

# OVERALL DESIGN GUIDELINES

## **A. Introduction**

This chapter contains overall design guidelines for the Hilltop Master Plan Area. The guidelines are derived from the Downtown Specific Plan Historic Design Guidelines and the Truckee Development Code General and Specific Guidelines. The guidelines are intended to be directly consistent with the aforementioned documents; however, if a discrepancy is identified, the guidelines in this chapter will override the other documents. If a specific topic is not identified in these guidelines, please defer to the Downtown Specific Plan Historic Design Guidelines and Development Code Guidelines for direction.

The organization and placement of buildings, access, parking areas, open space and the like should be based on an analysis of a site's characteristics, influences and impacts on views from the downtown area of Truckee. Whenever possible, the buildings should be located in areas that take advantage of the site's natural topography, existing drainage, existing vegetation, solar exposure and related natural features. Additionally, consideration should also be given to the needs and context of adjoining sites. Special attention should be given to the building heights and design standards set forth in the land use districts to avoid large buildings on the ridgeline. The Hilltop Master Plan incorporates three basic types of land uses where building design is important to maintain the overall design guidelines: The Village (Commercial and Residential), Medium Density Residential and Single-Family Lot Residential.

### **THE VILLAGE (COMMERCIAL & RESIDENTIAL)**

Promote quality retail/office development in conjunction with lodging, restaurants and residential living opportunities in a pedestrian-oriented atmosphere, including public gathering spaces.

### **MEDIUM DENSITY RESIDENTIAL**

Promote single-family and attached dwellings in a combined setting that allows for various housing options, while maintaining the design objectives of the Residential districts, but with higher density.

### **SINGLE-FAMILY LOT RESIDENTIAL**

Promote single-family dwellings on varying sized lots and avoid a sterile, monotonous environment by:



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- Maintaining a varied, yet compatible internal design image.
- Providing a connected open space.
- Enhancing the landscaping of vehicular corridors by incorporating landscape standards.

To address critical design issues, such as lighting, signage, architecture, parking and landscaping, development shall reflect the design guidelines and development standards contained herein.

### **B. Development Subject to Design Review**

All development located within the Master Plan Area is subject to the Truckee Development Code land use entitlement process, Title 18. In reviewing the design of the proposed development, emphasis shall be placed on the following elements that, when combined, meet the design theme of these Design Guidelines:

- Exterior Building Elevations
- Fences and Walls
- Grading and Drainage
- Landscaping
- Lighting
- Parking and Circulation Areas
- Signs
- Open Space



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Common design features, such as roof pitches, massing and landscaping, can be used to provide consistency, while allowing for creative approaches to design.

### **C. General Design Guidelines**

The following section provides written and illustrated design direction related to the basic quality of all building architecture, scale and color. This section “paints the overall picture” for the design principles important for Hilltop. They should not be viewed as standing alone, but rather in concert with the more specific guidelines found in the subsequent sections of these Design Guidelines.

The desirable qualities and design elements for all buildings in the Hilltop Master Plan Area should include the elements listed below. The illustrated examples are intended as images that communicate ideas and should not be viewed as specific design solutions. The basic architectural components of all buildings within the Hilltop Master Plan Area shall include some or all of the following building features:

#### **1. Building Features**

- a. Richness of Surface and Texture
- b. Significant Wall Articulation (i.e., insets, canopies, porches, wing walls, bay windows, etc.)
- c. Multi-Planed, Pitched Roofs (which often include dormers)
- d. Roof Overhangs
- e. Mass and Bulk in Keeping with Historic Character
- f. Interesting and Articulated Walls
- g. Outdoor Public Places





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## 2. Exterior Walls

- a. There are a variety of exterior wall types that may be incorporated into buildings. In general, the use of one and no more than two exterior wall materials on any building elevation is encouraged.
- b. The primary goal for major building forms is to blend into the colors and textures of the trees, soils and rocks of the native landscape.
- c. The following wall materials may be considered for buildings:
  - i. Stone – Stone indigenous to the Truckee area, such as weathered granite or basaltic rock, may be used to express structural mass for walls and chimneys. The stone must be laid in a manner that is an integral part of the architecture, rather than thinly applied to the surface. Cultured (manufactured) stone is not allowed as an exterior building material.
  - ii. Brick –Brick is a functional and attractive architectural texture and is recommended. Brick should be the texture and color that was used historically.
  - iii. Wood Siding – Various sizes and profiles of wood siding may be used in horizontal patterns. Vertical and diagonal siding is discouraged. Lap dimensions of horizontal siding should be four to five inches of exposure. Major wood materials, including siding, exposed trusses, timbers and logs, should be treated or stained to enhance the natural colors and qualities of the wood.
  - iv. Wood Board and Batten – Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.
  - v. Composite Siding – Cement-based composite siding systems may be approved on a case-by-case basis, often with a requirement to be painted onsite for more natural, historic colors. The profile and pattern of such siding should be consistent with wood siding, although fake wood grain texture is not appropriate. Color should express the appearance of stained or painted wood in primary siding areas, roof fascia and other major trim areas. Window, door and porch trim may be painted in colors compatible with the Commercial and Multi-Family color palettes for Hilltop. Lap dimensions of horizontal siding should be four to five inches of exposure.
  - vi. Stucco – Stucco with a rough texture and dark, earth tone color may be used, provided that it is not a primary exterior material. Secondary uses may include moldings and window openings. The use of stucco will only be approved on a case-by-case basis.



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- vii. Metal – Corrugated metal may be used on accessory structures if it is of a pattern and application derived from a historical use and if it does not have a reflective quality visible from downtown.
- viii. Vinyl and Aluminum – Vinyl and aluminum sidings are not appropriate.

### 3. Roofs

**a. Roof Form and Design.** The following roof characteristics are encouraged:

- Gable, Shed and Hip Roofs
- Combining Roof Types
- Articulation in Ridgeline Plane. The building's highest or predominant ridgeline shall not run in continuous plane for more than 80 feet without offsetting or jogging the roof plane (potentially less than 80 feet for smaller buildings, to be determined during design review for the land use permit).
- Varying Plate and Ridge Heights
- Nearly vertical roofs (A-frames and piecemeal mansard roofs used on a portion of the building perimeter only) will not meet the intent of the guidelines.



*This roof demonstrates a variety of roof planes that are encouraged.*

- b. Dormers.** Dormers are strongly encouraged as both functional and aesthetic elements of the architecture; however, they should be used with some restraint, in keeping with the simple character of historic buildings. Placement, shape and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials should be selected from the exterior wall materials and roofing materials used on the building.

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**c. Roof Materials and Colors.** The following roofing materials and colors should be considered:

- i. Composition shingle in the muted color palette of brown, green, gray or black are encouraged.
- ii. Fire-rated sawn wood shingles are encouraged. (Rustic wood shakes are inappropriate.)
- iii. Standing seam metal roofs in deep earth tones with matte, non-reflective finish and thin, low-profile seams may be appropriate. Metal roofing must be allowed to patina to its natural color. Painted or non-patina metal is not to be used.
- iv. Roof materials that are high contrast, utilize brightly colored glazed tile or a highly reflective surface are inappropriate.
- v. Developments should include a variety of roof colors and/or materials.

#### 4. Height and Scale

- a. Building heights should relate to open spaces to allow maximum sun and ventilation, protect from prevailing winds, enhance public views of surrounding ridgelines and minimize obstruction of views from adjoining structures.
- b. Height and scale of new development should be compatible with that of surrounding development. New development height should “transition” from the height of adjacent development to the maximum height of the proposed building.
- c. Scale, for purposes here, is the relationship between building size and the size of adjacent, permanent structures. It is also how the proposed building’s size relates to the size of a human being.
- d. Use building masses that reinforce the perception of the natural topography by cutting into slopes and stepping down buildings at hillside edges to reduce visual impacts.
- e. The scale of buildings should be related to adjacent pedestrian areas, streets and buildings (i.e., roof at 1<sup>st</sup> story on multiple story buildings).
- f. Use “infill” structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.
- g. A building’s apparent scale can be reduced through window patterns, structural bays, roof overhangs, porches siding, awnings, moldings, fixtures and details.



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- h. Building massing should be broken up by using awnings, street level canopies, eaves, windows or other architectural ornamentation and using combinations of complementary colors.
- i. Buildings, individually or together, shall not demonstrate obvious repetition of mass, scale, form, and/or bold detailing.
- j. Symmetry shall not be a dominant or obvious organizing principle.

### 5. Colors

- a. The palette of colors from which to select are those that can be found in the natural environment of the surroundings, with the idea to blend into the colors and textures of the trees, soils and rocks of the native landscape.
- b. Single-family residences that are not visible from downtown will have more flexibility with color palettes to honor their individuality and create a unique neighborhood feel. Sherwin Williams currently offers a “historic palette” with colors that are generally consistent with Truckee’s historic character.
- c. While subdued colors usually work best as dominant base colors, a brighter trim color might be appropriate if it can be shown to enhance the nearby visual environment. Large areas of intense white color should be avoided.
- d. The color palette chosen for a building should be compatible with the colors of adjacent buildings, without being repetitious.
- e. Brighter colors shall only be used to accent building elements, such as door and window frames and architectural details. Rich or intense colors (but not including fluorescent colors) may also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.
- f. For restored historic buildings, exterior color should be in keeping with the building’s character and style.
- g. Color of architectural detailing, including trim at windows, doors and porches, should complement the façade. The use of trim color can reflect light or enhance shadow patterns.

### 6. Doors and Windows

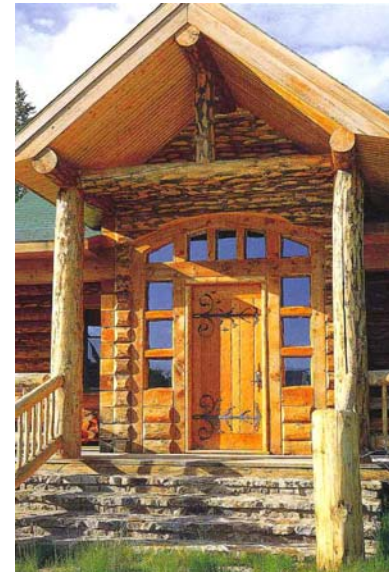
- a. Doors and windows provide opportunity to create scale, proportion and detail to exterior elevations, while responding to view and privacy considerations.
- b. Building entrances should be prominent and inviting, while providing protection from the elements and addressing snow shed. Doors can be the trademark of a building and suggest creative design in terms of artistry, materials, shape and size





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- c. In residential buildings, windows should be smaller in size with vertical proportion. Commercial buildings may have larger windows with vertical or square proportions, although consideration should be given to avoid reflective glares from large, undivided windows. Horizontal window shapes are not appropriate.
- d. Wood-cased windows are preferred, although aluminum clad windows are also appropriate. Vinyl windows shall not be used.
- e. Divided light windows are encouraged. When used, divided lights must be authentic.
- f. If set within stone walls, windows should be recessed and include headers to express structural support. If set within wood-sided walls, windows should be trimmed on all sides.





