PUBLIC REVIEW DRAFT

MARTIS VALLEY COMMUNITY PLAN

May 19, 2003

MARTIS VALLEY COMMUNITY PLAN

Prepared by:

PLACER COUNTY
WITH ASSISTANCE FROM:

Pacific Municipal Consultants
LSC Associates
Placer County Water Agency

May 19, 2003

ACKNOWLEDGEMENTS

Board of Supervisors

Bill Santucci ..... District 1
Robert Weygandt ..... District 2
Harriet White ..... District 3
Ted Gaines ..... District 4
Rex Bloomfield ..... District 5

Contact: 175 Fulweiler Avenue, Auburn, CA 95603
(530) 889-4010 Fax (530) 889-4009 www.placer.ca.gov/bos

Planning Commission

Noe Fierros ..... District 1
Ken Denio ..... District 2
Jim Forman ..... District 3
Mike Stafford ..... District 4
Judy Creek ..... District 5
Larry Sevison ..... Member at Large
Gerry Brettnall ..... Member at Large

Contact: 11414 B Avenue, Auburn, CA. 95603
(530) 886-3000 Fax (530) 886-3080 www.placer.ca.gov/planning

Placer County Staff

Jan Christofferson ..... County Executive
Fred Yeager ..... Planning Director, Overall project direction & coordination
Bill Combs ..... Senior Planner, Coordination of various components & staff work
Larry Clevenger ..... Senior G.I.S. Technician, Planning Department
Tim Hackworth ..... Director, Department of Public Works
Rick Dondro ..... Senior Civil Engineer, DPW Transportation Planning
Richard Moorehead ..... Associate Civil Engineer, DPW Transportation Planning
Wes Zicker ..... Deputy Director, DPW Land Development Division
Mike Foster ..... Associate Civil Engineer, DPW Land Development Division
Allison Carlos ..... Supervising Environmental Health Specialist, Department of Environmental Health
Dave Vintz ..... Air Pollution Control District
Vance Kimbrell ..... Principal Planner, Department of Facility Services, Parks Division

---

Placer County Water Agency

Mal Toy ..... Planning Administrator

Consultant Teams

PMC, Pacific Municipal Consultants
Patrick Angell, Project Manager
Beth Thompson Asst to Project Manager
10461 Old Placerville Rd, Ste 110
Sacramento, CA 95827
(916) 361-8384 (916) 361-1574fax
email: pangell@pacificmunicipal.com

LSC Consultants
Gordon Shaw, Project Manager
Rebecca Bucar - Asst to Project Mgr
P. O. Box 5875
Tahoe City, CA 96145
(530) 583-4059 583-5966 fax
e-mail: info@lsctahoe.com

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SECTION I: PREFACE

A. INTRODUCTION

1. Purpose of Community Plan

The Martis Valley Community Plan (MVCP or Plan), in combination with the Placer County General Plan, is the official statement of Placer County setting forth goals, policies, assumptions, guidelines, standards, and implementation measures that will guide the physical, social, and economic development of the Martis Valley area to at least the year 2020. The Plan which updates and supercedes the 1975 Martis Valley General Plan provides overall direction for future growth within Martis Valley.

The Plan expresses a vision of the future of the community and directions for growth so that Martis Valley can continue to flourish as a community where people and the natural environment exist in harmony.

The Community Plan, in combination with the Placer County General Plan, satisfies the requirements of the California Planning and Zoning law. The following elements are included whether by reference or inclusion herein: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Optional elements such as Recreation & Trails, Transportation, Public Services, and Community Design are also included due to their importance to the MVCP area.

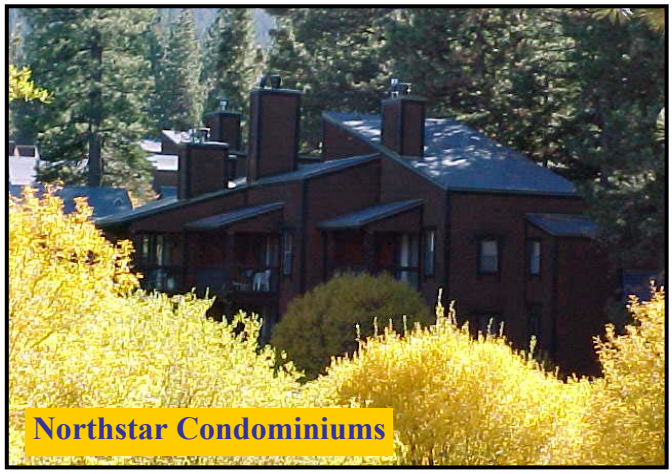
The MVCP includes the goals, policies, standards, implementation programs, the Land Use Diagram, the Circulation Plan Diagram, and the Recreation and Trails Diagram which together constitute Placer County's formal policies for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
Policies: A specific statement in text or diagram guiding action and implying clear commitment.
Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.
Implementation Program: An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify responsibility for carrying out the action and a timeframe for accomplishment.

2. Vision Statement

The Martis Valley is an important region of the Sierra Nevada and Tahoe area. The geographic area falls within Placer and Nevada Counties as well as within the Town of Truckee's incorporated limits. It is recognized herein that although this Plan addresses the Placer County portion of the valley, it has been prepared in a way that recognizes that the portions of the area contained within other jurisdictions affect and are affected by everything that occurs within the valley. The Placer County portion of the Martis Valley is a part of a larger region, and is not a separate distinct community.

The Martis Valley will continue to provide a range of services and facilities which create opportunities for people to live, work, and play in the Sierras. The urban core of Martis Valley is the Town of Truckee. Outlying areas will continue to support and be supported by the services found within the Town. The Placer County portion of the Valley will provide expanded and enhanced opportunities for summer and winter recreation, first home, second home, and to a lesser degree, workforce housing. Improved transportation facilities will both relieve longstanding traffic congestion and increase capacity of the area's circulation system. Continued expansion of the airport will provide alternative means for some to get to the region.


Northstar Condominiums

New development will provide a range of community types which will reflect the differing terrain within the plan area. Continued development and expansion of Northstar-at-Tahoe, essentially consistent with its original master plan, will provide compact high density housing around a moderately sized ski village, with on mountain ski-in/ski-out units and an assortment of recreation facilities . Both summer and winter recreation activities will continue to be expanded as the resort strives to attain a balance in seasonal use of the facilities. The areas adjacent to the planned development "Lahontan" will also grow and expand to provide rural housing densities designed to blend into the pine forest and be compatible with open spaces found along Martis Creek. New and continued expansion of golf and other summer recreation facilities will occur and a small amount of commercial services are planned primarily to serve the projects residents. A possible connection of Shaffer Mill Road to Northstar Drive , is provided for and encouraged in this Plan. In the northwest corner of the Plan area the Eaglewood project is being planned and designed to provide a range of somewhat higher densities to blend with the forest environment to the west, lower densities to the south and east and higher densities to the north. Trails, a golf course, and a recreation club as well as a small commercial facility of the type typically associated with these recreational uses are also appropriate for this project area.

The Waddle Ranch property is located to the east of SR 267 and was recognized in the 1975 Plan as a site that could accommodate a significant amount of development on the portions of the site that were not environmentally sensitive. Those land use designations have been retained in the current plan. Any development proposal in that area would be subject to approval of a comprehensive master plan for the entire site, which should include many of the design/development standards found in Section IV and applicable to other development areas in the valley.

Other smaller areas of development are provided for in the Plan. In all cases compatibility with adjoining planned land uses will be the primary consideration in reviewing proposals in these areas, whether the adjoining planned use is open space, wildlife habitat, forestry, residential, or recreational. In all cases, new development shall be planned, designed, and constructed to minimize its impact upon the environment, yet still serve the purpose of the specific types of development authorized by this Plan.

