



TRUCKEE 2040

DRAFT GENERAL PLAN FRAMEWORK
NOVEMBER 21, 2019

General Plan Guiding Principles

Land Use Element

Maintain and enhance the quality of life and unique community character of Truckee through preservation of special characteristics and resources and development of new land uses that support and compliment the community.

Maintain and enhance the walkable downtown core as the heart and soul of the community with a vibrant mix of land uses, historic character, access to a revitalized river, and services and amenities.

Promote a mix of land uses whose location, patterns and densities support increased transit use and encourage biking and walking to reduce vehicle miles travelled, while still providing for economic development and housing needs.

Community Character Element

Need to define “small mountain town”. Are we still a small mountain town?

Priorities are:

- Take control of our future
- Sense of place
- Retain our small mountain town character
- Full-time residents
- Quality of life
- Diversity of people (Diversity=ethnically, socio-economically and generationally diverse)
- Generational living

Mobility Element

Coordinate land use and transportation planning to provide for the long-range development of the Town's roadway system consistent with the existing and future land use patterns described in the Land Use Element while maintaining local community character.

Develop a roadway system and bicycle and pedestrian that provides convenient access and mobility for Truckee residents and businesses.

Proactively coordinate with adjacent jurisdictions to address regional traffic issues.

Housing Element

Provide an adequate number of sites for the development of housing to meet Truckee's fair share of the regional housing need.

Encourage a variety of types of housing, distributed throughout the community.

Provide housing to meet the needs of its residents, particularly those who work in Truckee, while maintaining the Town's character.

Remove avoidable governmental constraints to the maintenance, improvement, and development of housing.

Enhance and promote quality housing design in both new and existing development.

Conservation and Open Space Element

Facilitate regional collaboration within the watershed boundary.

Reduce greenhouse gas emissions through comprehensive and robust planning.

Make Truckee a leader in environmental conservation and sustainability, and strive to reduce the Town's impact on the local and global environment.

Community Safety Element

Minimize the potential risk to life and property from natural and human-induced hazards in the Town of Truckee.

Create a community that has successfully adapted to the adverse effects of climate change we know are likely to occur, and continue to create a community that is as resilient as possible to future changes and risks associated with climate change.

Economic Development Element

Build upon the Town's existing assets to diversify and strengthen a local year-round economy in ways that are appropriate and responsive to Truckee's community, businesses, and natural environment.

Noise Element

Preserve Truckee's peaceful mountain environment by minimizing community exposure to undesirable noise sources, and mitigating new noise sources to the extent feasible.

Land Use Element Goals

- LU-1 Manage growth to maintain the unique qualities and character of the Town as a small mountain community. Preserve existing qualities and resources, that create development patterns that enhance the quality of life for residents of Truckee and the wider region.
- LU-2 Provide an adequate amount of land designated for residential, commercial, industrial and open space/recreational uses to accommodate economic diversification and affordable and work force housing needs, within the time horizon of the Plan.
- LU-3 Create efficient land use patterns that reduce environmental impacts and minimize residential and commercial sprawl. Locate significant new development with appropriate intensities/densities on in-fill or re-fill sites within existing developed areas.
- LU-4 Ensure adequate provision of public services and infrastructure to support planned development in suitable locations.
- LU-5 Encourage a mix of land uses throughout the Town (particularly in commercial areas) to promote a vibrant community and reduce traffic and greenhouse gas emissions, while still minimizing land use conflicts. The land use mix can include office, residential, service, recreational and retail uses.
- LU-6 Preserve and enhance the distinctive community character of each of Truckee's neighborhoods.
- LU-7 Encourage clustered residential development to create efficient land use patterns and minimize environmental impacts and threats to public safety.
- LU-8 Work with adjacent jurisdictions to provide for the timely annexation of property within the Town of Truckee's proposed Sphere of Influence (SOI). Work with Nevada and Placer counties and the Airport District to ensure that any development within the Town's SOI is compatible with Truckee's goals and policies.
- LU-9 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 development in such areas.
- LU-10 Maintain and enhance welcoming scenic corridors along major highways; I-80, State Route 89 and State Route 267, using visual screening and landscaping, appropriate architecture, open space and recreational land use, and other means.
- LU-11 Except for established rural subdivisions, discourage additional estate type parcels (2.5 to 10+ acres in size) within the Town boundaries to encourage efficient use of land.