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### 7. Garages and Parking

#### a. General Garage and Parking Guidelines.

- i. Garage location, access and automobile turning movements shall consider existing trees in the site layout.
- ii. Parking areas shall be screened from downtown view corridors as a primary concern. Once downtown visibility is ensured, parking should secondarily be screened from within the property so that parking does not dominate the streetscape.
- iii. Parking lot runoff may drain to a single concrete swale at the edge of the aisle. Street drainage should be collected in curb and/or gutters.
- iv. Strong consideration should be given to the location and orientation of the garage so that garage doors avoid fronting directly onto the adjacent street. Consider rotating the garage orientation to be perpendicular to the street.
- v. Porches, entryways and other secondary components of the residence may be used effectively to screen or lessen the visual impact of garage doors from the adjacent street.
- vi. When garage doors face the street detail shall be provided to avoid the appearance of a plain two-car garage door. Details can include windows, double doors, arched openings, metal hinges, etc.
- vii. Wood clad garage doors are preferred, using materials on the door that are similar to that of the wall surface of the primary structure. This will help it read as an integral part of the structure.
- viii. Avoid long, monotonous parking aisles. Each 10 spaces of parking should be separated from any additional spaces by a landscaped bulb not less than 10 feet wide.
- ix. Open parking should be clustered in parking courts and along streets. Pedestrian and automobile circulation shall be clearly defined. Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.
- x. Landscaping of parking areas serves a number of important functions. Perimeter landscaping increases the attractiveness of the site and street by screening the cars. Perimeter planting acts as a visual and noise buffer for adjacent properties. See the Truckee Development Code, Chapters 18.40 and 18.42 for Landscaping Standards and Section 4.G for landscaping design guidelines.



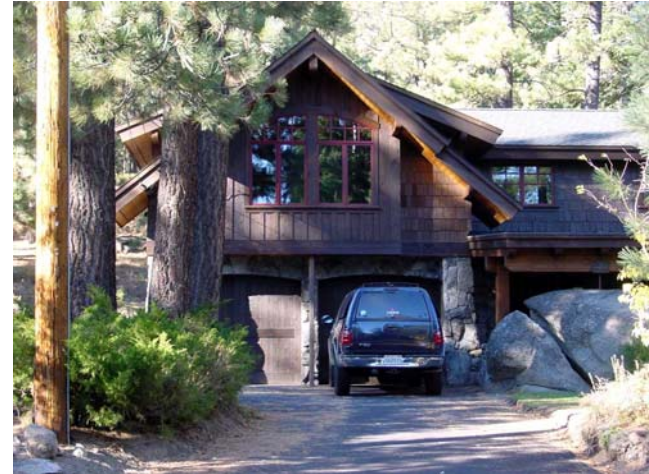
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### b. Multi-Family Residential Garages & Parking.

- i. Parking beneath buildings, including subterranean parking, is encouraged and economizes the use of land and increases on-site recreation space. If provided at-grade with the street, parking should be effectively screened to minimize public views from adjoining streets.
- ii. In cases where three (3) or more garage doors are adjacent to each other, the wall plane shall be varied by at least 5 feet to depress certain garage doors farther into the site, thus reducing the visual impact.

### c. Single-Family Residential Garages & Driveways.

- i. Detached garages located at the rear of the property are preferred. If an attached garage is proposed, locate the garage at least 8 feet deeper into the site than the primary front elevation of the house, as required by the front yard setback.
- ii. Shared driveways are strongly encouraged for adjacent lots to avoid multiple curb cuts, especially across the Class 1 trail.
- iii. Pervious driveway paving materials that will promote water infiltration while minimizing the visual impact on the streetscape are encouraged. Consider using pervious concrete or pavers that allow infiltration for portions of the driveway outside the right-of-way.





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### 8. Gutters, Downspouts and Snow Shedding

- a. Long-term enjoyment of property and the safety of owners will be enhanced if the effects of rain and snow are addressed. These can be accomplished through the careful design of roofs and their appurtenant components, such as gutters, downspouts, flashing and snow guards.
- b. Roofs should be designed to minimize the potential negative impacts of snow/ice shed and runoff onto adjacent properties, pedestrian areas, building entrances, and parking areas
- c. While roof forms can often be effective in managing water run-off and snow-shedding, gutters, downspouts and snow guard devices may be needed for the roof system. These devices can be used effectively to divert water away from entries and patios and toward onsite drainage.



### 9. Fences and Walls

In order to maintain the visual quality of an open and natural wooded landscape, fences and walls within the Hilltop Residential District are to be minimized. Their primary purpose is to enclose service areas, small gardens or courtyards, and areas such as pools for safety reasons.

The following fencing materials and designs should be considered:

- a. Fences and walls are not to be used to define or enclose property boundaries.
- b. Lands designated as open space or falling outside of building envelopes shall not be fenced.
- c. Any fences in the front yard of a single-family residence should be low to the ground and “transparent” in nature, not exceeding four feet in height.
- d. Wood fences are to be designed in a manner that recalls the fences of rural areas, such as split-rail, picket, diagonal rail and vertical board fences. Fences should be left natural to weather or



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should be painted/stained to be harmonious with adjacent buildings.

- e. Solid walls can be constructed of native stone to match adjacent buildings.
- f. Chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, vinyl and mesh construction fences are inappropriate.
- g. Pet enclosures may be allowed if they are screened from public view and comply with recommended materials. Pet enclosure dimensions should be no larger than 100 square feet, and shall not exceed 6 feet in height.

### **D. Sign Standards and Guidelines**

Signage within the Hilltop Master Plan Area shall be submitted in conjunction with each land use permit application. Signage shall be consistent with Town of Truckee Development Code Chapter 18.54, "Signs" and with the Downtown Specific Plan Historic Design Guidelines Chapter 11, "Design Guidelines for Signs." Signage containing plastic or vinyl is inappropriate.

### **E. Lighting Design Guidelines**

The lighting design standards in this section are based on energy efficiency, durability and safety, and were developed from the following sources and codes:

- Certification program for Leadership in Energy and Environmental Design (LEED)
- International Dark Sky Association (IDA)
- Illuminating Engineering Society of North America (IESNA)
- National Electric Code (NEC)
- National Fire Protection Association (NFPA)
- American Disabilities Act (ADA)
- State Codes



*Maintain Visibility of Stars in the Night Sky*





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### 1. Objectives.

- a. Maintain visibility of stars in the night sky.
- b. Establish a warm, inviting character.
- c. Create a unique identity, responding to local vernacular.
- d. Provide functional lighting for safety.
- e. Minimize light during non-active hours (11 pm to dawn).

### 2. Guidelines

- a. Appropriate materials for light fixtures include baked enamel or porcelain, oxidized copper, cast iron, steel, anodized aluminum or wood.
- b. The Hilltop Master Plan Area is highly visible from other areas of Truckee, therefore the amount and intensity of light sources within the project should be minimal to reduce the potential negative impacts on the night sky character for the community.
- c. Exterior lights should be functional and in harmony with surrounding buildings. Locations should carefully chosen based on limiting visibility from downtown.
- d. Building lighting should not detract from the primary lighting system which provides street and walkway illumination.
- e. Any architectural and sign lighting should be indirect and down-shielded with low-intensity light sources that are hidden from direct view.
- f. Limit large areas of glass in exterior walls that may allow “spill-over” of interior light sources, resulting in nighttime glare. Light emanating from within a building can have a large impact on the character of downtown Truckee at night.
- g. Future land use permits are encouraged to place exterior lights on timers and/or sensors.



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### Pole Lighting



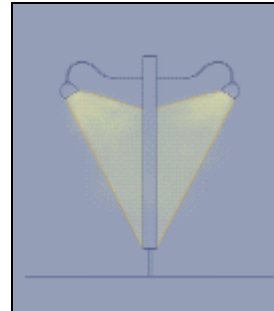
- ◇ Shielded light fixture of full cutoff style.
- ◇ Fixture directs light down.
- ◇ Light source shall not exceed 12 feet in height, although 8 feet is preferred.
- ◇ Minimizes light pollution and glare.



### Sign Lighting



- ◇ Shielded light fixture conceals lamp.
- ◇ Fixture above lamp and aimed downward.
- ◇ Front lighted signage.
- ◇ Minimizes light pollution and glare.



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### Walkway Lighting



- ◇ Down-shielded light fixture conceals light source.
- ◇ Fixture throws light onto adjacent walkways for pedestrian activity.
- ◇ Fixture shall not exceed two feet in height.
- ◇ Minimizes light pollution and glare.



### Building Mounted Fixtures



- ◇ Shielded light fixture conceals lamp.
- ◇ Fixture throws light onto ground below for the purpose of illuminating small outdoor areas.
- ◇ Minimizes light pollution and glare.



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### **F. Green Design**

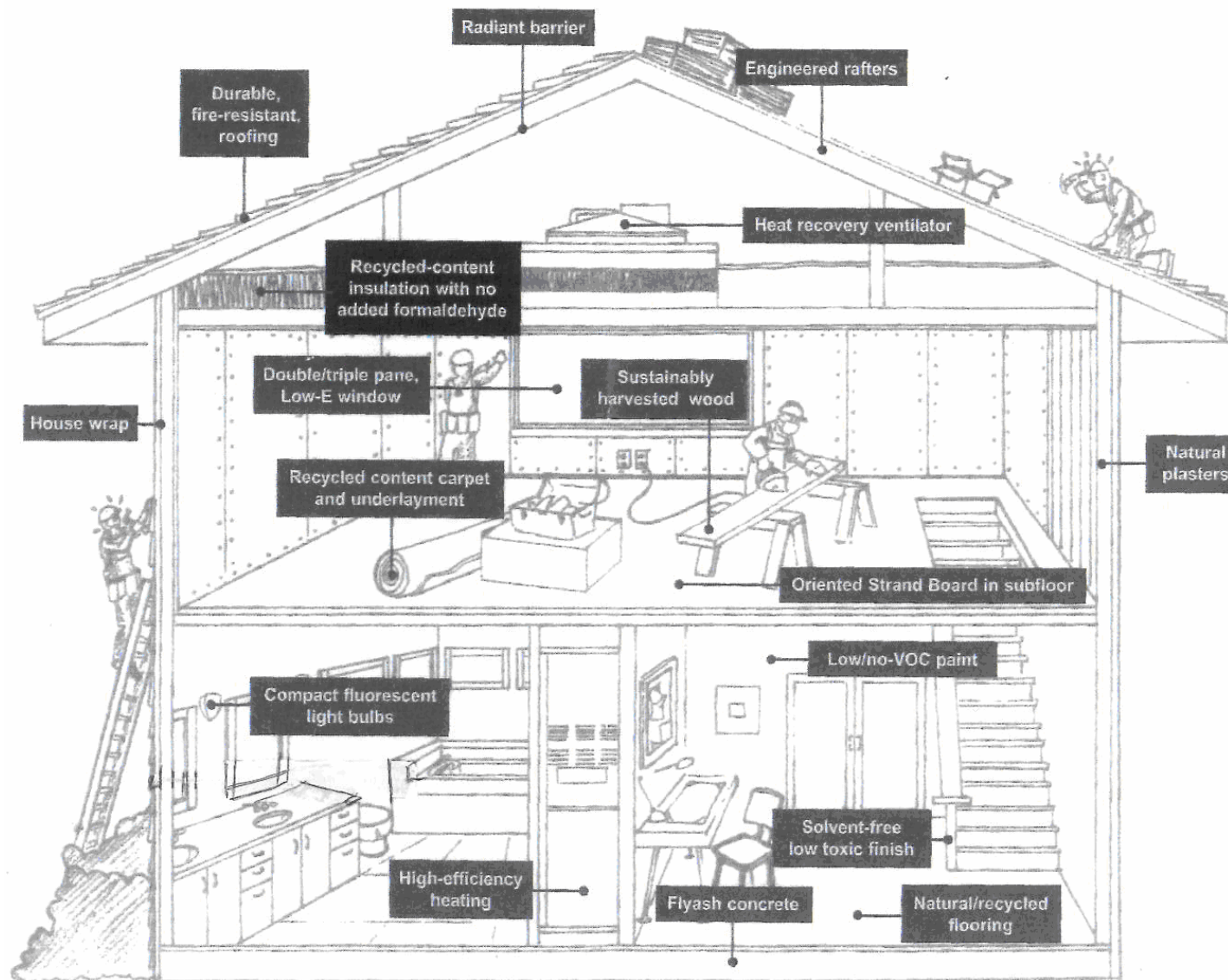
The purpose of Green (sustainable) Design is to use resources that are renewable to reduce environmental impacts and ensure resources are available for future generations. Green Design concepts should be applied to architectural and landscape designs used within the Hilltop Master Plan Area.