The Plan area also contains large areas of Forest and Open Space lands which are to be managed and protected as timberland and other compatible uses. A portion of those lands are owned by the public and managed by the U.S. Forest Service. Sierra Pacific Industries is the largest private landowner of the areas designated for Forest uses. Their ownership, of approximately 8,000 acres, is currently in a Timberland Production Zone and has been so designated since 1980, prior to SPI's acquisition of the property. The 1975 Plan included two areas with development potential among those land holdings. Due to the TPZ designation of the property, and the special regulations affecting the changes in zoning of such lands, although the LDR land use designation has been retained, and the zoning changed to single-family residential with planned development, the zoning is not effective for ten years. Through the master plan process, development plans could begin processing in approximately eight years. It is possible the land owner may pursue an early withdrawal of the TPZ following adoption of the Community Plan. If so, a 4/5ths vote of the Board of Supervisors would be required. This area is known as Martis Ranch.

B. DESCRIPTION OF THE PLAN AREA

The Martis Valley consists of an area of land that is approximately 70 square miles near the Town of Truckee in the central Sierra Nevada Mountains. The Martis Valley is located in both Nevada and Placer Counties, encompassing approximately 44,800 total acres. Within Placer County, however, Martis Valley consists of approximately 25,570 acres, or roughly 57 percent of the total acreage of the Valley. Land use patterns consist of a wide range of urban and commercial areas, forest lands, public and private recreational areas and facilities, as well as areas designated for airport use.

Elevations in the Martis Valley area range from approximately 5,800 feet mean sea level (MSL) along the valley floor to approximately 8,600 feet msl along the southern mountain ridges. General geographic boundaries of the Martis Valley include the Truckee River to the north and west, the Lake Tahoe Basin to the south, and the California/Nevada State Line to the east. Natural features located within the Martis Valley area include the Truckee River, Martis Creek, Dry Lake, Gooseneck Lake, and steep terrain along with forested areas.

Existing Residential Area

The downtown area of the Town of Truckee is adjacent to Martis Valley, as are areas of Truckee that contain existing residential developments. Several noteworthy land areas in the Placer County portion of Martis Valley include Martis Reservoir and the Martis Creek Recreation Area, the Northstar-at-Tahoe Ski Resort and Community, the Lahontan residential community, and the Truckee-Tahoe Airport.

The 20,000 acre-foot capacity Martis Reservoir, located within the Martis Creek Lake National Recreation Area, was completed in 1971 by the U.S. Army Corps of Engineers to provide flood protection for the Reno-Sparks area. The recreation area extends up the Martis Creek corridor and consists of approximately 1,800 acres. This large open space area, along with additional adjacent public and privately owned lands provides the most prominent feature of the valley. The large expansive vistas to the surrounding forest edge, and mountain peaks beyond, is a scenic treasure, recognized and admired by those who travel on Hwy 267 through the plan area. This area provides important environmental values of aesthetic, ground water recharge, and habitat areas that warrant the high level of protection afforded the area in this plan.

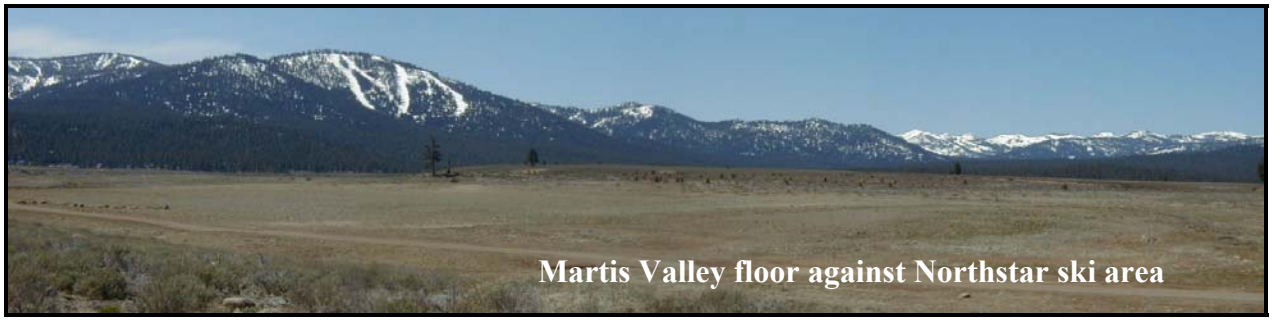
The Truckee-Tahoe Airport, located in the center of Martis Valley, encompasses approximately 931 acres. Airport facilities currently consist of two runways, the airport administration building, aircraft storage and maintenance hangars, an aircraft parking area, and fueling facilities. As specified by the Airport Comprehensive Land Use Plan (CLUP), runway climb-out extensions are directed over Forest and Open Space areas to limit noise impacts and address safety concerns in Martis Valley (ALUC 1990). As previously noted, Martis Valley is located in both Nevada and Placer Counties; only a small portion of the airport lies within Placer County.

Existing residential communities within the Placer County portion of Martis Valley consist of Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos, Sierra Meadows, Lahontan, and the Northstar-at-Tahoe resort community.

The Northstar-at-Tahoe resort community provides year-round recreational activities, including skiing, snowboarding, hiking, mountain biking, golf, and other recreational activities. Existing accommodations at Northstar-at-Tahoe consist of approximately 1,424 private homes and condominiums, some of which serve as rental properties.

Trimont Land Company owns and operates the Northstar-at-Tahoe Resort and Northstar Mountain Properties owns the development area which, together, consists of approximately 1,673 acres (6.5 percent of the Plan area). Additional Trimont lands in the Placer County portion of Martis Valley consist of approximately 5,955 acres (23 percent of the Plan area) adjacent to Northstar-at-Tahoe.

Sierra Pacific is the largest single landowner within the Placer County portion of Martis Valley, with approximately 7,972 acres (30 percent of the Plan area). The 1975 Martis Valley General Plan designated the majority of these areas as Forest, although some sections were designated as Residential. A subsequent zoning designation of Timberland Production (TPZ) was applied to a large area of the valley in 1980 including the lands owned by Sierra Pacific. This Plan designates a portion of the area originally designated for development in the 1975 Plan for future residential use and limited compatible uses in the interim. The balance of these holdings would remain as Forest lands. The Lahontan residential community consists of approximately 732 acres. Recreational activities include cross-country skiing, hiking, mountain biking, and golf. Lahontan is a private community of approximately 540 residential lots and private commercial and recreational facilities.



Additional urban residential development areas in Martis Valley are located near the Town of Truckee. Ponderosa Palisades, Sierra Meadows, Ponderosa Ranchos, and Martiswood Estates subdivisions are located in the northwest portion of Martis Valley and are accessed by roadways from within the Town of Truckee. Although the Placer County/Nevada County line divides the Plan area, some developments within the area straddle the County line. Containing approximately 468 parcels within Placer County, these subdivisions serve as primary homes for full-time residents of the area,

whereas the Lahontan and Northstar-at-Tahoe developments are characterized by a large percentage of vacation or secondary homes.

The United States Forest Service presently manages approximately 3,093 acres (12 percent of the Plan area) within the Placer County portion of Martis Valley. These areas consist of several small divided land parcels of various sizes, all of which lie within the Tahoe National Forest. These areas offer a wide variety of year round recreational uses, including camping, hiking, biking, fishing, and skiing.

The Siller Ranch holdings within the Placer County portion of Martis Valley consist of approximately 2,160 acres (9 percent of the Plan area).

An area known as the Waddle Ranch consists of approximately 598 acres (2 percent of the Plan area) within the Placer County portion of Martis Valley. No development has occurred yet in this area. Martis Valley Associates, L.L.C. holdings within the Placer County portion of Martis Valley consist of approximately 475 acres (2 percent of the Plan area). This area is now referred to as the proposed Eaglewood Project.

The Hopkins Ranch consists of approximately 285 acres (1.1 percent of the Plan area) within the Placer County portion of Martis Valley. Some development has already occurred in this area, as Schaffer Mill Road bisects the property.

Approximately 2,930 additional acres (11 percent of the Plan area) exist within the Placer County portion of Martis Valley. These areas are predominantly characterized by existing residential developments adjacent to the Town of Truckee, as well as undeveloped holdings under various ownership.