Land Use Element Goals continued

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| LU-12 | Improve the character and visual quality of the Gateway area, along the Brockway Road corridor, and along the Truckee River in the Downtown Specific Plan Area. Encourage mixed use development where appropriate, strategic open space and bikeway/trails, and improved architectural quality. |
| LU-13 | Discourage large surface parking lots to limit visual, heat island and water quality impacts. Where appropriate, encourage redevelopment of existing large surface lots with a mix of land uses and densities. |
| LU-14 | Support the goals and policies of the Truckee River Revitalization Strategy to protect and enhance the riparian/river ecosystem; increase public access and river awareness/education; and encourage appropriate development/redevelopment in key riverfront locations. |
| LU-15 | Discourage additional development in the wildland-urban interface to reduce wildfire risks, while maximizing wildfire risk management strategies throughout the community. |
| LU-16 | Strategically locate mixed use and higher density residential land uses along major transportation corridors to support transit, bike and pedestrian use. |
| LU-17 | Allow for and encourage complete neighborhoods that incorporate a mix of housing densities and locally serving commercial uses and public facilities/services to reduce vehicle miles travelled for daily trips. |

Community Character Element Goals



<p>Physical Development</p>	<ul style="list-style-type: none"> Development standards Focus on neighborhoods Downtown Open spaces and parks Gateways 			
<p>Sense of Community</p>	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Historic Gateway Hardiness Authentic </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Welcoming Arts/culture Inclusive Solve problems </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Tackle our problems </td> </tr> </table>	<ul style="list-style-type: none"> Historic Gateway Hardiness Authentic 	<ul style="list-style-type: none"> Welcoming Arts/culture Inclusive Solve problems 	<ul style="list-style-type: none"> Tackle our problems
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<p>Quality of Life</p>	<ul style="list-style-type: none"> Housing opportunities Communication w/ community members Integrated neighborhoods Downtown diverse neighborhoods Full-time residents/services are the focus Full-time resident-owned businesses are the focus 			

Mobility Element Goals

- M-1 Reduce automobile dependency by creating programs and infrastructure to reduce impacts on the Town's roadway system, lessen the need for new or expanded road facilities to accommodate increased demand, and decrease pollutants emissions (particularly greenhouse gases) from automobiles trucks.
- M-2 Provide a safe, comprehensive, and integrated system of trails, sidewalks and bikeways as a key component of the circulation system. Integrate this system with available transit opportunities, and higher density, mixed use land use development.
- M-3 Promote a safe and efficient local and regional transit system, including bus, van and rail, to reduce congestion, improve the environment, and provide viable alternatives to the automobile. Integrate bicycle and disable access into the system; link the transit system with higher density, mixed use land use patterns.
- M-4 With the exception of emergency situations, maintain acceptable traffic operations on the Town's roads through application of Vehicle Miles Traveled and Level of Service thresholds, and by conditioning new development on the ability of local roads, roundabouts and intersections to accommodate projected traffic impacts.
- M-5 Eliminate, to the extent feasible, all traffic signals in Truckee in favor of roundabouts.
- M-6 Minimize the negative impacts of transportation infrastructure upon Truckee's community character, local neighborhoods, and the environment.
- M-7 Ensure that new development appropriately minimizes or mitigates impacts on the roadway network, is integrated into the existing transportation system and provides opportunities for use of alternate modes.
- M-8 Ensure new development is integrated into the circulation network and promote connectivity within and between neighborhoods, commercial and mixed use districts and community services and facilities.
- M-9 Provide adequate funding for construction, improvement and maintenance of existing and new roadways, bikeways and pedestrian facilities, bridges, and various forms of transit service.
- M-10 Ensure the design of transportation infrastructure and parking facilities adequately addresses potential impacts on Truckee's community character and important environmental and cultural resources.
- M-11 Enable the safe and efficient movement and distribution of goods throughout the Town.
- M-12 Encourage coordination with Caltrans and the CHP to maximize the efficiency of the regional highway/freeway network including signal timing, communicating traffic and congestion problems and capacity and use issues.
- M-13 Emphasize the improvement of aviation and non-aviation facilities operated by the airport and other special districts that are compatible with surrounding land uses.
- M-14 Work with all regional partners and the private resort industry to develop strategies that might relieve congestion during peak times including communications protocols, high occupancy lanes, resort programs (e.g. "stay in place"), van and bus options and other innovations.