1. **Objectives.** Incorporating “green” concepts into building and landscape design provides the following benefits:
  - Conserves Natural Resources
  - Reduces Utility Costs
  - Improves Air and Water Quality
  - Contributes to Overall Quality of Life
  - Reduces Solid Waste
  - Enhances Comfort and Health
  - Enhances Asset Value and Profits
  - Optimizes Lifecycle Economic Performance
  - Minimizes Strain on Local Infrastructure
2. **Requirements.** Any proposed developments within the Hilltop Master Plan area shall comply with current and future Town policies and standards for green building and greenhouse gas emissions unless specifically exempted. In addition, any proposed developments shall include a “Green Design Proposal” as a part of the application submittal package for land use entitlements. For single-family residential subdivisions, any Tentative Map application shall include proposed “Green Design Guidelines” to be incorporated into the CC&Rs. Property owners should work with a consultant to develop the required proposal. Green design information is also available through the Town of Truckee Community Development Department. The goal is promote an attitude and trend towards stewardship and respect for the land and environment during the design process. It is noted that new green products and methods are constantly changing and becoming more readily available. As such, it is the intention for development in the Hilltop Master Plan Area to incorporate non-traditional options to encourage sustainable design techniques.





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**Figure 22**

*Green Building  
Exhibit*

Graphic courtesy of Alameda County Waste Management Authority.  
Cover photo: ©Vance Fox Photography, Architect: Dennis Zirbel.



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At a minimum, the required “Green Design Proposal” shall address the following:

- a. Building Orientation – Address natural daylighting with window placement, solar access for outdoor areas, natural ventilation, minimizing grading, preserving existing trees, etc.
- b. Trash and Recycling – Accommodate recycling programs by including sufficient space within buildings and within trash enclosures to.
- c. Power Consumption – Consider renewable energy, natural cooling, passive solar heating, solar water heating, radiant heating, photovoltaic (PV) systems, radiant heating, energy-efficient appliances, etc.
- d. Building Materials – Consider reclaimed wood, lumber/flooring certified by the Forest Stewardship Council (FSC), insulated, low-emissive coating windows, “green” insulation materials that are appropriate in Truckee’s harsh climate, paints and stains that minimize environmental impacts, carpets and padding, local natural stone,
- e. Erosion Control – Consider using permeable surfaces that allow water to percolate into the soil, including driveways, patios, and at-grade stairs. Describe the methods used for stormwater runoff to be infiltrated onsite.
- f. Landscaping (Plants and Irrigation) – Address the use of native and drought-tolerant plants, tree/shrub placement, irrigation methods and length of use, mulch for water retention, etc.

### **G. Landscape Design Guidelines**

- 1. **General Guidelines.** The general guidelines listed below are applicable to all land use designations throughout the Hilltop Master Plan Area. As of the adoption of this Master Plan single-family residences do not have landscaping requirements; however, the Town encourages single-family residences to consider the following guidelines which will apply to all other land uses.
  - a. All efforts shall be made to incorporate existing trees, other vegetation and natural features into the fabric of the landscape setting. Before final site planning is completed, areas of existing vegetation shall be located for incorporation into the final site plan where practicality and grading allow for preservation. All vegetation to remain shall be fenced with temporary fencing at the drip line of the tree prior to the beginning of construction (the drip line is the radius from the trunk required for water percolation and gas exchange).
  - b. Landscaping should be used to soften, frame and enhance the visual quality of the development, including softening of parking areas.



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- c. Landscaping should function to enhance land use and user comfort. These functions may include wind deflection, moderation of heat and glare, muffling noise and reducing soil erosion.
- d. Landscaping should be in scale with adjacent structures and be of appropriate size and maturity to accomplish its intended purpose.
- e. Landscaping should incorporate multi-layering of plant materials by including trees and shrubs, in addition to grass or ground cover.
- f. Vines and climbing plants integrated upon buildings, trellises and perimeter walls are strongly encouraged on otherwise undetailed walls or surfaces.
- g. All plant materials should be spaced so that they do not interfere with pedestrian walkways or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees should not be located within 10 feet from a fire hydrant, light standard or power pole.
- h. Landscaping should allow adequate sight distance for motorists, particularly at neighborhood and project entries.
- i. Areas for on-site retention of water should emulate natural forms, such as ponds or streams. These features should incorporate the use of earth berming, native rock or boulders and indigenous vegetation. Areas for on-site retention of runoff should emphasize natural forms and incorporate boulders and indigenous vegetation.
- j. Graded areas should have large landscape islands. Large native boulders should be used in these islands to add variation and contour. If possible, use native boulders with lichen, moss and unusual features. Large native boulders should be included in the landscape wherever possible.
- k. Where necessary, structures and grading shall be allowed to encroach into the drip line on one side only. Rock riprap may be used to keep areas of fill away from the trunks of trees.
- l. Where fill encroaches into the dripline of trees to be preserved, provide gravel backfill to allow aeration of the root zone.



*Use of Native Boulders in Landscaping*

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- m. The xeriscape concept shall be used in the landscaping areas and plants of similar water use should be grouped to reduce irrigation needs.
- n. Soil amendments and surface mulching of landscape areas shall be provided to increase water retention capacity of native soil.

### 2. Plant Selection Guidelines.

- a. For recommended plant type and standards, see Chapter 18.42 of the Truckee Development Code.
- b. Native and drought tolerant/water conserving plant materials shall be encouraged within the Hilltop Master Plan Area. These types of plants offer color, texture and character indicative of the 6,000-foot elevation level of the Sierra Nevada Mountain Range. If non-native plant material is used, it should be selected for its visual and cultural compatibility with the existing environment.
- c. The lodgepole pine (*Pinus contorta*), Jeffrey pine (*Pinus jeffreyi*), ponderosa pine (*Pinus ponderosa*), mountain alder (*Alnus tenuifolia*) and quaking Aspen (*Populus tremuloides*) shall be the predominant landscape element within the plant palette of the Hilltop Master Plan Area. These trees are valued for their unique structure and attractive foliage and are native to the region. These trees adapt to the climate and soils of the area and will play a major role in the establishment of an appropriate landscape for the project area.
- d. The aspen, alder, and pines should be integrated within the overall network of streetscape planting and neighborhood landscapes as a unifying element.
- e. Group plant materials according to their water consumption needs.
- f. Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation or spray irrigation, is to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.
- g. All shrub and ground cover plant material are to be drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments within the root zone and a minimum 2 inches of mulch.
- h. Conventional spray irrigation is limited to small, defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations.
- i. Low spray heads or low-water bubblers are allowed within the improvement envelope in close proximity to buildings.





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- j. Drip irrigation of tree and shrub plantings is permitted within the improvement envelope.
- k. Soils are to be amended and surfaced with mulching to increase water retention.

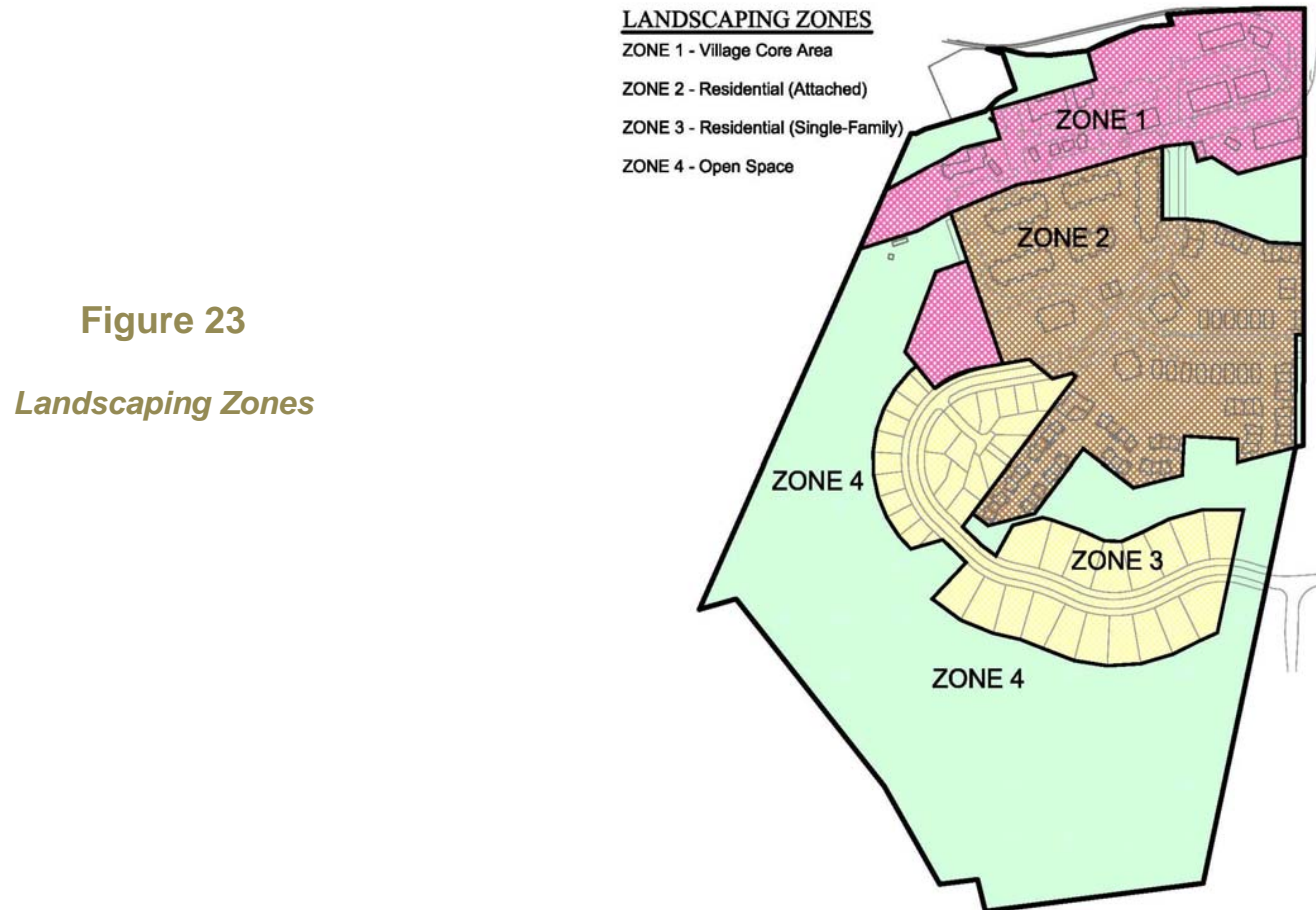
**3. Landscape Maintenance.** These guidelines are intended to provide for regular maintenance of landscaping including planting, pruning, irrigating, plant replacement and other maintenance requirements for the health and quality appearance of landscaping within the Hilltop Master Plan Area.

- a. All planting areas shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing, weeding, removal of litter, fertilizing and replacement of plants when necessary.
- b. Walkways shall be kept clear of debris from maintenance operations, erosion runoff from storms and irrigation and windblown debris.
- c. A permanent, automatic underground irrigation system shall be installed and programmed to deliver adequate moisture as determined through personal inspection by a qualified professional.
- d. All irrigation systems shall be maintained in good working order and protected from freezing.
- e. Soil moisture that promotes vigorous growth of all plant material shall be maintained.
- f. Cleaning and adjustment to irrigation systems shall take place on a regular basis, as part of regular maintenance activities.
- g. All landscape catch basins, swales, channels and other drainage devices should be maintained in a state conducive to conducting water in a free flowing manner.
- h. Maintenance procedures should not rely heavily on the use of herbicides, pesticides or fungicides. Proper plant selection and maintenance will alleviate the need for frequent use of chemicals.