C. THE PLANNING PROCESS

1. Previous Planning Efforts in the Martis Valley

MARTIS VALLEY GENERAL PLAN

The current Martis Valley General Plan was adopted in 1975 as a joint effort of Nevada County and Placer County. The Plan was prepared with the assistance of the Martis Valley Task Force, which was made up of representatives from Federal, State, and local governmental agencies, representatives of property owners, and members of special interest groups such as the Truckee River Task Force and the Sierra Club. The 1975 General Plan addressed growth, development and recreational use of the area as a result of amplified restrictions on such uses within the Lake Tahoe Basin. The primary function of the General Plan was to guide growth within the region in an orderly fashion and to allocate specific areas for development that would cause the least impact to the environment. The General Plan identified a planning horizon of 1990 and was based on the following planning assumptions.

a. The market for second homes will continue at a rate consistent with that of the past five years.
b. Tightening land use and environmental controls as well as rising land costs in the Tahoe Basin will cause the majority of the demand for primary homes and a large portion of second homes to shift to the Martis Valley.

c. Traffic along Highways 80 and 267 will continue to increase as the popularity of recreation and resort areas increase at Reno and Lake Tahoe.

d. The quality of the natural environment will be substantially degraded unless care is taken to direct growth into areas where the least impact will be felt.

e. Protection and enhancement of the natural environment will allow Martis Valley to remain a pleasant place to live, work, and pursue recreation.

f. The demand for more and better snow ski areas will continue to grow in the Central Sierra region.

g. With increasing leisure time, Martis Valley will receive greater pressure for use in the traditional outdoor recreation pursuits.

h. Increase in land values, and therefore taxes, force ranchers in the valley to sell their holdings to non-agricultural buyers.

As further described in this report, several of these assumptions are still relevant under current (year 2002) conditions.

LAND USE AND PLANNING CHANGES IN THE MARTIS VALLEY AREA SINCE ADOPTION OF THE MARTIS VALLEY GENERAL PLAN

The 1975 Martis Valley General Plan designated areas for development that were expected to occur by the year 1990. However, the rate of development envisioned for the Placer County portion of Martis Valley under the Martis Valley General Plan, until 1995, was far less than anticipated and consisted primarily of residential subdivisions near the Town of Truckee (Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos and Sierra Meadows). Since 1995 the pace of development has picked up with the Lahontan project and expansion of existing uses at Northstar-at-Tahoe, Lookout Mountain and Big Springs.

In 1993, the Town of Truckee incorporated and established Town boundaries that encompass a majority of the Nevada County portion of Martis Valley. After incorporation, the Town adopted its first General Plan (1995) and the Downtown Truckee Specific Plan (1997). Placer and Nevada Counties adopted updated County-wide general plans in 1994 and 1995 respectively, which updated land use designations and policies associated with the unincorporated portions of the counties.

In addition to land use and jurisdictional changes in Martis Valley, Caltrans is currently (2002) in the process of constructing the State Route 267 (SR 267) Bypass project. The Bypass project will realign the current SR267 corridor from I-80 to a point just north of the Nevada/Placer County line adjacent to the Truckee-Tahoe Airport. A new interchange will be constructed east of the existing SR267/SR89/I-80 interchange, and the existing interchange will be reconfigured. The existing SR 267 will intersect with the Bypass at a signalized intersection northwest of the airport; other traffic signals will be provided at the I-80 Bypass ramp intersections. The Bypass will provide one travel lane in each direction, though bridge structures will allow for future widening to two lanes in each direction. The existing SR267 northwest of the Bypass will become a Town of Truckee road. This improvement is currently expected to be completed in 2002.

2. Relevant Land Use Planning Activities in the Surrounding Region

U.S. FOREST SERVICE

Divisions of the United States Forest Service that operate in the Truckee-Tahoe Region include the Tahoe National Forest, the El Dorado National Forest, and the Lake Tahoe Basin Management Unit. Although individual activities consistent with the National Forest Management Act of 1976 exist in each district, long-range comprehensive management plans were developed for the Sierra Nevada National Forests in 1998. This management plan, encompassing ten Sierra Nevada National Forests and the Lake Tahoe Basin Management Unit, is known as the Sierra Nevada Framework for Conservation and Collaboration. The draft plan incorporates the latest scientific information into national forest management practices and policies through broad public and intergovernmental participation in natural resource planning (USFS, 2000).

TOWN OF TRUCKEE

Land use in the Town of Truckee is governed by the 1995 General Plan, which is designed to accommodate projected growth through 2014. Guiding principles in the General Plan propose locating significant new development around existing developed areas, designating an adequate amount of land as Commercial to meet projected demand, limiting the locations of freeway oriented commercial development, discouraging future subdivision of estate type parcels within Town boundaries outside existing subdivisions, increasing infill development around Tahoe Donner, preventing "commercial sprawl," prohibiting mass parking areas and large single building forms, and allowing a mix of uses within commercial areas. To achieve these principles, the Town has identified specific areas for development, including the Downtown Study area, the Donner Lake Community Area, the Tahoe-Donner Planned Community, three future planned communities, and one Special Study area.

NEVADA COUNTY

The 1995 Nevada County General Plan indicates that the extent of public land located within Nevada County is a primary factor in determining the County's land use pattern. The County encompasses approximately 943 square miles; of that, the U.S. Forest Service, the Bureau of Land Management, and the Spenceville Wildlife and Recreation Area account for approximately 314 square miles. Land uses in eastern Nevada County are concentrated around Donner Lake and subdivisions north of the Town of Truckee, with relatively few residential land uses outside of these established areas.

TAHOE REGIONAL PLANNING AGENCY

The Tahoe Regional Planning Agency (TRPA) was created in 1969 when the U.S. Congress ratified a bi-state compact between Nevada and California that called for a regional planning agency to oversee growth and development in the Lake Tahoe Basin. Land use and development in the basin is governed by the TRPA's 1987 Regional Plan, which sets environmental quality standards for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. A Code of Ordinances regulates land use, density, rate of growth, land coverage, excavation, and scenic impacts in the basin to assure consistency with the 1987 Regional Plan. The TRPA has identified a series of capital improvement projects designed to preserve and restore environmental quality throughout the basin (TRPA, 2000).

Martis Valley is not within the Lake Tahoe Basin; nor is it under the jurisdiction of the TRPA. However, Placer County is an active participant in TRPA decision-making and other related activities, and the secondary impacts of development in Martis Valley on the Tahoe Basin, must be considered.

3. Current Planning Process

In the fall of 1998, the Placer County Board of Supervisors authorized and directed the Planning Department to initiate an update of the 1975 Martis Valley General Plan. The Board of Supervisors selected a citizens committee that represented various property owners, service providers, and citizen groups from Northstarat-Tahoe and subdivisions in the northern portion of the Plan area. This committee held its first official meeting in January of 1999. The committee, worked with County Planning Department staff, in the preparation of a Martis Valley Community Plan to address new environmental and socioeconomic conditions of the Martis Valley area, as well as update the original Martis Valley General Plan goals and policies and more closely align them with the 1994 Placer County General Plan.

The committee met approximately 30 times over two and one-half years. Initially, the committee learned about the previous planning efforts in the region and became familiar with the surrounding jurisdictions land use planning. They then solicited public comment to identify any relevant issues that the Plan was going to need to address. The committee then looked into the public services required to serve a growing population and discussed potential limitations and constraints. Throughout the process, the committee solicited public comment and debate, and the public became increasingly involved in the discussions. The staff ensured that the committee was kept abreast of on-going projects in the region and devoted time on each meeting agenda to briefing the committee on these projects.

The planning process utilized in this plan update consisted of the major steps of preparing a Background Report, Environmental Impact Report, Fiscal Analysis, and finally the Martis Valley Community Plan Policy Document and Land Use Circulation, and Recreation and Trails Diagrams.

THE BACKGROUND REPORT

The Background Report is a compilation of the most recent data available for the Martis Valley Community Plan area. The document includes a description of current regulatory requirements that would be relevant to planning and development of the Community Plan area, as well as a description of current planning activities in the region. The purpose of the Background Report is to provide baseline information on the Community Plan area to assist in the preparation of the Martis Valley Community Plan policy document and the accompanying environmental impact report. The Background Report consists of the following sections:

2.0 **Land Use**: This section describes the existing land uses in the Martis Valley Community Plan area, characterizes surrounding land uses, and discusses existing planning activities in the region.

3.0 **Socioeconomic Conditions**: This section analyzes the socioeconomic condition in the Martis Valley area. Within this section are discussions on the population characteristics, housing, and employment opportunities.

