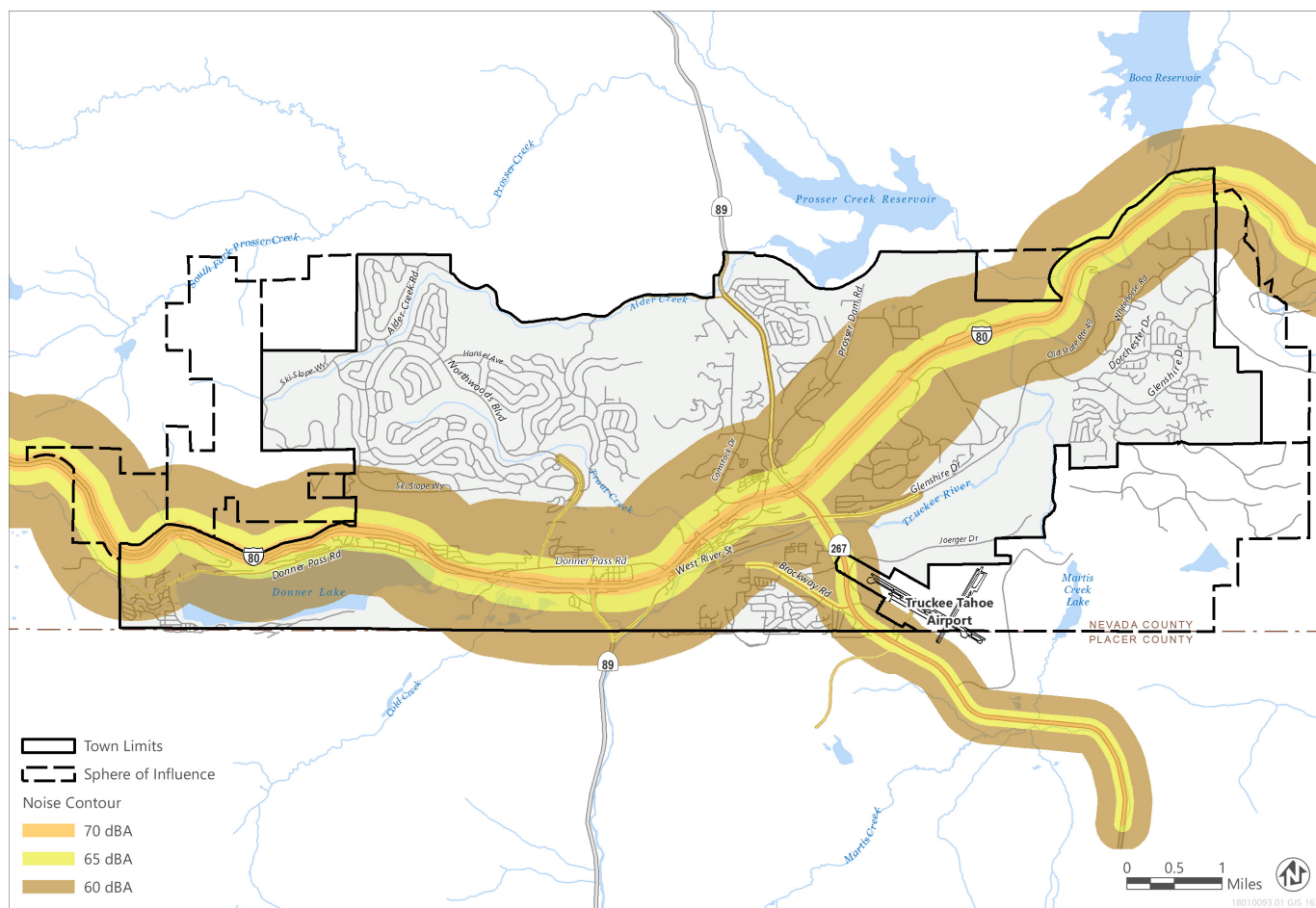
10870 Brockway Road
10880 Brockway Road
10918 Brockway Road
10948 Brockway Road

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EXHIBIT “B”

AMENDED 2040 GENERAL PLAN ROADWAY NOISE DIAGRAM (FIGURE SN-8)



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EXHIBIT “C”

FINDINGS

The Council hereby adopts the following findings in support of adoption of this resolution. The January 28, 2025 Town Council staff report and meeting minutes, and the October 29, 2024 and December 17, 2024 Planning Commission staff reports and meeting minutes are hereby incorporated herein by reference and provide a factual basis for the findings.

1. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
3. With the proposed amendment, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee's fair share regional housing need in compliance with State law (Government Code Section 65863[b]). No changes to the intensity or density of the sites are proposed.