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4. **Landscape Zone Guidelines and Design Themes.** Landscape concepts have been organized into landscape “zones” according to their hierarchy as visual elements, specific design and implementation characteristics. The landscape concept for each zone consists of recommended design techniques and minimum standards for landscape implementation.



**Figure 23**

*Landscaping Zones*

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### a. Zone 1 – Village Core Area.

The Hilltop Village Core area is intended to provide office/retail lands for public use. A major element in developing land within this designation is to incorporate the site's natural features in the site planning design and to provide landscaping that complements the architectural elements of the design guidelines. This area needs a strong first impression and defining element. Therefore, a unique streetscape treatment using native plants along the roadways is the recommended theme for this area. The existing landscaping surrounding the Cottonwood restaurant is intended to remain. "Heritage trees" on the Silverwood in Truckee and Young parcels shall also remain. "Heritage trees" are defined as 30 inches in diameter or larger measured at breast height.

Establishing a visual character that borrows from the region's heritage and climatic conditions is the primary purpose of the landscape design theme for this Zone. (For plant type and standards, see Chapter 18.42 of the Truckee Development Code.)

Landscape site plans in this zone should be developed to highlight existing stands of large native Jeffrey Pines. These large pines will provide visual relief of the larger building masses anticipated in this zone and will break up the expanses of necessary parking. These large landscape islands will also serve as additional snow storage for parking areas. In this way, snow storage can be avoided in areas of immature, fragile planting. Groups of deciduous trees, such as Aspen, should be used to supplement native trees.

Shrub masses and ground cover would be included to screen parking areas from view, soften buildings and provide seasonal interest with the goal of total screening and/or establishment of a setback to completely block views of the parking lots from downtown. Limited areas of perennial color could be used as accents near signage or in areas where pedestrian traffic is restricted. Trash enclosures and recycling areas should be screened with a combination of masonry walls and shrubs. High pedestrian use in these areas should be accommodated with wide, convenient walkways and pedestrian furnishings such as benches and trash receptacles. Planting adjacent to buildings should be able to withstand potential snow shed and runoff from roofs.

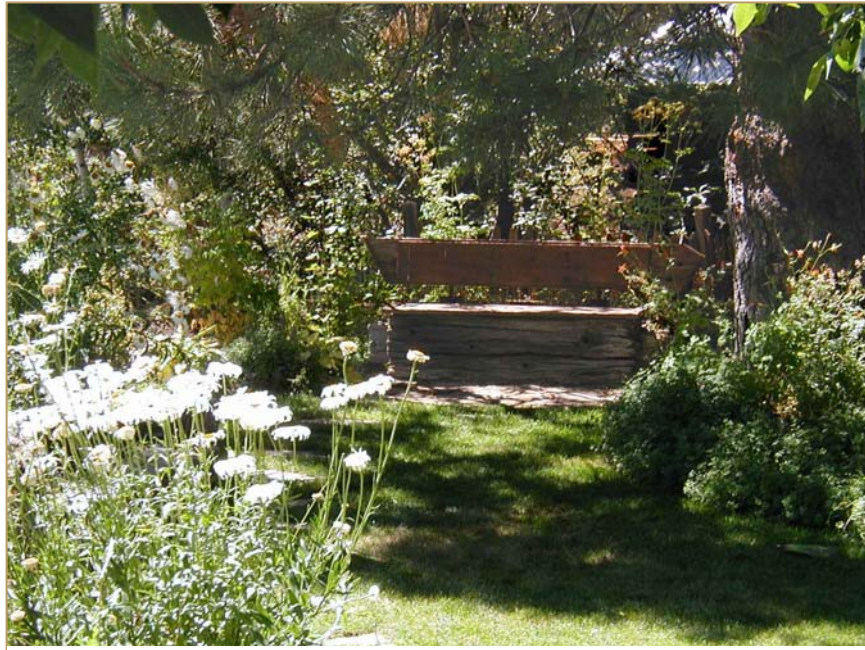


*Existing Cottonwood Landscaping*

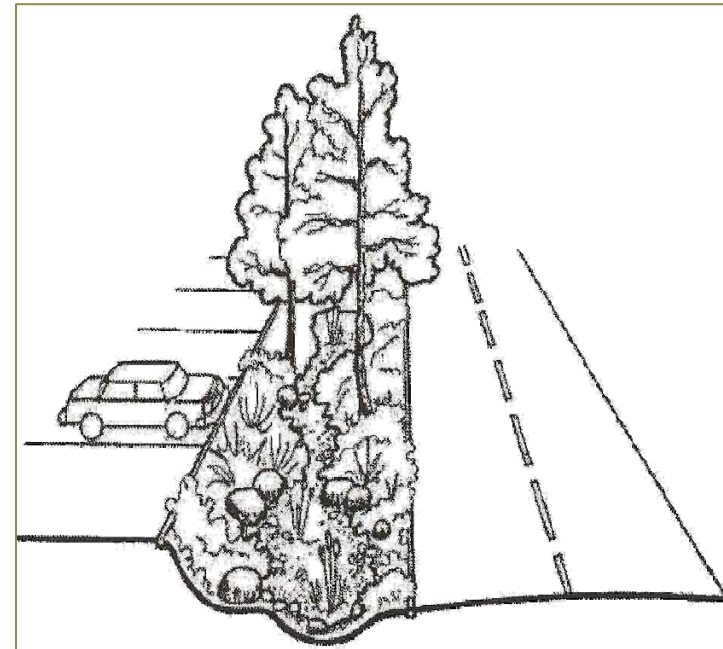


## OVERALL DESIGN GUIDELINES

The streetscape landscaping should emphasize a predominance of Jeffrey Pine, Lodgepole Pine, Ponderosa Pine, Aspen and Mountain Alder. These should be used in informal groupings along the street and in groupings or groves in courtyards or planter areas. Street trees in planter areas will provide separation of the street from the pedestrian walkways. The overall plan for the boulevard should provide a strong sense of identity for the project while creating a pleasant experience of passage, rhythm and seasonal interest for this area.



*Example of a Pedestrian Furnishing*



*Conceptual Street Landscaping*



## OVERALL DESIGN GUIDELINES

### b. Zone 2 – Residential (Attached)

The Attached Residential District is intended to provide various types of housing opportunities ranging from “affordable” to townhomes. This blend of housing near the office/retail and recreation areas makes this area capable of village status. Emphasis on buffer yards, formal planting yards and pedestrian friendly streetscapes are key elements of this multi-density setting.

Landscape planting in this zone should enhance the identity of the various Attached Residential units. Landscape screening with trees and shrubs for privacy is of primary importance. Smaller scale people-friendly spaces, such as courtyards or pocket parks, create a sense of neighborhoods within the larger framework of the Attached Residential District. Durable planting of shrubs, trees and perennial color will define spaces, create a sense of identity and provide seasonal interest. This buffer should provide a natural landscape theme of existing trees, additional trees planted in groves, undulating earth berms, and boulder clusters. Occasional areas of perennial color are included to add detail and interest.



*Conceptual Landscaping within the 96-Unit Condominiums*

### c. Zone 3 – Residential (Single-Family)

The Residential District (single-family) is intended to provide medium- to low-density residential housing area. Emphasis is placed on maintaining and preserving existing tree cover and vegetation. A variety of conservation techniques are recommended to preserve existing vegetation and maintain natural ground contours.

Introduction of plant species should be restricted to formal planting areas, such as driveway entrances, front and backyard gardens areas and streetscapes.

Private homeowner landscaping should emphasize the incorporation of existing trees or other natural features, such as rocks and topography. Additional planting should be of native and adaptive species with very limited areas of turf or ornamental planting. In this way, the residential areas will blend in color and texture with the surrounding environment. Graded areas should be protected from erosion and re-vegetated with native species. Large native boulders may be used for stabilization of cut slopes at roadway or building pads.



*Example of Residential Landscaping*

## OVERALL DESIGN GUIDELINES

### d. Zone 4 – Open Space

The Open Space land use designation is intended to provide for and promote the natural character of the area. A planned trail network allows hiking and biking trails that connect the various development pods. Open Space land will primarily be undisturbed except for general maintenance and “fire safe” forestry practices. Guidelines for “fire safe” practices are as follows.

The Truckee- Tahoe area is susceptible to wildfires. In order to mitigate this risk, all construction is to comply with the Hilltop Fuel Modification Plan and local regulations. General requirements of the Fuel Modification Plan are listed below. However, Property Owners and their consultants are to refer to the Fuel Modification Plan (available from the ARC) for specifics. A minimum 30-foot defensible space is to be maintained around the perimeter of all structures. Only fire retardant materials are to be planted within the defensible space. Within the defensible space, the following landscape management standards are to be implemented:

- Eliminate ladder fuels and lower limbs of trees:
- Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.
- When understory vegetation is not present, remove lower branches to a minimum of 6 to 8 feet above the ground.
- The lower branches of shrubs are to be removed to provide for at least 12 inches of clearance from ground fuels.
- Remove dead vegetation and break up the continuity of brush species.
- Replace shrubs with low ground cover.
- Reduce continuous brush field to individual plants or small clusters at least 15 feet apart.
- Use driveways, paths and trails to break up plant continuity.



*Old Historic Ski Hill to be Preserved as Open Space*



# HISTORICAL<sup>5</sup>RESOURCES

## **A. Introduction**

This chapter describes the historic resources located within the Hilltop Master Plan area and the development plans for each resource. The restoration goals describe whether the resource will be removed, relocated, and/or rehabilitated and how the resource will fit into the overall development goals of the Hilltop Master Plan. The policies provide broad policy guidance allowing the removal of one historic resource and allowing the relocation and restoration or rehabilitation of the other historic resources except for the Cottonwood Restaurant. The relocation and restoration or rehabilitation of the historic resources will be done in accordance with the Development Code, including the Historic Design Guidelines.

## **B. Background**

The “Hilltop” has a rich and varied history dating back to 1895 when Charles McGlashan, a noted community developer best known for his mansion built adjacent to the rocking stone, envisioned creating a winter recreation destination that would offer winter carnivals, ice skating, sleigh rides, dog sled races, ski contests and tobogganing. In 1910 the first tow haul was installed to take skiers up the “Hilltop.” In 1928 Charles Crocker began constructing buildings within the Hilltop area, creating a recreational ski destination. Specifically, the Hilltop Lodge was built at the base of the ski jump and was constructed using surplus and used railroad ties. Local clubs built many of the recreational amenities within the Hilltop area. In general, the “Hilltop” is most recognized for its wooden ski jump (which no longer exists), for providing one of the nation’s first mechanical ski lifts and for being a significant winter recreation complex.

## **C. Historical Resources**

The Town has identified twelve structures within the Hilltop Master Plan Area as historic resources. Of these, only the Cottonwood restaurant is a Category A – Essential resource and individually eligible for the National Register of Historic Places. Six structures are Category B – Contributing resources, and five structures are Category C – Supporting resources.

## **D. Historical Resources Policies**

1. The removal and demolition of Resource THRI-211 is permitted based on the finding that the historic resource must be removed from the site in order for the property to be utilized for a use(s) which substantially benefits the public, subject to the following:
  - a. The building shall not be removed or demolished until the Planning Commission approves development or the Town Engineer approves Phase 1 common infrastructure improvements, including but not limited to the Legacy Trail, which necessitate the removal of the building. The Commission in its approval of the land use development permit or the Town Engineer in his or her approval of the common infrastructure plan shall set forth the timing and conditions of the removal of the building.