4.0 **Visual Resources, Open Space and Recreation**: This section describes the visual character and visual resources found within the Martis Valley Community Plan area. This section also includes a discussion of open space resources and recreation opportunities in the Martis Valley Community Plan area.

5.0 **Public Services and Facilities**: This section provides information regarding the provision of public services in the Martis Valley Community Plan area. The various agencies providing sewer, water, fire protection, and other public services are described.

6.0 **Natural Resources**: This section has several sub-sections that pertain to the natural resources within the Martis Valley Community Plan area. Vegetation, riparian and water resources wildlife habitat, and other important resource issues are addressed.

6.1 **Geology and Soils**: This section describes the geologic and soil conditions that are within the Martis Valley Community Plan Area. This section also describes mineral resources in the area as well as seismic hazards.

6.2 **Paleontological Resources**: This section provides current information on known and potential paleontological resources in the Martis Valley Community Plan area.

6.3 **Hydrology**: This section provides information regarding surface water and groundwater resources in terms of water quality, availability, recharge conditions and flooding.

6.4 **Biological Resources**: This section provides information on the biological resources and biota that are within the Martis Valley Community Plan area.

6.5 **Air Quality**: This section provides information regarding current air quality conditions in the region, state and federal air quality standards, and a description of current air quality improvement planning activities in the area.

7.0 **Cultural Resources**: The Cultural Resources section of this background report documents known historic and prehistoric resources within the Martis Valley area as well as describes areas considered sensitive for unknown cultural resources.

8.0 **Transportation and Circulation**: This section describes the existing transportation and circulation facilities within the Martis Valley area. This section also describes existing and planned transit services, anticipated future traffic volumes and level of service, and planned roadway improvements.

9.0 **Noise**: This section identifies existing noise conditions in the Martis Valley Community Plan area and relevant County noise standards.

10.0 **Public Safety**: This section describes existing wildfire, geologic, seismic, aircraft and contamination hazards in the Martis Valley Community Plan area.

The information contained in the Background Report has been used in the preparation of the Environmental Impact Report and this Policy document. Where appropriate, the information contained in the Background Report was used to identify issues and describe the existing setting of the Plan area.

THE ENVIRONMENTAL IMPACT REPORT (EIR)

The EIR was prepared concurrently with the Policy document and incorporates many Plan policies as mitigation measures. The EIR describes potential impacts which could result from the build out of the Plan area as described in this Policy document and accompanying Land Use Diagram.

The EIR is available as a separately printed document.

D. THE RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN

On August 16, 1994, the Placer County Board of Supervisors adopted the Placer County General Plan (PCGP) which establishes an overall framework for the development of the County and the protection of its natural and cultural resources. The goals and policies contained in the PCGP are applicable throughout the County, except to the extent that County authority is preempted by cities within their corporate limits.

The Placer County General Plan sets out assumptions, goals, and planning principles that provide a framework for land use decisions throughout the County, and is based on the belief that Placer County will experience continued growth and economic development because of its desirable climate, physical setting, plentiful resources, and proximity to the Sacramento metropolitan area . The General Plan acknowledges that public services and recreational facilities will need to be expanded to accommodate this growth, and offers a number of planning principles, considered in the update of this Plan, as guidelines.

Beside the County side Plan, individual community plans have been prepared for numerous unincorporated areas of the County. These community plans, which address characteristics unique to each community, contain specific goals, policies, and programs appropriate to these local areas. In addition, the community plans address land use, circulation, housing, public services, and other issues specific to the community. Martis Valley is one of 22 community plan areas within Placer County.

The Martis Valley Community Plan (MVCP or Plan) provides a detailed focus on a specific geographic area of the unincorporated County. Some of the goals, policies, and implementation measures contained in the MVCP repeat goals, policies, and implementation measures contained in the PCGP that are important to the MVCP area. Other goals, policies and implementation measures in the MVCP go further to supplement and elaborate upon (but not supersede) those contained in the PCGP to address specific community concerns and issues. In some instances, the MVCP relies entirely upon the PCGP to address certain issues which are not unique to the MVCP area and which are more appropriately addressed in the broader context in the PCGP. The land use designations set forth in the land-use map for the MVCP are consistent with, and are designed to implement, the goals, policies, and programs set forth in the PCGP. Policies in the PCGP and the MVCP shall be construed in a manner that harmonizes and implements the policies set forth in both documents. If, in the context of a particular program or development proposal, a policy in the PCGP cannot be reconciled with a policy in the MVCP, then the policy in the PCGP shall control.

E. MAJOR PLAN AREA FINDINGS

LAND USE

Environmental constraints, market and economic conditions, population demographics, and the interest of numerous parties define existing land use conditions in Martis Valley. In addition, the presence of the Truckee-Tahoe Airport, Martis Reservoir, the Martis Creek National Recreation Area, and the U.S. Forest Service require that land use issues and considerations in Martis Valley involve a number of local, state, and federal agencies.

The 1975 Martis Valley General Plan and the 1994 Placer County General Plan anticipated the build out population of Martis Valley between 22,000 and 25,262 residents, with a potential development capacity between 8,627 primary dwelling units and 17,100 dwelling units of all types. However, development in Martis Valley has not occurred in a manner or at an intensity consistent with these projections. Instead, restrictions on development in the Lake Tahoe Basin and the recreational needs of weekend populations have led to the development of secondary homes in recreation-based communities, and little housing for permanent residents and a lower than expected overall population.

HOUSING

Housing and development restrictions within the Lake Tahoe Basin as well as area housing costs have created an affordable housing shortage within the area. Restrictions within the Lake Tahoe Basin were established to manage the land use and resources of the Lake Tahoe region, based upon environmental protection and the encouragement of recreation-oriented land uses. Development restrictions within the Tahoe Basin have caused surrounding areas to absorb increased growth pressures. Housing projects in the area tend to be second home in nature (i.e., seasonal use) and are generally not considered affordable. Private landowners generally do not propose affordable housing developments because of the high land values and the recreational oriented land use of the area.

Similar to other areas in the region, the recent developments within Martis Valley cater to a second home or recreational home market. These projects are not designed to meet permanent housing needs. The developments have responded to a market for relatively expensive second homes with access to seasonal recreational facilities and activities that are oriented toward winter or summer.

Martis Valley developments have generally been designed for more affluent individuals and families, not for low and middle-income families. The projects create a need for affordable housing that is not being met within the developments. Most of the jobs created by the vacation and resort industry are seasonal and/or relatively low paying hourly positions that do not provide sufficient income to rent or purchase housing in the area.

RECREATION

The recreational development within the Martis Valley Community Plan area are different in character from the recreational developments in urban and suburban communities in several ways. One of the major attractions of the Martis Valley Community Plan area is its abundance of recreational opportunities. However, this recreation is primarily nature based and does not rely on typical developed park facilities.

Planning for recreation in the Martis Valley Community Plan area must consider both the temporary vacation visitors and the permanent residents. Recreational needs of these two groups are quite different. Vacationing visitors are more inclined to be involved in skiing, hiking and other unstructured recreation, while permanent residents require a greater mix of improved park and recreation facilities.

One amenity that benefits both visitors and residents is an extensive trail system that accommodates pedestrians, equestrians, and bicyclists. Northstar-at-Tahoe has developed an internal trail system. As new development occurs with projects such as Northstar-at-Tahoe, Lahontan, Siller Ranch, Eaglewood, and other Martis Valley developments, trails should be required within the project and the County should pursue construction of trail connections between all areas of residential and recreational development.

TRANSPORTATION

The main transit corridor through Martis Valley is SR267, which runs from I-80 in Truckee south to SR 28 in Kings Beach. SR 267 as it passes through Truckee is subject to frequent and serious congestion. The SR267 bypass, currently under construction and is scheduled for completion in the fall of 2002, is expected to alleviate a portion of the congestion during peak travel times and is expected to better accommodate future development in the Martis Valley.

The Town of Truckee and the Northstar-at-Tahoe Ski Area currently (2002) fund public transit services for visitors and local residents within the Community Plan area. Proposed expansion of services would provide better access from Martis Valley both to the North Shore of Lake Tahoe, and to the Reno International Airport in Nevada.