Housing Element Goals

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| H-1 | Ensure an adequate supply of housing sites to meet the housing needs of all segments of the community. |
| H-2 | Provide housing affordable to all segments of the community. |
| H-3 | Provide a range of housing opportunities for residents with special needs, including the elderly, people with disabilities, single parent households, large households, and the homeless. |
| H-4 | Conserve and improve the quality of the existing housing stock and the neighborhoods in which it is located. |
| H-5 | Remove or mitigate constraints to the maintenance, improvement and development of all housing, especially affordable housing. |
| H-6 | Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services, in light of the Town's 100% renewable energy goals. |
| H-7 | Provide equal housing opportunities for all residents of Truckee. |

Conservation and Open Space Element Goals

COS-1	Promote community health by increasing the amount of connected and publicly-accessible large and small open space in and around Truckee for the use and enjoyment of all Truckee residents and visitors; promote equity and ensure equal access to all.
COS-2	Preserve and enhance the Truckee River corridor and the exceptional natural, scenic, economic, biological and recreational value it provides.
COS-3	Increase public access to the Truckee River.
COS-4	Preserve and enhance Donner Lake and the exceptional natural, scenic, economic, biological and recreational value it provides.
COS-5	Protect sensitive biological resources, specifically special status plants and wildlife, streams and wetlands, and significant wildlife movement corridors.
COS-6	Maintain biodiversity among plant and animal species in the Town of Truckee and the surrounding area, with special consideration of species identified as sensitive, rare, declining, unique, or representing valuable biological resources.
COS-7	Protect and restore resource open space, including areas previously used for timber harvesting, grazing and mining, to improve forest health, recreational, scenic and biological values.
COS-8	Safeguard important scenic and sensitive visual resources associated with Truckee open space such as viewsheds and gateways.
COS-9	Ensure equal access and the availability of a diverse range of recreational opportunities for Truckee's existing and future population through comprehensive planning and collaboration.
COS-10	Link open space areas in Truckee through a well-connected network of open space corridors and trails, and consider the network to reduce distances between jobs and housing.
COS-11	Protect and restore water quality and quantity as well as habitat in creeks, lakes, natural drainages and groundwater basins.
COS-12	Require "low impact development" planning and design practices to conserve and protect natural resource systems and reduce potential environmental impacts including soil erosion. <i>(Combined Guiding Principle 11 with COS-12).</i>
COS-13	Improve air quality in the Truckee region to ensure a healthful environment for all through reduction of emissions of air contaminants and minimization of public exposure to toxic, hazardous and odoriferous air pollutants.
COS-14	Encourage conservation of energy and fuel resources, reduce solid waste generation, and promote environmental sustainability.

Conservation and Open Space Element Goals continued

COS-15 Encourage public/private partnerships, transfer of development rights or other means to create new open space in areas found to have significant environmental value, including public and private land not currently used or zoned for open space.

Also:

- Consider moving COS Guiding Principle 6 to Economic Development Chapter:

Ensure the continued productivity of mineral, grazing and forestry areas in Truckee, while minimizing land use conflicts and visual impacts associated with these activities (6).