## HISTORICAL<sup>5</sup> RESOURCES

- b. Prior to the removal or demolition of the building and the issuance of a building permit for the demolition of the building, the applicant shall submit to the Town Planner documentation of the historic resource that meets the standards of the Historic American Building Survey and the Town Planner. Such documentation may include photographs, floor plans, measured drawings, archaeological survey, or other documentation stipulated by the Town Planner.
  - c. The building may be demolished provided the materials are used on a smaller replica structure within the Hilltop Park site which will house bathrooms and a warming area or a similar use relating to the Ski Hill area. Prior to issuance of a building permit for the demolition of the building, the Town Planner shall approve a plan for the recovery of salvageable materials. The plan shall include provisions on the identification of salvageable materials, the removal of salvageable materials, temporary storage of salvageable materials during demolition activities, storage of salvageable materials until they may be used for the new Hilltop Park building, and any other provisions required by the Town Planner. The applicant shall prepare the plan and shall submit the plan to the Town Planner prior to or concurrently with the building permit application.
  - d. The new building to be constructed in Hilltop Park shall replicate Resource THRI-211 from a period of historic significance of the resource and shall be done in accordance with the “Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings” as set forth in the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
2. The relocation of historic resources is permitted as described in the restoration goals for each resource.

### **E. Restoration Goals**

Preserving and restoring historic structures are key elements of the Hilltop Master Plan and, as such, portions of the Master Plan Area are dedicated to retaining and preserving several historic buildings. The overall restoration goal is to maintain or upgrade all buildings that are earmarked to remain and be restored. Furthermore, the Town of Truckee is required to make the Secretary of Interior’s finding for a Certificate of Appropriateness for any relocation or remodel of a historic building. Except for the removal of Resources THRI-211 and THRI-219, property owners will have to obtain a certificate of economic hardship for the removal or demolition of a building and a certificate of appropriateness for the relocation and rehabilitation of a building prior to development.

Table 4 lists the historic category of the structure and future plans for the structure. The location of the surveyed resources are shown on the aerial photograph / map provided on each resource.





# HISTORICAL <sup>5</sup> RESOURCES

**Table 4**  
***Historical Resources***

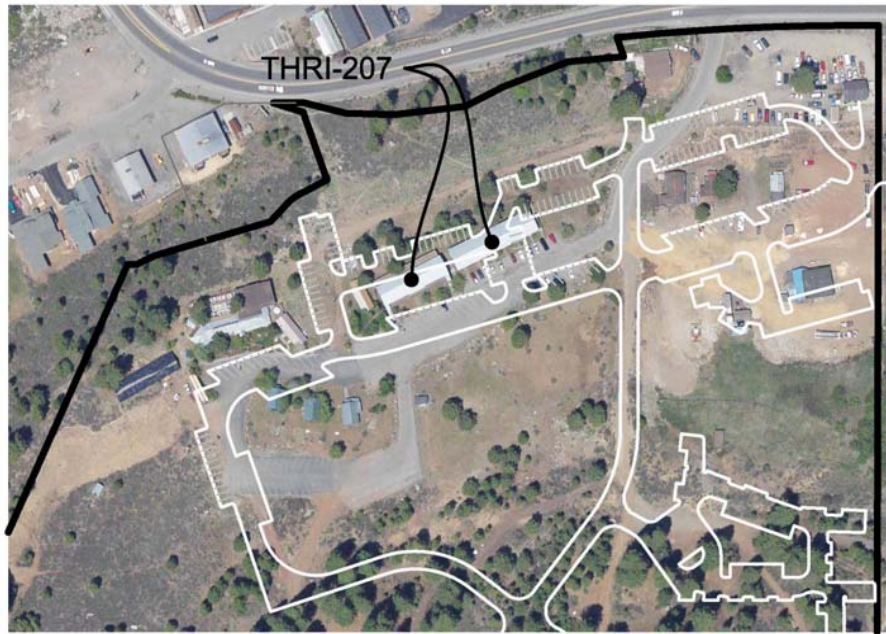
Resource Number	Area (s.f.)	Approx. Year Constructed <sup>1</sup>	Existing Use	Town Historic Category				Hilltop Master Plan Proposal
				Essential A	Contributory B	Supporting C	Non-Essential D	
THRI-207	6,526	1940-1960	No longer in existence				X	
THRI-208	664	1930s	Cabin		X			Rehabilitate
THRI-209	668	1900-1930	Storage		X			Rehabilitate
THRI-210	4,369	1928	Cottonwood Restaurant	X				Rehabilitate
THRI-211	2,170	1930-1940	Shed		X			Remove
THRI-212	301	1880-1890	Railcar			X		Relocate
THRI-213	109	1940-1960	No longer in existence			X		
THRI-214	119	1940s	Tow/Lift Hoist			X		Rehabilitate / Relocate
THRI-215	748	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-216	674	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-217	623	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-218	?	1900	No longer in existence			X		
THRI-219	2,746	1910-1930	Cabinet Shop				X	Remove
THRI-220	644	1900	Cabin			X		Remove or Restore / Relocate
THRI-221	586	1900	Cabin			X		Remove or Relocate / Restore
THRI-222	1,090	1920	Cabin			X		Remove or Relocate / Restore



## HISTORICAL<sup>5</sup> RESOURCES

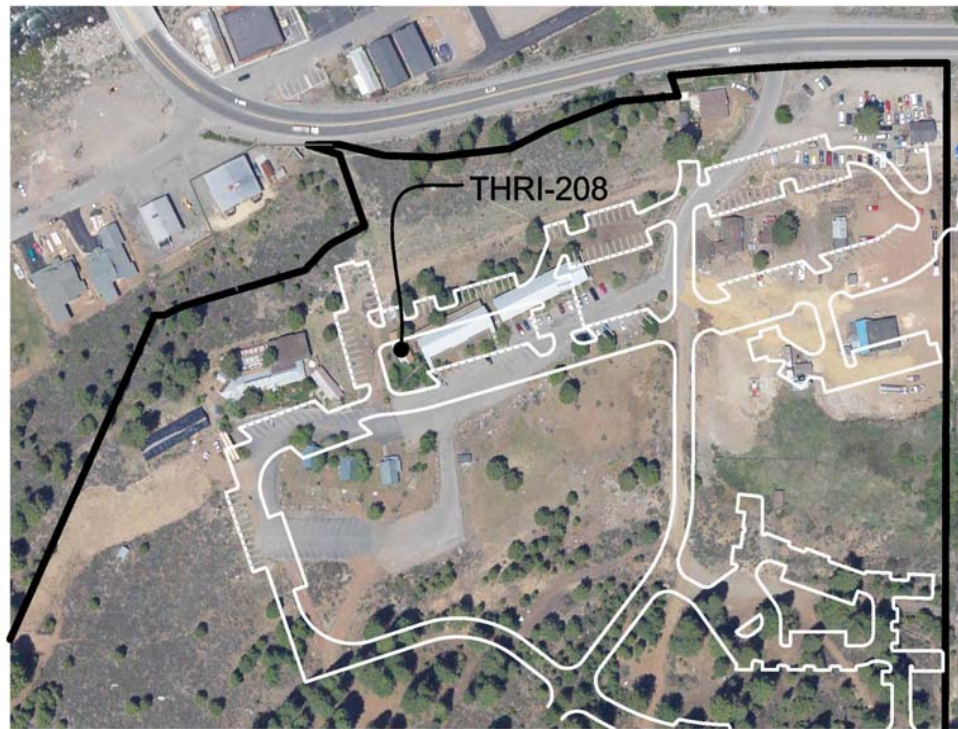
The following is a commentary of each structure, its existing status and an explanation of how the structure (architectural element) is woven into the Hilltop Master Plan. Complete descriptions of the historical components and contributing elements of each structure can be found in the Technical Appendices hereto.

1. **Resource THRI-207.** These structures comprised two 2-story apartment complexes and were constructed between 1940 and 1960. They housed employees of the Northstar-at-Tahoe ski resort before employee housing was constructed at the resort. The structures were Category D – Non-Essential resources. Because of their declining condition and the completion of the first phase of the Sawmill Heights employee housing facility, the structures were demolished in the spring of 2007. The following is a location map of the demolished structures in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of their condition prior to demolition.



## HISTORICAL<sup>5</sup> RESOURCES

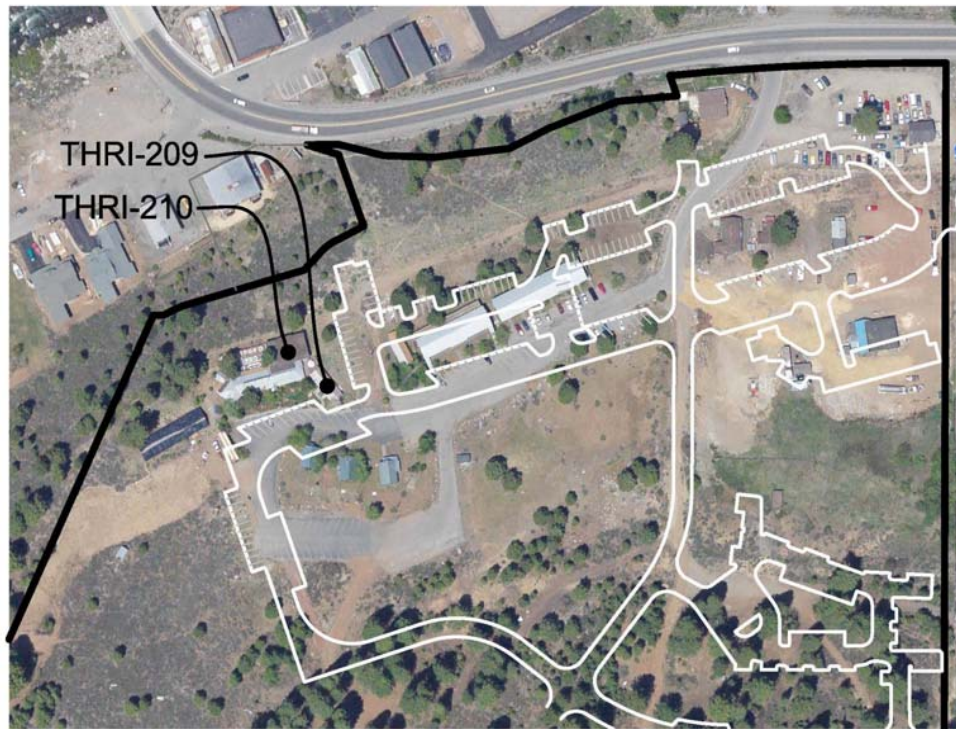
2. **Resource THRI-208.** This structure (cabin) was constructed in the 1930s and is a Category B – Contributing resource. The Truckee' Historic and Architectural Inventory notes the structure as being in relatively good condition. However, field investigations revealed that this structure is rapidly deteriorating and in need of major repairs or restoration. The design goal is to restore the resource as a key element of the DH-C (Downtown Commercial Historical) District. This structure will remain in its current location and may be complemented with three relocated structures (Resources THRI-215, 216, and 217). The intent is to form a tract of restored, historic structures that contribute to the past activity of the Hilltop ski area by providing retail shops adjacent to the existing Cottonwood restaurant. This will recreate the historic environment for which the Hilltop ski area was once known. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.