Two governmental agencies have jurisdiction over land use and transportation systems within the Martis Valley Community Plan area, including Caltrans and Placer County. The Town of Truckee, Nevada County and the Tahoe Regional Planning Agency have jurisdiction over area adjacent to Martis Valley; although they do not direct policy within Martis Valley, they can impact transportation decision-making within the study area. Caltrans planning office is currently drafting a proposal to better accommodate current and future traffic volumes along SR 267.

NATURAL RESOURCES

The visual quality of the Martis Valley Community Plan area has a profound effect on the vitality of the local economy and the quality of life for residents and visitors. While virtually the entire valley could be classified as moderately to highly scenic, there remains the potential to accommodate substantial development, including recreational uses, without significant negative impacts on the visual quality of the Martis Valley.

The physical features of the Martis Valley Community Plan area can be generally classified as mountains, forests, and open meadow. Of these areas, the forests located on gentle slopes afford the greatest development potential. Carefully designed developments can be located within forested areas with very minor visual impacts.

Use of proper materials allows development to blend into the natural environment. Improvements such as bright colored roofs are to be avoided.

Natural materials such as timber and stone blend most effectively within the alpine environment of Martis Valley. Such materials should be described in the Martis Valley Community Plan and encouraged in future development to reduce visual impacts of development when viewed from a distance and to maintain the appropriate character within development projects.

Any development within the open meadow and sagebrush flats of the Martis Valley visible from SR267, must be considered very carefully. This area cannot support and the Plan does not allow any new residential or commercial development (structures). Development of any new residential or commercial structures in those open meadows and sagebrush areas visible from SR267 would result in significant damage to the scenic vistas this Plan seeks to protect. Construction of roads and trails within the open valley or even recreational uses could result in substantial visual impacts and such facilities, although permitted, should be carefully sited.

The Placer County Zoning Code provisions for Planned Developments offer a mechanism for tailoring projects to individual sites. Either this mechanism, or an alternative detailed project review process, should be implemented in a way which maintains the visual quality of the area as development occurs.

The Forestry, Timberland Production, and Open Space land use designations provide for the preservation and production of natural resources. Residential development is not an allowed use within these districts. However, each of these districts provides for resource protection based upon the intent and purpose of the land use district. Land use districts that focus upon management of natural resources for production purposes offer a different resource protection than those managed for preservation purposes or those open space areas managed for recreational pursuits. Land designated as Open Space will remain open for scenic, recreational or other open space purposes and/or for resource preservation. Land designated Forestry or Timberland Production obviously has a potential for timber harvesting.

SECTION II: LAND USE

A. PURPOSE

This section of the Martis Valley Community Plan (Plan) defines the various land use designations and sets out the goals and policies to implement the plan. It incorporates policy from both the 1975 Martis Valley General Plan and the 1994 Placer County General Plan.

This land use section is consistent with all other sections of the Plan. The extent of the various designations used and the densities permitted within those areas are dictated, in part, by the policies contained in other sections of the Plan. Similarly, other sections of the Plan are directly affected by the Land Use Section. For example, the need for schools, fire stations, park facilities and circulation system improvements is based on the cumulative density identified by the location and extent of the various land use designations.

The Martis Valley is characterized by a broad range of land uses, including timber and forest, public and private recreation areas, residential development, much of which is comprised of second homes, a multi-season resort, an airport and some commercial and industrial development. The land use policies contained in this Plan have been formulated to protect, conserve, or enhance the unique qualities which make the Martis Valley special, while accommodating reasonably anticipated future growth consistent with this plan's vision and goals.

B. GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

General Land Use

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Martis Valley lands to meet the present and future needs of Martis Valley residents, visitors, and businesses.

Policies

1.A.1. The County will promote the efficient use of land and natural resources and will encourage "in-fill" development.

1.A.2 The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.

1.A.3 The County shall distinguish between resort/vacation development and permanent occupancy development to identify where differing levels of public services may be required and where it may be appropriate to encourage separate and distinct communities.

1.A.4 The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

1.A.5 The County shall view development in the northwest portion of the plan area as a part of the Truckee community and make every attempt to integrate such development with development in the Town of Truckee. Development elsewhere in the plan area, including at Northstar-at-Tahoe, Waddle Ranch, Siller Ranch, and Lahontan, shall recognize that Truckee is a hub of the region where many of the necessary services and support facilities will continue to be located.

Residential Land Use

Goal 1.B: To provide land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Martis Valley.

Policies

1.B.1. The County shall encourage the concentration of multi-family housing in and near village centers and neighborhood commercial centers.

1.B.2. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

1.B.3. The County shall ensure that residential land uses are separated and buffered from such major facilities as airports, state highways, and sewage treatment plants.

1.B.4 The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses.

1.B.5. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.

1.B.6. The County shall require multi-family developments to include private, contiguous, open space for the occupants.

1.B.7. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.

1.B.8. The County shall require that all residential development provide private and/or public open spaces in order to ensure that each parcel contributes to the adequate provision of light, air, and open space.

1.B.9. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Development provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

1.B.10. The County shall strive to maintain and/or improve the character of established residential areas.

Commercial Land Use

Goal 1.C: To designate commercial land for and promote development of commercial uses to meet the present and future needs of Martis Valley residents and visitors and maintain economic vitality.

General Commercial Areas Policies

1.C.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

1.C.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

1.C.3. The County shall identify available opportunities and designate land for small commercial centers where some of the needs of local area residents can be met, eliminating the need for trips outside the area.

1.C.4. The County shall assist the Airport in providing needed support facilities and services in appropriate locations.

Office bldg. on Truckee-Tahoe Airport Rd.

1.C.5. The County shall encourage compatible and complementary uses in the few remaining vacant commercial properties in and around the airport.

1.C.6. Large, single use commercial facilities (greater than 35,000 sq. ft. shall not be considered appropriate for the Martis Valley Community Plan area due to parcel sizes and location of suitable commercial land.

Village Center Policies

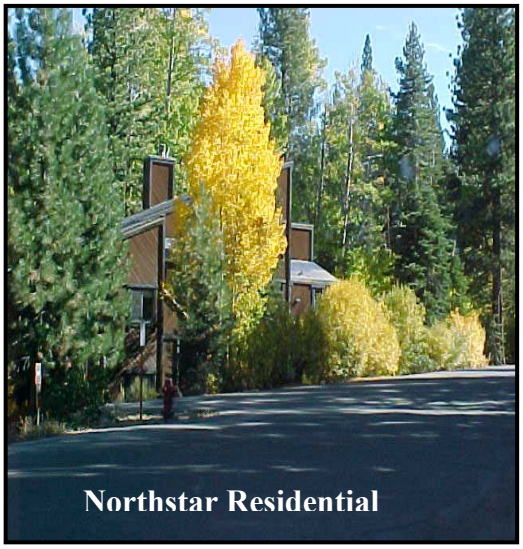
1.C.7.. The County shall encourage existing and new village centers to provide a variety of goods and services, both public and private.

1.C.8. The County shall encourage the creation of a commercial village within each new major development project located in areas separated from the area's commercial center of Truckee, such as Northstar-at-Tahoe. Such new areas may provide a wide range of commercial services including lodging or may be limited to basic needs and services for the expected residents of and visitors to the project.

1.C.9. The County shall promote use of first floor space in new buildings in village centers for retail, food service, financial institutions, and other high-volume commercial uses.

1.C.10. The County shall encourage new village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings.

1.C.11. The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in new village centers.


Northstar Residential

1.C.12. The County shall encourage parking in village centers to be consolidated in well-designed and landscaped lots or in well-located parking structures. Underground parking is encouraged.

1.C.13. The County shall encourage new development to enhance the character of existing village centers such as at Northstar-at-Tahoe.

1.C.14. The County shall require that existing and new village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views and/or developing integrated outdoor recreational amenities.

<u>Public and Quasi-Public Facilities, Infrastructure</u>

Goal 1.D: To designate adequately sized, well-located areas for the development of public facilities to serve both community and regional needs.

Policies

1.D.1. The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing similar uses.

1.D.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.

1.D.3. The County shall require public facilities, such as wells, pumps, tanks, and storage yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

1.D 4. The County shall require new public facilities, which serve localized needs such as schools, be located within or near Martis Valley.

