

Attachment 2

General Plan Language Related to Hillside Development

General Plan Language
<p>Land Use Element Special Study Area1: McIver Hill</p> <ul style="list-style-type: none"> • New buildings should generally be clustered on the flatter, less visible areas at the top of the hill. • Steeply sloping areas on the site's edges and the base of the hill should be avoided.
<p>Land Use Element Donner Lake Neighborhood Area</p> <ul style="list-style-type: none"> • Ensure new discretionary development minimizes visual impacts, particularly to adjacent hillsides and ridges beyond...
<p>Land Use Element Policy 7.4: ...Development shall respect individual site features and characteristics, including topography, natural features, natural hazards and constraints...</p>
<p>Community Character Element Goal 2: Preserve the natural beauty of Truckee, including the Town's scenic resources, views and vistas, and the visual quality of the town's steep slopes, ridges and bluff lines and hillsides.</p> <ul style="list-style-type: none"> • Policy 2.1: Protect views of hillsides, prominent slope exposures, and ridge and bluff lines through a clustering requirement for residential development that concentrates development on the most level and least visible portions of hillside sites. • Policy 2.2: Prevent development along ridge and bluff lines that disrupts the natural skyline or silhouette of the landform. • Policy 2.3: Prohibit intensive and visually obtrusive development on prominent hillsides, ridges, bluffs and steep slope areas in Truckee.

General Plan Language Related to Tree Preservation and Protection

General Plan Language
<p>Community Character Element Goal 2: Preserve the natural beauty of Truckee, including the Town's scenic resources, views and vistas, and the visual quality of the town's steep slopes, ridges and bluff lines and hillsides.</p> <ul style="list-style-type: none"> • Policy 2.4: Ensure that new development in Truckee's lowland areas, including its forested areas and meadowlands, and the Truckee River Valley, contributes to and enhances the scenic quality and visual harmony of the built environment that comprises the Truckee townscape. • Policy 2.10: Encourage the preservation of trees and native vegetation, including specimen trees, in development projects
<p>Community Character Element Goal 3: Protect and enhance public views within and from Truckee's designated scenic corridors.</p> <ul style="list-style-type: none"> • Policy 3.4: Require preservation of existing vegetation on sites along I-80 to screen existing and new development visible from Interstate 80...

General Plan Language Related to Open Space and Clustering

General Plan Language

Land Use Element Goal 7: Encourage clustered residential development to create efficient development patterns, and to minimize environmental impacts and threats to public safety.

- Policy 7.1: For all residential developments, require clustering where appropriate. Clustered development as defined in this General Plan includes the following considerations:
 - Clustering of residential development will allow flexibility of site design in responding to the natural features and resources of an individual site.
 - Clustering means that structures will be located on a site so that larger areas are left as undeveloped open space.
 - Undeveloped areas may either be preserved in private or public open space, or may be a portion of an individual lot, with deed restrictions prohibiting construction in that portion.
- Policy 7.2: Residential development shall be clustered to avoid areas of significant natural resources, including wildlife habitat and migration corridors and visual resources.
- Policy 7.3: Clustered development types shall be applied within the Town according to the location and character of the development site.
- Policy 7.4: Clustered development shall incorporate preservation of open space areas as an integral and primary consideration in the overall development plan for a site. Considerations in preserving open space through clustering shall include the following:
 - Maximizing preservation of open space types that reflect the Town's priorities as stated in the Conservation and Open Space Element
 - Maintaining an appropriate relationship of the site to the character and context of adjacent neighborhood areas and nearby and adjoining open space areas.
 - Respecting individual site features and characteristics, including topography, natural features, natural hazards and constraints, and the presence of sensitive biological resources.
- Policy 7.5: Preserve the portions of parcels not developed with clustered residential used as undeveloped open space. Preservation and management options for open space include:
 - Dedication to a homeowners association.
 - Dedication to a public agency such as the Parks District, or to a land trust or other non-profit agency.
 - Use of building envelopes in conjunction with conservation easements or deed restrictions.

General Plan Language

Conservation and Open Space Element Goal 1: Preserve existing open space in Truckee, and increase the amount of desired types of open space under permanent protection.

- Policy 1.4: Cluster new development where appropriate in order to maximize preservation of land in open space. Clustering shall conform to the guidelines established in Policies and Actions listed under Goal LU-7 in the Land Use Element.
- Policy 1.5: Adhere to the following criteria for open space preserved through direct actions of the Town, through open space and clustered development requirements and incentives, and through the development review process:
 - Provide the maximum possible degree of community benefit, as expressed through the Vision for Truckee and the guiding principles, goals and policies of the General Plan.
 - Preserve open space that, to the greatest possible extent, occurs in large blocks and is contiguous and connected.
 - Provide the greatest possible level of public access while respecting private property rights, sensitive habitat values and safety concerns.
 - Provide maximum benefit in terms of habitat preservation.
 - Enhance the overall character of Truckee as a scenic, mountain community.

Conservation and Open Space Element Goal 4: Protect areas of significant wildlife habitat and sensitive biological resources.

- Policy 4.2: Protect sensitive wildlife habitat from destruction and intrusion by incompatible land uses where appropriate. All efforts to protect sensitive habitats should consider:
 - Potential mitigation or elimination of impacts through mandatory clustering of development, and/or project redesign.

Land Use Element Goal 9: Support development patterns in the Planner Area that do not negatively impact the Town of Truckee, and that enhance the quality of life for residents of Truckee and the wider region.

- Policy 9.1: Support clustered development within the Planning Area.

Community Character Element Goal 1: Preserve open space in Truckee that contributes to the town's scenic mountain community character.

- Policy 1.3: Cluster new development so as to preserve the maximum amount of desired types of open space, as identified in the Conservation and Open Space Element.

Community Character Element Goal 2: Preserve the natural beauty of Truckee, including the Town's scenic resources, views and vistas, and the visual quality of the town's steep slopes, ridges and bluff lines and hillsides.

- Policy 2.1: Protect views of hillsides, prominent slope exposures, and ridge and bluff lines through a clustering requirement for residential development that concentrates development on the most level and least visible portions of hillside sites.