## HISTORICAL<sup>5</sup> RESOURCES

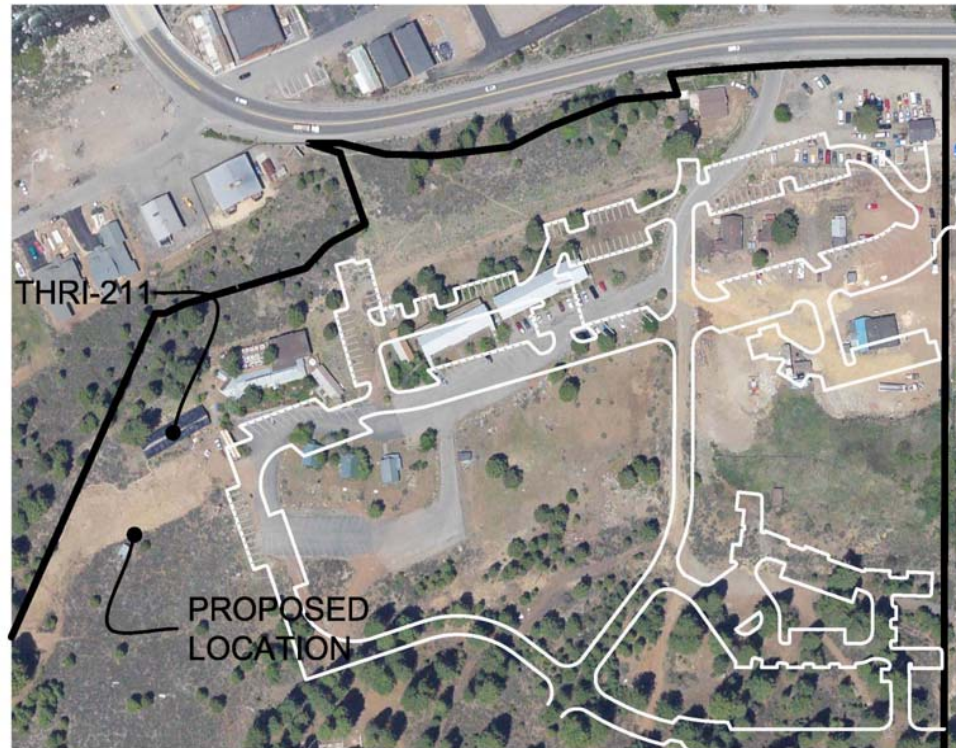
3. **Resources THRI-209 and THRI-210.** These structures are known as the Cottonwood restaurant (THRI-210) and its associated storage/utility building (THRI-209) which were constructed in 1928. The Cottonwood restaurant is a Category A – Essential resource and the storage/utility building is a Category B – Contributing resource. As previously noted, the Cottonwood structure is considered individually eligible for the National Register of Historic Places (NRHP). Both structures will remain in their current locations and will serve as the “anchor” elements of the Hilltop Village Core area. The following is a location map of both structures in relation to the Hilltop Master Plan (outlined in white), as well as photographs of existing conditions.





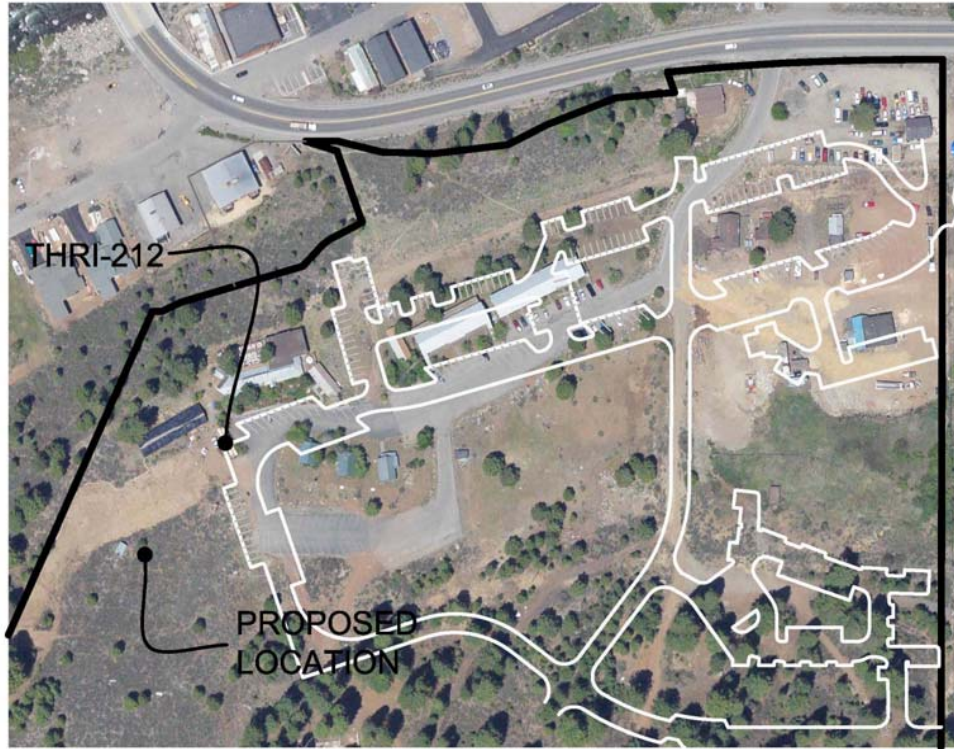
## HISTORICAL<sup>5</sup> RESOURCES

4. **Resource THRI-211.** This structure (shed), known as the Valerie building, was constructed between 1930 and 1940 and is a Category B – Contributing resource. During recent attempts to restore this deteriorating structure, asbestos shingles used for siding and roofing were removed. It was also discovered that several structural components of the building were rotting and unstable. While the economic likelihood of restoring this structure is minimal to none, it does have historical significance. Therefore, the design goal is to remove the structure, recover salvageable materials, and construct a similar building in the Hilltop Park. It is proposed that the new building will replicate a traditional “ski warming hut” and include restroom facilities. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



## HISTORICAL<sup>5</sup> RESOURCES

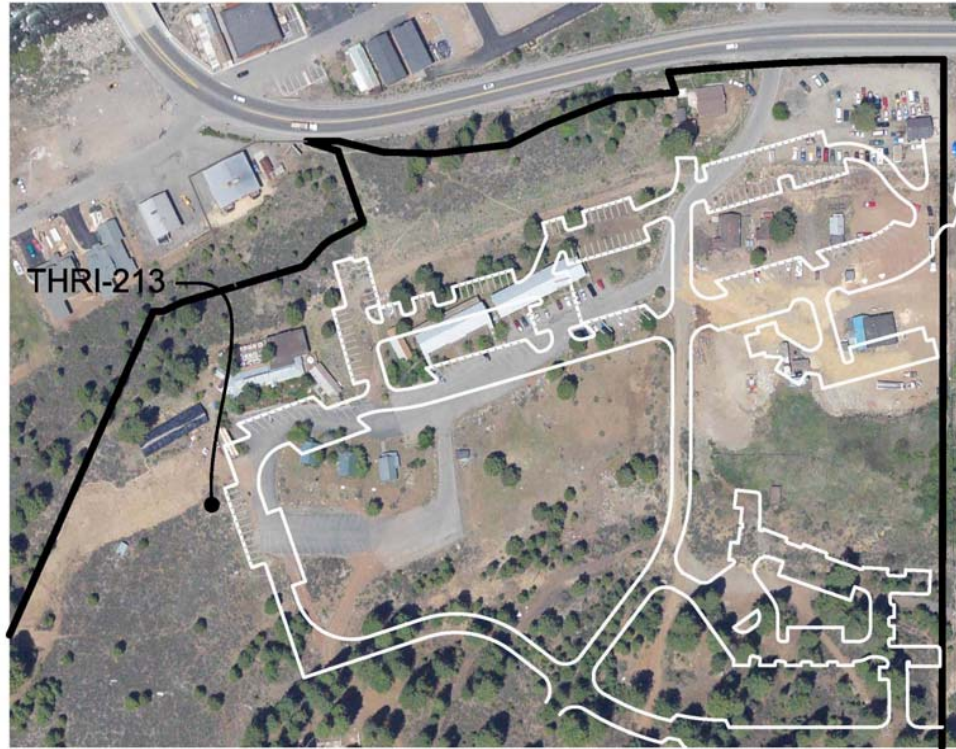
5. **Resource THRI-212.** This railcar (not a structure) was constructed between 1880 and 1890 and is a Category C – Supporting resource. While not useful as a building, the railcar is an interesting visual/aesthetic resource. Therefore, the design goal is to relocate the railcar, ideally to Hilltop Park though not yet confirmed, and use it as an architectural/landscaping feature. The following is a location map of the railcar in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.





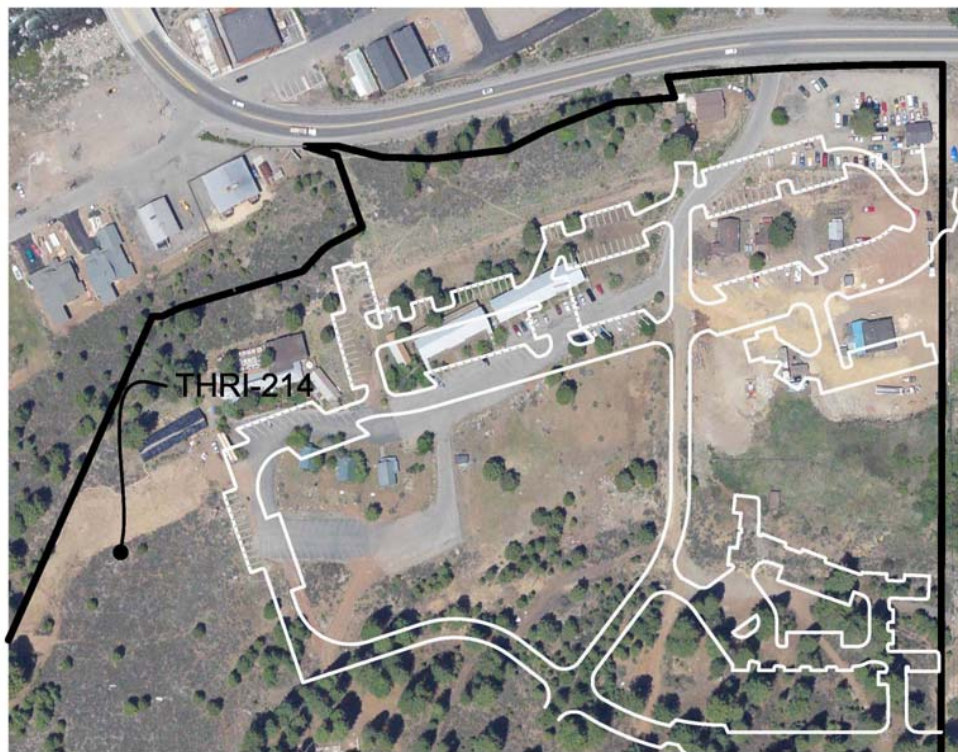
## HISTORICAL<sup>5</sup> RESOURCES

6. **Resource THRI-213.** This structure (shed) was constructed between 1940 and 1960 and was a Category C – Supporting resource. In the 2004 winter season the structure collapsed under snow build-up. No remaining architectural or structural elements were salvageable and, thus, all building debris was removed from the site. The following is a location map of where the structure stood in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of previous conditions.