Recreation Land Use

Goal 1.E: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

1.E.1. The County shall support the expansion of existing winter ski and snow play areas where anticipated circulation and transportation system capacity can accommodate such expansions and where environmental impacts, including visual impacts, can be adequately mitigated, recognizing that the construction of ski runs can create visual impacts.

1.E.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access.

1.E.3. The County shall continue to require the development of new recreational facilities as new residential development occurs.

1.E.4. The County shall protect and enhance, through its land use policies and programs, Martis Lake's wild-trout sport-fishery.

Forestry Land Use

Goal 1.F.: To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

Residential Use

1.F.1. The County shall encourage the sustained productive use of forestland as a means of providing open space, maintaining the quality of Martis Valley's scenic vistas, and to conserve other natural resources.

1.F.2. The County shall recognize and acknowledge the multi-use management strategy adopted by the United States Forest Service for the Martis Valley/Tahoe National Forest area.

1.F.3. The County shall discourage development that conflicts with timberland management.

1.F.4 The County shall review development plans for all lands adjoining USFS lands for compatibility with the long-term maintenance and use of the forestlands.

1.F.5. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals area achieved.

1.F.6. The County shall support the continued use of Timberland Production zoning and its related tax benefits as a means of encouraging on-going private forest resource production efforts and management plans. The County shall also consider approval of all reasonable compatible uses of such lands as long as they meet the intent of maintaining such areas for the long-term production of timber. (It is acknowledged that 705 acres of TPZ lands are designated for residential purposes with single-family residential-planned development reserve zoning, with such zoning fully effective after the removal of the TPZ designation.)

Open Space, Habitat, and Wildlife Resources

Goal 1.G: To preserve and enhance open space lands to maintain the natural resources of the County.

Policies

1.G.1. The County shall support the preservation and enhancement of natural landforms, native vegetation, and natural resources as open space. The County shall permanently protect, as open space, areas of natural resource value, including open meadows, mixed conifer forests, high montane meadows, riparian corridors, and floodplains. In this Plan, those areas affected by this policy have been included in the Open Space or Forest designations in the land use diagram.

1.G.2. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Development (PD) provisions of the *Zoning Ordinance* can be used to allow flexibility for this integration with valuable site features.

1.G.3**.** The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas).

1.G.4. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. The County shall permanently protect Martis Lake's high-quality trout sport-fishery.

1.G.5. The County shall review development projects and ensure that areas of development are subordinate to the creation of interconnected greenbelts and open spaces, and areas, which tie together the large expanses of undeveloped lands in Martis Valley.

1.G.6. The County shall require that new development be designed and constructed to protect, enhance, rehabilitate, and restore the following types of areas and features as open space to the maximum extent feasible:

a. High erosion hazard areas;
b. Scenic and trail corridors;
c. Streams, streamside vegetation;
d. Wetlands;
e. Wildlife corridors

1.G.7. The County shall prohibit the extraction of natural resources, except for water, from areas of dedicated open space except as necessary to meet resource management objectives that protect, rehabilitate, maintains or enhance the natural characteristics of such resources (i.e. fire protection, flood prevention, etc.)

Goal 1.H. To preserve and enhance open space for outdoor recreation purposes.

Policies

1.H.1. The County shall identify and encourage the development of recreation facilities compatible with the Plan area's seasonal vacation home, rural lifestyle, and natural environment.

1.H.2. The County shall encourage the development of the recreation and open space potential of all water features, including reservoirs, natural streams and other waterways.

1.H.3. The County shall encourage open spaces to be linked visually and physically as much as possible to form a system of open spaces and recreational uses. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built. Donation of conservation easements to qualified land trusts shall also be supported.

Goal 1.I. To preserve and enhance open space lands for health and safety purposes.

Policies

1.I.1. The County shall require that areas hazardous to public safety and welfare be retained as open space. This category includes:

a. Areas subject to avalanche, landslide, or with severe slope stability problems.
b. Streams and other areas subject to flooding from a 100-year storm
c. Areas with extreme and high fire risk.
d. Airport safety zones

Goal 1.J. To preserve and enhance open space lands for resource production purposes.

Policies

1.J.1. The County shall encourage the preservation of timber producing lands as regional open space, and protect these areas from urban encroachments.

1.J.2. The County shall assure that removal of economic mineral resources does not conflict with surrounding land uses or the stated desire for maintaining the natural environment.

1.J.3. The County shall assure the removal of biomass and other commercial forest products is done as a comprehensive resource management activity and does not conflict with surrounding land uses or the stated desire for maintaining the natural environment.

Economic Development

Goal 1.K. To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Martis Valley residents and to expand the economic base to better serve the needs of residents.

Policies

1.K.1 The County shall promote economic expansion based on Martis Valley's unique recreational opportunities and natural resources.

1.K.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by continuing to support land uses and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators, such as those limited areas adjacent to the airport, and expanded recreational development.

1.K.3. The County shall endeavor to protect the natural resources upon which the Martis Valley's basic economy (e.g., recreation, forestry, and tourism) is dependent.

1.K.4. The County shall strive to coordinate its economic development efforts with the efforts of economic development organizations, including local chambers of commerce and the region's Resort Association.

1.K.5. The County shall actively and regularly solicit the views of the business community in matters affecting Martis Valley's economic climate and development.

1.K.6. The County shall support development of tourist and recreational facilities including regional and destination resorts that extend the High Sierra's tourist season, and can be developed consistent with the resource protection policies contained herein.

IMPLEMENTATION PROGRAMS

1. Review all development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

   Responsible Agency/Department: Land Development Departments
   Time frame: Ongoing
   Funding: Application fees

2. Review all development projects for consistency with the goals, policies and specific discussions contained in the Land Use section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/Planning Commission/Board of Supervisors
Time frame: Ongoing
Funding: Application fees

3. Provide appropriate land use designations and consistent zone districts to meet the intent of the Plan's goals, policies and specific discussions. The following chart **(Table 1.1)** "General Rules for Determining Zoning Consistency" shall be used in the implementation of the Plan.

   Responsible Agency/Department: Planning Department
   Time frame: As a part of the MVCP update
   Funding: Application fees

4. Encourage Planned Residential Developments, where appropriate, as a tool to promote environmentally sensitive land use which preserves open space resources to the fullest extent feasible consistent with the land use designation adopted in this Plan.

   Responsible Agency/Department: Planning Department
   Time frame: On-going
   Funding: Permit Fees

5. Use specific zoning classifications to implement appropriate land use development criteria including minimum parcel size, setbacks, height restrictions, maximum lot coverage and limitations on the use of land.

   Responsible Agency/Department: Planning Department
   Time frame: As a part of the MVCP update (2002)
   Funding: General Fund

6. Require dedication of open space easements where appropriate within development projects to preserve and protect open space resources.

   Responsible Agency/Department: Development Review Committee
   Time frame: Ongoing
   Funding: Permit Fees

[NOTE: VISUAL AND SCENIC RESOURCES, SCENIC ROUTES, AND DEVELOPMENT FORM AND DESIGN ARE ADDRESSED IN CHAPTER 4, COMMUNITY DESIGN.]

