

## NOTICE OF PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS TO IMPLEMENT THE 2040 GENERAL PLAN

The Planning Commission will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to this application.

<b>Meeting Date/Time</b>	<b>Tuesday – October 21, 2025 (5:00 PM)</b>
<b>Meeting Location</b>	Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California

**Project Description:** 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. As part of this update, the Town updated the land use map, which identifies the type, intensity, and distribution of development in Truckee. The new land use map incorporates more mixed-use zoning within commercial areas, primarily in the Gateway area and in the Donner Lake and Glenshire neighborhoods.

In order to implement the 2040 General Plan Land Use Map, the Planning Commission will be reviewing new zoning changes. The proposed zoning is intended to be consistent with the land use designation adopted in 2023. The Planning Commission will forward a recommendation to the Town Council for its review at a future date.

**The purpose of this postcard is to notify you of the proposed zoning changes that may impact your property. The following zoning amendments will be proposed:**

- 1. Pioneer Commerce Center Phase 1:** Rezone from Manufacturing (M) to Business Innovation (BI) to allow more flexible industrial space and service commercial uses. Policies and standards for the Business Innovation (BI) zoning will also be discussed.
- 2. Parcels zoned Highway Commercial (CH) are proposed to change to General Commercial (CG):** Parcels impacted are located near the intersection of Deerfield Drive and Cold Stream Road, near the west Donner Pass Road Interstate 80 entrance/exit.

If you have any questions regarding this notice, please contact Laura Dabe, Senior Planner, at 530-582-2937 or [LDabe@townoftruckee.gov](mailto:LDabe@townoftruckee.gov).



- 3. New Commercial Core (-CC) Overlay District:** Expand and rename the Commercial Row (-CR) Overlay District requiring active uses on the ground floor of buildings. The district will be renamed Commercial Core (-CC) Overlay District and will apply to parcels on Commercial Row, the north side of Jibboom Street, the south side of Donner Pass Road from Spring Street to the McIver Roundabout, and the north side of Donner Pass Road from Bridge Street to the Railyard Master Plan boundary.
- 4. APN 018-800-015 (11985 Sierra Drive (at the east end of Sierra Drive, east of Highway Road):** Rezone this parcel from Low Density Residential, 3 to 6 dwelling units per acre (RL, 3-6) to Medium Density Residential, 6 to 12 dwelling units per acre (RM, 6-12).
- 5. Alder Creek Middle School (APNs 019-370-027 and 019-370-030):** Rezone from Planned Community (PC) to Public Facilities (PF).
- 6. Sierra College:** Rezone Sierra College from Planned Community (PC) to Public Facilities (PF).
- 7. Parcel between the Truckee Springs open space and State Route 89S on West River Street, south of the Truckee River:** Rezone from Public Facilities (PF) to Open Space (OS).
- 8. Rezone all railroad-owned parcels, except the area within the Downtown core, near the Truckee Depot, to Railroad Transportation Corridor (RTC).**

In addition to the proposed changes to the zoning map, Development Code clean-up amendments and minor General Plan land use diagram amendments for other properties will also be proposed. The staff report for the project will be available a minimum of 72 hours prior to the referenced hearing date at the following link: <https://www.townoftruckee.gov/304/Meeting-Agendas-Packets-Minutes>.

Additional information and exhibits on the proposed zoning changes can be found at the following link: <https://www.townoftruckee.gov/653/General-Plan-Implementation>

Public comments can be submitted via mail or hand delivery to Town Hall, by email to [PlanningDivision@townoftruckee.gov](mailto:PlanningDivision@townoftruckee.gov), or in person at the meeting. For guidelines on submitting public comments, please visit <https://www.townoftruckee.gov/592/Planning-FAQs>.