## HISTORICAL<sup>5</sup> RESOURCES

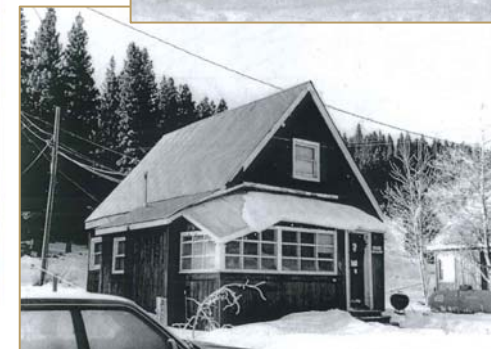
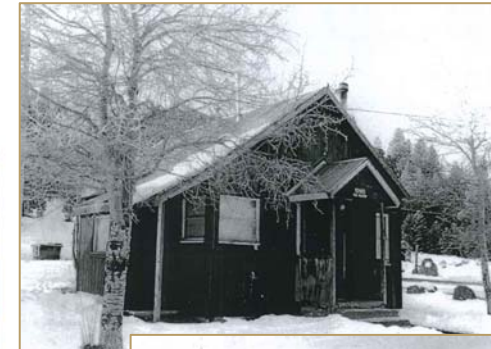
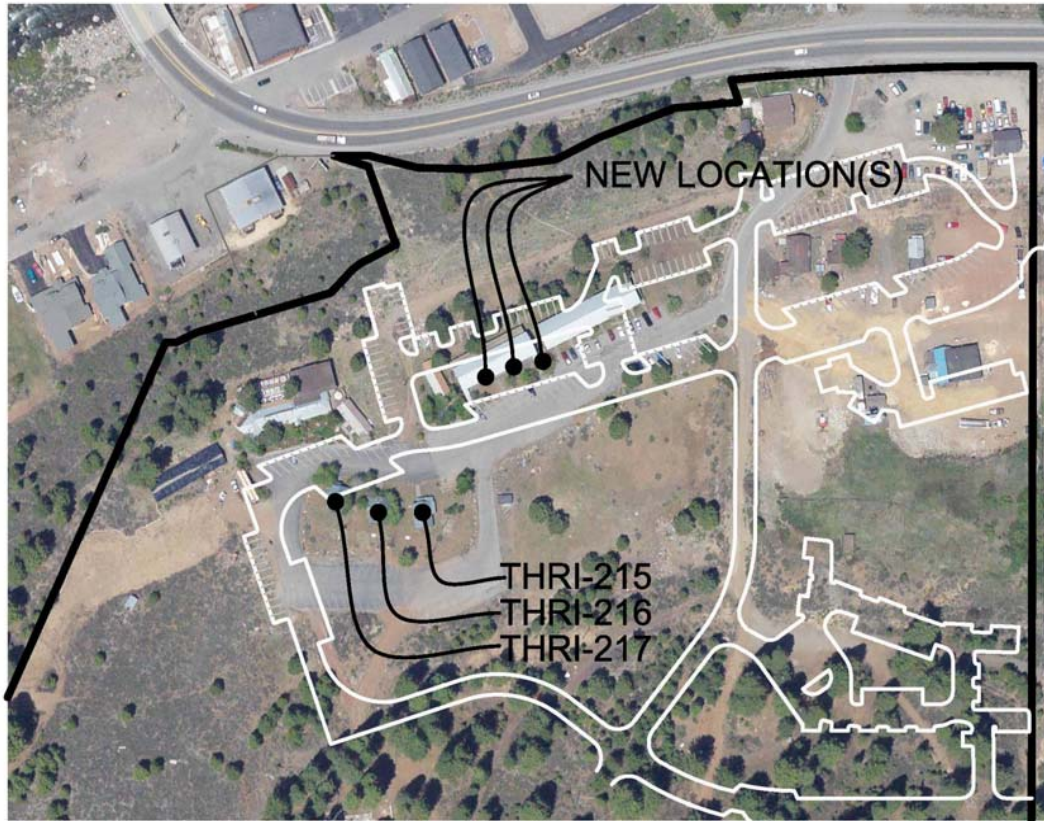
7. **Resource THRI-214.** This structure (rope tow/lift hoist) was constructed in the 1940s and is a Category C – Supporting resource. The design goal is to relocate the structure slightly to the south and restore it for use as the “anchor” element at Hilltop Park. Relocation and restoration of this structure will provide a historic contribution to Hilltop Ski Hill. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.





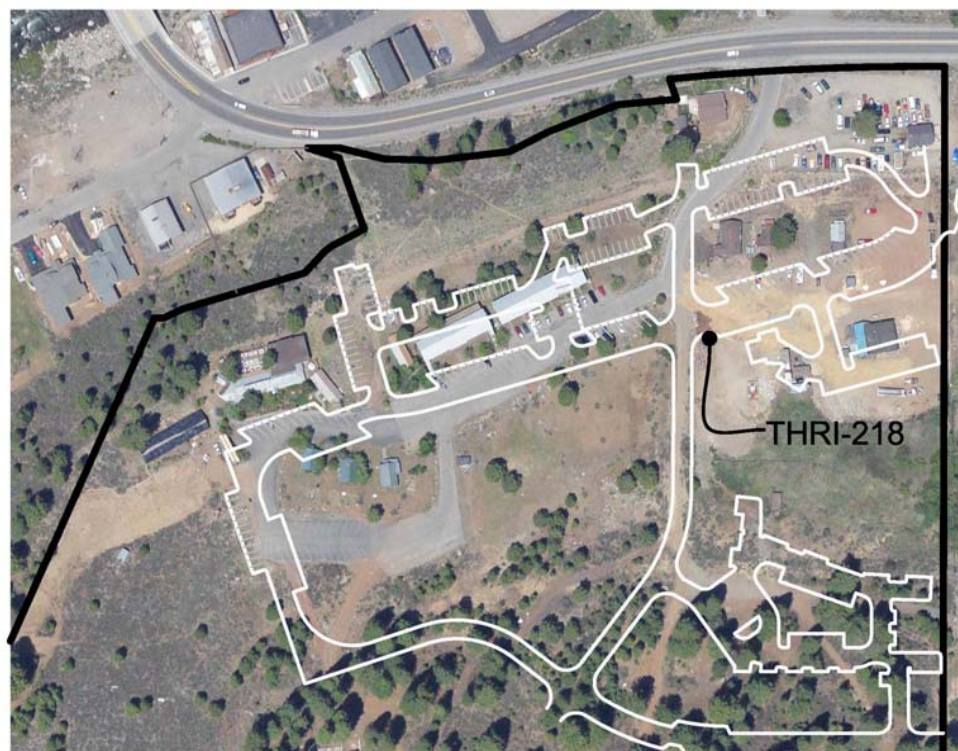
## HISTORICAL<sup>5</sup> RESOURCES

8. **Resource THRI-215, THRI-216, & THRI-217.** These three structures (cabins) were constructed between 1930 and 1940, and all three structures are Category B – Contributing resources. The design goal is to restore and possibly relocate these structures. As previously discussed for Resource THRI-208, the buildings may form a tract of restored, historic structures that contribute to the past activity of the Hilltop ski area by providing retail shops adjacent to the existing Cottonwood restaurant. This will recreate the historic environment for which the Hilltop ski area was once known. Depending on the ability to relocate the buildings while maintaining their historic integrity, it is also possible that the cabins may stay in their current locations and be utilized as small, detached single family homes. The following is a location map of the structures in relation to the Hilltop Master Plan (outlined in white), as well as photographs of existing conditions.



## HISTORICAL<sup>5</sup> RESOURCES

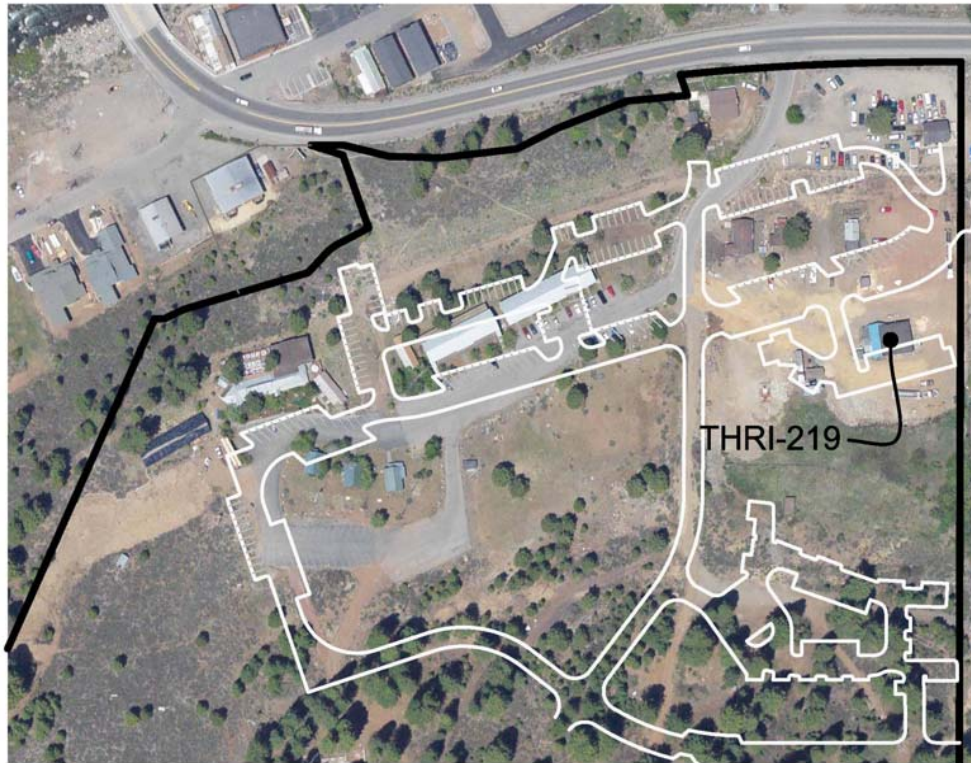
9. **Resource THRI-218.** This structure was constructed in the 1900s and was a Category C – Supporting resource. While the building no longer exists, the following location map shows where the structure is believed to have stood in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of previous conditions.





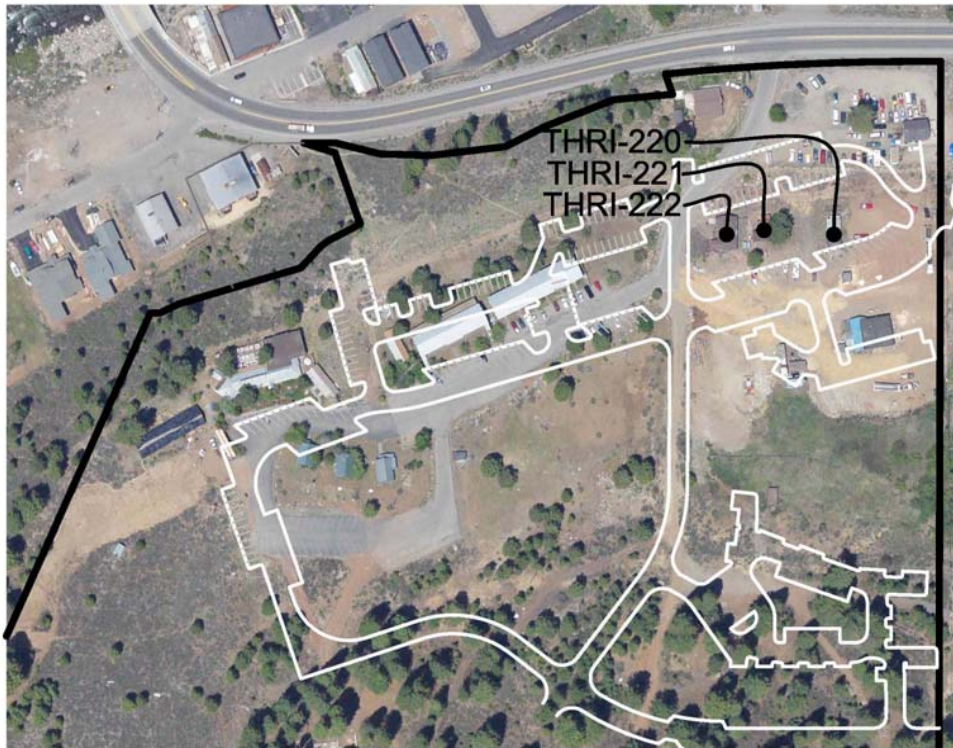
## HISTORICAL<sup>5</sup> RESOURCES

10. **Resource THRI-219.** This structure was constructed between 1910 and 1930 and is a Category D – Non-Essential resource. While the building is currently used as a cabinet shop, the design goal is to remove the structure in its entirety. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



## HISTORICAL<sup>5</sup>RESOURCES

11. **Resources THRI-220, THRI-221, and THRI-222.** These structures (cabins) were constructed between 1900 and 1920 and are Category C – Supporting Resources. While these cabins do incorporate various architectural elements, they have been remodeled over the years and have lost a degree of historic integrity, in terms of contributing to Truckee's local character. While specific development plans have not been formalized, these structures have restoration potential and will most likely be relocated. Therefore, upon requests for specific land use entitlements for these cabins, their structural integrity (in terms of restoration and relocation) will be addressed and, if possible, the buildings will be relocated and restored. The Hilltop Master Plan incorporates architectural elements in its design standards to reflect the type of architecture these structures offer. The following are a location map of the structures in relation to the Hilltop Master Plan (outlined in white) and photographs of existing conditions.