TABLE 1.1

General Rules for Determining Zoning Consistency with the Martis Valley Community Plan

Community Plan Land Use Designation	Consistent Zoning Districts
Forest (FOR)	Forestry (FOR), Timberland Production Zone (TPZ), Residential Forest (RF), Open Space (O)
Open Space (O)	Open Space (O), Forestry (FOR)
Water (W)	Water Influence (W) Open Space (O)
Forest Residential (FR)	Residential Forest (RF), Open Space (O)
Rural Residential (RR)	Farm (F), Residential Agricultural (RA), Residential Forest (RF), Open Space (O)
Low Density Residential (LDR)	Residential Agricultural (RA), Residential Single Family (RS)
Medium Density Residential (MDR)	Residential Single Family (RS), Residential Multi-Family (RM), combining Density Limitation (-DL)
High Density Residential (HDR)	Residential Multi-Family (RM), Combining Density Limitation (-DL)
General Commercial (GC)	Commercial Planned Development (CPD), Neighborhood Commercial (C-1), General Commercial (C-2), Heavy Commercial (C-3), Highway Service (HS), Office and Professional (OP)
Professional Office	Office and Professional (OP)
Public Facility (PF)	Any zoning classification
Tourist/Resort Commercial (TC)	RM, RS, CPD, Resort (Res), OP, C-1, C-2, HS
All General Plan Land Use Designations	Combining Agriculture (-AG), Combining Aircraft Overflight (-AO), Combining Building Site (-B), Combining Conditional Use Permit (-UP), Combining Design Review (-Dc, -Ds, -Dh), Combining Development Reserve (-DR), Combining Flood Hazard (-FH), Combining Geological Hazard (-GH), combining Planned Residential Development (-PD), Combining Traffic Management (-TM), Combining Special Purpose Zone (-SP) Timberland Production Zone (TPZ)

Note: Zone districts are consistent with the Community Plan where they are found in this table and the density does not exceed that permitted in the Community Plan text or the land use diagram (expressed as a minimum lot size in some cases). Larger minimum lot sizes than shown on the land use diagram are consistent with the plan because they allow for future uses consistent with the Plan.

C. DISCUSSION

1. Land Use Designations

The Land Use Diagram of the Martis Valley Community Plan (Figure 1.), adopted herein, uses 12 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. The following paragraphs describe each land use designation in terms of typical uses and how and where the designation is applied.

Each land use designation specifies a range of permitted parcel sizes. Implementation of each land use designation is accomplished through assignment of a zone district which specifies a precise minimum parcel size. In some instances, the zone district will provide for a minimum parcel size larger than the minimum parcel size permitted by the land use designation. It is not the intent of the Plan to either encourage or support rezoning requests. Therefore, the requests to rezone property to increase density or decrease the minimum lot size should not be supported. The minimum lot size established by precise zoning is believed to reflect the appropriate maximum density for each area. Other development standards, such as maximum coverage (or intensity of use), setbacks, height limits, and parking requirements can be found by referring to the Placer County Zoning Ordinance (Chapter 17 Placer County Code).

1.1 Forest (F) (40, 80-640 acre minimum)

This designation is applied to mountainous areas of the Plan area where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. The Forest land use designation comprises **17,065** acres or approximately 67**%** of the total plan area.

Typical land uses allowed include: commercial timber production operations and facilities; recreation uses such as skiing and skiing related facilities, such as skier services including parking, incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Forest may include one principal dwelling and one secondary dwelling per lot and caretaker/employee housing. Plan areas in which the Forest designation is used include the area east of SR267 except the Waddle Ranch and Martis Ranch potential development areas and the western most portion of the Plan area. In some areas, in addition to the purposes noted above, the Forest designation is used to denote unaltered Forest land within and among residential or ski area development.

1.2 Open Space (O)

This designation is intended to identify and protect important greenbelt and open space lands within Martis Valley, including: National forest lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; scenic corridors, planned green belts within major residential developments and, sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses. The Open Space land use designation comprises 3,660 acres or approximately 14**%** of the total Plan area.

As identified in the Development standards section of this Plan, the precise boundaries of those areas may be modified as more detailed information is provided or as plans change, so long as the Plan's policies related to open space uses and natural resource protection are implemented with all projects. The precise boundaries of the Open space land use designation used in this Plan was intended to identify specific areas with specific characteristics and in some cases to reflect specific development proposals at the time of adoption of this Plan update. For example, the open space designation for the large meadow is intended to maintain the open character and views that exist today. It would not be appropriate to modify the open space land use designation in order to permit a non-open space use within this area. Alternatively, in the case of the open space designations within the Eaglewood or Siller Ranch sites, in some cases these were drawn to reflect current plans for recreational use of those areas that are not to be protected as natural open space. In these cases, the land use designation boundary may be modified as plans change.

Typical land uses allowed include open space preserves, a wide variety of recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities. Plan areas in which the Open Space designation is used include much of the visually open dry and wet meadow areas of the central portion of the Plan area.

1.3 Water (W)

This designation identifies the Martis Lake Area. The Water land use designation comprises 509 acres or approximately 2**%** of the total Plan area and is entirely within the Martis Lake area in public ownership.

1.4 Forest Residential (FR)

The Forest-Residential designation is applied to areas of moderate to heavy tree cover where very low density, large parcel size averages are determined to be an appropriate land use. The area comprises approximately 250 acres or approximately 1% of the Plan area. Parcels may range in size from 2.5 to 10 acres, or larger.

Typical land uses include: forest product harvesting and management activities, single-family detached dwellings, and related accessory uses. All development in such areas shall have a minimal impact on the forest environment due to the very low density of development allowed. This land use designation applies in the area adjacent to SR267 opposite Northstar-at-Tahoe, as well as an area to the north of Lahontan which is sparsely forested.

1.5 Rural Residential (RR)

This designation is applied to areas generally located in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate. The designation also applies to areas unsuitable for more dense residential development due to constraints imposed by natural features or the lack of adequate roads or other public services. The Rural Residential land use designation comprises 834 acres or approximately 3**%** of the total Plan area. The range of residential density is 0.4-1 dwelling unit per acre. Parcels range in size from 1.0 to 2.5 acres or larger.

Typical uses allowed include: detached single-family dwellings and secondary dwellings; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care facilities; and parks and necessary public utility and safety facilities. Plan areas in which the Rural Residential designation is used are entirely located in the west side of the Plan area and include the Siller Ranch site and a small developed area to the north.

1.6 Low Density Residential (LDR)

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. The Low Density Residential land use designation comprises 2648acres or approximately 10**%** of the total Plan area. The residential density range is 1-5 dwelling units per acre; however, less dense development may also be permitted.

Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, ski facilities, child care facilities; and necessary public utility and safety facilities. Plan areas in which the Low Density Residential designation is used include much of the single-family residentially designated properties in the valley, including the existing developed areas at Northstar-at-Tahoe and adjacent to the Town of Truckee.

1.7 Medium Density Residential (MDR)

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. The Medium Density Residential land use designation comprises 457 acres or approximately 2**%** of the total Plan area. The residential density range is 5-10 dwelling units per acre, however less dense development may also be permitted.

Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), and residential accessory uses; churches, schools, parks, golf courses, ski facilities, child care facilities; and necessary public utility and safety facilities. Plan areas in which the Medium Density Residential designation is used include Northstar-at-Tahoe, Waddle Ranch, and Eaglewood.

1.8 High Density Residential (HDR)

This designation provides for residential neighborhoods of grouped or clustered duplexes, apartments, and other multiple-family attached dwellings such as condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, village centers, other major commercial centers, schools and community services. The High Density Residential land use designation comprises 18 acres or less than 1**%** of the total Plan area. The residential density range is 10-15 dwelling units per acre.

Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multi-family dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; churches, schools, parks, golf courses, ski facilities, child care facilities; and necessary public utility and safety facilities.

Plan areas in which the High Density Residential designation is used are exclusively located at Northstar-at-Tahoe where an employee housing project was approved by the County in 2001 on a portion of the HDR designated land.

1.9 General Commercial (GC)

This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation is applied within urban areas where the commercial development will be near major transportation corridors, and within downtowns, village centers, or other major commercial areas or centers. The General Commercial land use designation comprises 39 acres or less than 1**%** of the total Plan area.

Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, lodging, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate. Plan areas in which the General Commercial designation is used include two small areas at the Northstar-at-Tahoe entrance, the airport commercial area, and a small area at Eaglewood, Waddle Ranch, and Martis Ranch. In these areas, small commercial developments can provide services to meet daily or frequent needs of residents and visitors and thus reduce vehicle trips on area roadways outside of these projects.

1.10 Tourist/Resort Commercial (TC)

This designation provides for specialized commercial uses serving tourism and the traveling public. This designation is applied along major transportation corridors and at major recreational destinations such as ski areas and other types of resorts. The Tourist/Resort Commercial land use designation comprises 49 acres or less than 1**%** of the total Plan area.

Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses. Plan areas in which the Tourist/Resort Commercial designation is used include the Northstar-at-Tahoe commercial village, a mid-mountain area of Northstar-at-Tahoe, an area at the base of Lookout Mountain within the Siller Ranch property, and small isolated areas on the Northstar -at-Tahoe ski mountain intended to accommodate skier related commercial services, and two areas within the proposed Eaglewood and Siller Ranch projects.