Community Safety Element Goals

- S-1 Reduce the risk of injury, loss of life and property damage from earthquakes, landslides/mud-flows, avalanches, floods, wildfires, and related hazards.
- S-2 Minimize the hazard potential associated with flooding, avalanches, wildland fires, and geological hazards through careful land use planning and building siting, and appropriate levels of analysis for development and redevelopment projects.
- S-3 Protect the community from the harmful effects of hazardous materials and toxic substances in the natural and built environment.
- S-4 Minimize the risks to the community associated with the operations of the Truckee-Tahoe Airport, and working with the Airport District (TTAD), ensure on-going safety standards and operations at the airport.
- S-5 Minimize the risks to the community of other potentially hazardous infrastructure such as Interstate 80, the Union Pacific Railroad, major fuel pipelines, propane installations and related site specific hazards.
- S-6 To address community wildfire risks, avoid adding additional structures and residences within the Urban-Wildland interface area, except for those currently allowed through land use and zoning entitlements.
- S-7 Work with regional partner agencies, non-profit organizations and the hospitality industry (lodging, ski resorts, restaurants, rental management firms, etc.) to limit the risks and exposure of residents and travelers during significant storm events, particularly during highway closures on peak visitation times when gridlock conditions can occur.
- S-8 Continue to develop and refine emergency operations implementation plans, local and regional preparedness and evacuation scenarios and resident/visitor education.

Also: Add policies later related under this goal for improved emergency communications technology and protocols, better access to broadband technology and improved marketing and education for emergency preparedness for residents and visitors.

Climate Action Element Goals

- CAP-1 The Town of Truckee will assess all of its municipal buildings and facilities for energy efficiency upgrades, and provide the most efficient and up to date lighting, heating, appliances and overall building energy that are within budget capabilities.
- CAP-2 The Town of Truckee will achieve 100% renewable electricity for its municipal facilities (in the aggregate) by 2020.
- CAP-3 The community will achieve 100% renewable electricity Town-wide (in the aggregate) by 2030.
- CAP-4 The community will achieve an 80% reduction in Green House Gas (equivalent – GHG) emissions by 2040.
- CAP-5 The community will achieve 100% renewable energy Town-wide by 2050.
- CAP-6 Truckee will become a community that has successfully adapted to the adverse effects of climate change and become a community that maximizes resilience to future changes and risks associated with climate change.
- CAP-7 The Town of Truckee will include robust community engagement to ensure equity is considered in developing strategies to meet the goals for emissions reduction and renewable energy set forth.

Economic Development Element Goals

- ED-1 Provide for higher wage employment opportunities in Truckee to diversify the economy and promote year-round employment in various emerging sectors such as technology, health care and business.
- ED-2 Promote and enhance Truckee and the surrounding region as a sustainable and year-round tourism destination.
- ED-3 Promote and enhance Truckee and the surrounding region as a sustainable location for high value, diverse, resilient industries and businesses that enable the local work force to live and work in Town.
- ED-4 Foster business attraction, retention and expansion efforts on key economic sectors that have a high likelihood of success and are appropriate to the community.
- ED-5 Foster a local environment that attracts and develops a skilled workforce through life-long educational training opportunities, cultural facilities, reliable healthcare, industrial and commercial services and availability of affordable work force housing.
- ED-6 Leverage Truckee's natural capital and quality of life in implementing economic development strategies.
- ED-7 Continue to enhance the long term economic vitality of Truckee's unique historic downtown and surrounding districts such as the Railyard.

Noise Element Goals

- N-1 Minimize community exposure to excessive noise and maintain Truckee's peaceful mountain environment, by ensuring that land uses are compatible with surrounding noise sources and levels.
- N-2 Address site specific and project specific noise issues through the land use planning and permitting process.
- N-3 Ensure that sensitive receptors (such as senior living, hospitals, churches, day care centers) are not placed in locations with high levels of noise exposure or appropriate noise mitigation measures are in place.
- N-4 In mixed use commercial and residential areas that already experience higher levels of noise (such as the Gateway and Meadows Park neighborhoods) ensure adequate noise mitigation for new commercial uses and consider the cumulative effects of noise from surrounding land uses.
- N-5 Reduce noise levels from sources such as atypical residential activities (events, parties, crowds in neighborhoods), amplified music/sound, motor vehicles, watercraft, and related sources.
- N-6 Consider special noise requirements or quiet areas in unique natural environments including Donner Lake and the Truckee River.
- N-7 Maintain consistency with the noise criteria and policies of the Truckee Tahoe Airport Land Use Compatibility Plan, and work closely the TTAD on minimizing community noise exposure wherever feasible.