# ENVIRONMENTAL POLICIES

This chapter incorporates into the Master Plan the mitigation measures of the Mitigated Negative Declaration adopted for the Master Plan and other policies to address environmental issues. The policies establish guidelines for the development of the Hilltop Master Plan area, and development, buildings, structures, and other improvements in the Hilltop Master Plan shall be consistent with these policies.

## **A. Biological Resources**

1. If construction activities are expected to occur during the nesting season (April-September) within 100 feet of Jeffrey pine trees, a pre-construction raptor and owl survey shall be conducted by a qualified biologist to determine the activity status of any nests found on the project site. The Town Planner shall approve the selection of the qualified biologist. The survey shall be conducted no more than 30 days from the onset of construction. If active raptor nests are found, construction activities shall not occur within 100-feet of the nest(s) until the young have fledged. The biologist may evaluate the active raptor nests and proposed project activities and identify alternative mitigation measures that will reduce impacts on birds to a less than significant impact. If construction activities are proposed to occur during the non-breeding season (October – March), a survey is not required and no further studies shall be conducted.

## **B. Cultural Resources**

1. If artifacts, paleontological or cultural, or unusual amounts of stone, bone, or shells are uncovered during construction activity, all construction activities shall cease within a 200-foot radius of the find. The Town planner shall be notified of the find, and an archaeologist shall investigate the find and determine the extent and location of the discovered materials. The archaeologist shall amend the cultural resources evaluation conducted on the site to determine the significance of the discovered materials and to identify mitigation measures to eliminate or reduce any significant effects to a less than significant level in accordance with the CEQA Guidelines. The Town Planner shall require the mitigation measures to be incorporated into the project and to be implemented prior to recommencement of construction activity. Construction shall not recommence until authorized by the Town Planner.
2. Concurrent with the land use development application for the first development project within the Hilltop Master Plan area, a comprehensive historic interpretation program shall be prepared by the applicant with guidance provided by the Truckee Donner Historical Society and submitted to the Town for final approval. The historic interpretation program shall identify and describe how historic characters, events, and themes that were significant to the Hilltop area will be exhibited upon development of the Hilltop Master Plan parcels. A central location or focal point, in the form of a covered or enclosed kiosk building, shall be created and maintained by the applicant so that ongoing interpretation of this history can be provided by the Historical Society and/or other community historical organizations. The program shall include an implementation schedule, construction standards, information guidelines, and design guidelines for the exhibits, and an owners agreement on who will be responsible for installing the exhibits and the associated costs.



## ENVIRONMENTAL POLICIES

### **C. Grading and Drainage**

1. All future improvement plans and building permits shall adhere to the geotechnical and engineering recommendations contained in the Holdrege and Kull geotechnical engineering report dated January 15, 2004, and as updated in their August 30, 2006, supplemental report. The Town Engineer may require that supplemental more detailed geotechnical reports be prepared for improvement plans and building permits.
2. A comprehensive grading and drainage study shall be prepared by a licensed engineer for the common infrastructure improvement plans in accordance with the requirements of the Town Engineer. The study shall include the following features:
  - Analyze the existing and projected storm water runoff from the project site to Town facilities along Brockway Road and Palisades Drive to determine if the existing drainage facilities have sufficient capacity to accommodate the increased storm water runoff from the project site. If the drainage facilities do not have sufficient capacity, the drainage study shall identify drainage improvements (both on and off site) to decrease the amount of storm water runoff from the site and/or increase the capacity of the Town drainage facilities to accommodate the project's storm water runoff. The study shall conclude that the project's storm water runoff will not result in flooding impacts within Brockway Road and Palisades Drive.
  - Temporary and permanent erosion control methods consistent with the requirements of the Lahontan Regional Water Quality Control Board *Truckee River Hydrologic Unit Guidelines for Erosion Control and Best Management Practices* and *State of California Best Management Practices Handbook* prepared by the American Public Works Association Storm Water Task Force.
  - A dewatering plan. The plan shall specify how all dewatered ground water will be discharged. If the plan indicates that the dewatering will drain into the wetland and jurisdictional waters, then the developer shall secure the appropriate permits and/or approvals from Lahontan RWQCB, the Army Corps of Engineers, and the Department of Fish and Game.
3. Hours of operation of construction activities related to development of the infrastructure and buildings shall be limited from 7 a.m. to 7 p.m. or dusk, whichever occurs first, Monday through Saturday. No construction shall be permitted on Sundays and Federal holidays. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at property lines. Improvements, grading, and building plans shall note these limited hours of construction.

### **D. Greenhouse Gas Emissions**

1. Pedestrian paths shall be provided from each residential building, commercial building, and common recreational and public facilities to a public pedestrian path within the project site. Single family residential units in JAR-Hilltop North and South parcels and multi-



## ENVIRONMENTAL POLICIES

family residential units in Silverwood in LLC parcel may access the public pedestrian path from across the street. Pedestrian paths shall also be provided between each commercial building to ensure pedestrian access between businesses.

2. Future development shall comply with the Town Climate Action Plan or similar policies and standards to reduce greenhouse gas emissions in effect at the time of approval of the project land use application. A project climate action plan or greenhouse gas emissions study meeting the requirements of the Town Climate Action Plan or similar policies and standards shall be submitted with each project land use application to analyze greenhouse gas impacts and identify greenhouse gas reduction measures to be incorporated into the project.
3. If the Town Council has not adopted a Town Climate Action Plan or similar policies and standards to reduce greenhouse gas emissions at the time of approval of a project land use application, the project shall incorporate measures and modifications into all buildings, including single family residences and multi-family residences, to increase the energy efficiency of buildings by a minimum of 20% above and beyond Title 24 building standards in effect at the time of building construction.
4. If the Town Council has not adopted a Town Climate Action Plan or similar policies and standards to reduce greenhouse gas emissions at the time of approval of a project land use application, the project shall incorporate all appropriate and feasible measures, as determined by the Planning Commission, listed in the Office of the California Attorney General Fact Sheet on Addressing Global Warming Impacts at the Local Agency Level dated March 8, 2008.

### **E. Particulate Matter Emissions**

1. A particulate matter emissions study meeting the requirements of the Particulate Matter Air Quality Management Plan shall be submitted with each discretionary project land use application in order to estimate the amount of emissions generated from vehicle tail pipes and re-entrained road dust. The study shall be prepared by traffic and air quality consultants, and the consultants shall be approved by the Town Planner prior to preparation of the study. The study shall estimate PM10 emissions that will be generated by vehicle tailpipe emissions and re-entrained road dust upon full build-out of development. The study shall be consistent with the emission calculation formulas utilized in the Particulate Matter Air Quality Management Plan and shall comply with all requirements of the Town Planner.

Prior to issuance of any temporary or final certificates of occupancy for the permit or prior to recordation of the final map, the applicant shall pay an air quality mitigation fee to the Air Quality Mitigation Fund to offset PM10 emissions from vehicle tailpipes and re-entrained road dust. The amount of the mitigation fee shall be \$7,366 per ton of emissions generated by development authorized by the permit or allowed upon recordation of the final map or the fee established by Town Council resolution and in effect at the time of building permit issuance or final map recordation.



## ENVIRONMENTAL POLICIES

2. Prior to issuance of any temporary or final certificates of occupancy or prior to recordation of the final map, the applicant shall prohibit the use of woodstoves within the project site by placing a deed restriction on the title of the property or shall pay an air quality mitigation fee to the Air Quality Mitigation Fund to offset PM10 emissions from solid fuel burning appliances. The amount of the mitigation fee shall be \$300 for each solid fuel burning appliance that will or may be installed or the fee established by Town Council resolution and in effect at the time of building permit issuance or final map recordation.

### **F. Tree Protection**

1. All future development projects on the site shall submit a tree survey that identifies all trees that are six inches in diameter or greater within or adjacent to development areas. Tentative subdivision maps and individual site development plans submitted as part of the design review process shall maintain mature tree clusters (unless a licensed silviculturalist recommends thinning to improve tree stand vigor and health), preserve trees with diameters at breast height of 24 inches or greater, and preserve trees with diameters at breast height of 12 inches or greater along the ridge above Brockway Road and South River Street. Notwithstanding the above, trees of 24 inches or greater, or 12 inches or greater along the ridge, may be removed when necessary or appropriate due to the design of the project and when there are no practical or reasonable methods to preserve such trees. To ensure adequate screening of buildings and improvements along the ridgeline, the review authority may require additional landscaping.

The Planning Commission, as part of the land use development permit application process for individual projects, must approve the removal of any trees exceeding 24 inches or greater, or 12 inches or greater along the ridge. The public may work with and provide input to the owners/developers and their foresters to identify trees that may be removed. The public will be permitted to provide input to the Planning Commission regarding tree removal.

2. Mass pad grading of building pads and wholesale removal of vegetation shall be prohibited. Where possible, foundations shall be stepped to follow natural terrain.

### **G. Wetlands**

1. Prior to grading in areas upland of or adjacent to the delineated wetland, a geotechnical report and wetland impact report prepared by qualified individuals shall be submitted to the Town identifying groundwater levels in areas to be graded and analyzing the effects of grading on groundwater flows into the wetlands and any impacts on the delineated wetland. The review authority shall find that grading will not adversely affect the health, function, and values of the wetland.
2. Prior to any on-site disturbance of this parcel, the boundaries of the wetlands delineation shall be staked in the field.
3. Interpretive signage explaining the function of the wetlands areas and their benefit (water quality) shall also be required as part of the final design package for development of this site.





## ENVIRONMENTAL POLICIES

4. As part of the development of the approximate 3.2-acre Intrawest (Village Employee Parking Corporation) parcel the fill materials previously placed in the wetland meadow shall be removed. The wetland shall be restored pursuant to the Corps of Engineers and/or Lahontan Regional Water Quality Control Board requirements or guidelines.
5. The Master Plan shall include a minimum 10-foot buffer zone along the north and west sides of the delineated wetland and a minimum 25-foot-buffer zone along the south side of the delineated wetland. The delineated wetland shall be separated from adjacent development by a physical barrier, such as a split rail fence or plantings of compatible trees (e.g., Aspens, Willows), with informative signage in accordance with the Overall Design Guidelines in Chapter 4.
6. All runoff from impervious surfaces shall be contained on site and treated in detention basins and/or infiltration trenches prior to discharge into the wetlands and groundwater in accordance with Section 18.30.050(B) of the Development Code. There will be numerous small detention basins and/or infiltration trenches to collect all surface runoff.
7. Snow storage areas shall be located outside identified jurisdictional wetland area.
8. Surface runoff into the delineated wetland shall not be increased above or decreased below pre-project levels unless the Planning Commission finds that the increase or decrease of runoff will not adversely affect the health, function, and values of the wetland.
9. The applicant and Town staff shall confer with the Regional Water Quality Control Board staff prior to and during, as necessary, the preparation of the required studies and submittal of improvement plans and development applications.

### **H. Fire Protection**

1. The Master Plan area and future development shall comply with the regulations of the Truckee Fire Protection District including fuel clearance standards. The District may require future development, particularly development adjacent to open space areas, to incorporate fuel reduction zones into the development in accordance with their regulations.