1.11 Professional Office (OP)

The professional office land use designation is intended to identify specific locations within the Plan area where a variety of types of offices and limited commercial uses may be appropriately placed. This designation is used within developing areas where real estate, business homeowners associations, service related and other types of office uses can be located to best serve surrounding land uses. The Professional Office land use designation comprises 6 acres or significantly less than 1% of the Plan area and is used in three areas of Lahontan, Hopkins Ranch, and Siller Ranch. Typical land uses will include real estate sales, property management, and other offices, with a limited amount of commercial/retail development directed at serving the office uses.

1.12 Public/Quasi Public

This designation provides for government or special district owned and operated facilities, including quasi-public facilities that may be found in a variety of urban and rural settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned (or proposed) lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers, schools, necessary public utility and safety facilities, and similar or compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

The Public/Quasi-Public land use designation comprises 31 acres or less than 1% of the Plan area. It is used in the Martis Valley to recognize the Truckee-Tahoe Airport.

2. Holding Capacity

The Placer County portion of the Martis Valley General Plan, adopted in 1975, had a maximum holding capacity of 12,000 ± residential dwelling units. This meant that even with a large percentage of second homes in the valley, the area would be capable of accommodating 30,000 people. With day use recreation facilities, primarily the Northstar-at-Tahoe ski mountain, the number of visitors and residents in the valley during peak periods could be substantial.

This Martis Valley Community Plan has a holding capacity that is substantially less than the previous plan, although the assumptions about the valley accommodating a large number of second homes remains valid today. The revised holding capacity is approximately 8,600 dwelling units, a reduction of 28 per cent from the prior plan. Even this maximum number may be high once some of the undeveloped properties are actually planned and built. This reduction is primarily a result of significant changes in three primary areas.

The first area which has had a significant reduction in density is the general area to the west of SR267 and the airport, between Northstar-at-Tahoe and the Nevada County line. Once identified as an area to allow significantly higher densities and a variety of commercial and recreational uses, the recent project proposals submitted for consideration by the County have proposed, and in the case of the Lahontan subdivision project, constructed, developments using only a portion of the permitted maximum density. The projects in this area that now propose reduced densities include Eaglewood, Hopkins Ranch, and Siller Ranch. The Plan includes modified land use designations which recognize these changes.

At one time the County had recognized that substantial additional development may be appropriate in the immediate Northstar-at-Tahoe area as well as to the east of Northstar-at-Tahoe in two significant new development areas. The County's 1975 Martis Valley General Plan applied land use designations to the areas that could have permitted up to 2500 units in addition to the 3700 units anticipated at the Northstar-at-Tahoe development. At that time, Fibreboard Corporation owned all of the affected land. In 1978 the State of California adopted new regulations which mandated that counties enact a new Timberland Production Zone district. The intent of the regulations was to identify commercially viable timberland and, in exchange for a significant tax break, place those lands into a land use designation that restricted the uses to those compatible with the long-term production of timber. Fibreboard did not object to rezoning their land in the Martis Valley, as Timberland Production Zone district. The rezonings included two large areas that had development potential identified in the 1975 Martis Valley General Plan. The change with this Plan is to designate one of those areas as Forest and retain the existing zoning of TPZ, and reduce the potential number of units in the area to the east of SR 267, to approximately 1520. These lands are currently owned by Sierra Pacific Industries and Northstar-at-Tahoe.

Zoning in other areas in and around the Northstar-at-Tahoe development allowed densities even greater than the 1971 Northstar-at-Tahoe master plan. This Plan reduces those densities, limiting the ultimate development at Northstar-at-Tahoe to approximately 3,300 dwelling units (not including employee housing) plus the development of a significant tourist-commercial village.

The Plan area's holding capacity is the product of the permitted densities specified in the land use districts, and the acreage within each district. The County has adjusted this figure to reflect actual densities in those areas that are already fully developed. For those areas that are not fully developed, the County has reduced the theoretical maximum holding capacity by 20%. This reduction reflects the fact that due to market or environmental or other constraints, property rarely develops at the maximum theoretical density afforded by the applicable land use designation. In this fashion, the County calculated that the MVCP has a holding capacity of approximately 8,600 dwelling units.

3. Economic Development

Economic Development refers to the process by which a community creates quality employment opportunities for its residents and promotes activities designed to provide a stable, diverse economy to guard against unforeseen economic changes affecting particular industry sectors. Economic development assistance provided by the County may include financial or technical help to businesses to ensure the retention and expansion of existing enterprises and the attraction of new businesses, as well as job training and employment programs.

Within this Plan area, the County's economic development efforts focus on the vacation and recreational amenities that can be provided within the area. The County's economic development goals for the entire Tahoe/Sierra region are applicable in this area as well. These include assisting in the provision of necessary infrastructure as well as substantial monetary assistance to the Resort Association and encouraging the provision of support facilities needed for a recreational region. The need for improved transit services, circulation routes and employee housing are all issues that affect the entire region and have been recognized as necessary things to improve the economic development of the region.

4. Truckee-Tahoe Airport

A portion of the Truckee-Tahoe Airport (Airport) is located on the northern border of the Plan area. The airport is a public general aviation facility owned and operated by the Truckee-Tahoe Airport District. About half of the District boundary lies within Placer County.

The airport has two perpendicular runways: a north-south oriented runway (runway 1L-19R) which is 4,650 feet long by 75 feet wide, and an east-west oriented runway (runway 10R-28L) which is 6,401 feet long by 100 feet wide. Both runways have a visual approach path indicator and medium intensity runway lights. While both runways are available to general aviation aircraft, only runway 10R-28L is of adequate length to handle business jet operations. Other airport facilities include 120 T-hangers, 277 uncovered permanent parking spaces, 141 transient parking spaces, a heliport, and terminal building

Future plans for the airport include an increase in use of the airport by business jets and commuter and charter passenger service. Certified air carrier service in not anticipated for the foreseeable future. New planned facilities include a parallel 10L-20R runway, an eastern extension of runway 10R-28L, a new terminal building, a turf runway for gliders, additional T-hangers, expanded apron parking, and additional auto parking spaces.

The Truckee-Tahoe Comprehensive Land Use Plan (CLUP) was adopted in 1986 and revised in 1990. The CLUP defines compatible types and intensities of land uses in the vicinity of the airport. Three areas of concern are relied upon to determine land use compatibility with airport operations: height, noise and safety. The CLUP recommends that the land use policies and regulations contained in the Martis Valley Community Plan be consistent with these compatibility determinations in order to minimize public exposure to noise and safety hazards, provide for safe airport operations, and protect the airport as an important public resource.

The Plan policies recognize that the Airport plays a significant role as the hub of recreational air traffic for the north Lake Tahoe and Truckee resort areas. It also recognizes that it is desirable for the Airport to remain at its existing location and that land use conflicts should be avoided. The Plan has been determined to be consistent with the recommendations of the CLUP.

In 1999 some work was undertaken on an update of the CLUP; however, the effort did not progress very far for a variety of reasons, including pending changes with the Airport Master Plan. At such time as an updated CLUP is prepared, this Plan should be reviewed for compatibility with the CLUP and the CLUP's compatibility with the planned land uses identified in this Plan.

SECTION III: POPULATION AND HOUSING

A. PURPOSE

The purpose of this section is to discuss the historic and projected population growth to determine present and future housing needs with the ultimate goal of providing adequate housing for all economic segments of the community. It should be noted that the Goals and Policies of the Placer County General Plan Housing Element apply within the Martis Valley Community Plan area and that the General Plan Housing Element is currently being updated as is expected to be completed in June 2002. The following discussion contains more specific housing and population information relative to the Martis Valley Community Plan area.

B. GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Affordable Housing Supply

Goal 3.A: To provide a fair share of affordable housing to assist in meeting the needs of existing and future Martis Valley residents in all income categories.

Policies

3.A.1. The County shall give the highest priority for permit processing to development projects that include a lower income residential component.

3.A.2. The County shall relax or reduce appropriate development standards for affordable/workforce/employee housing projects as an incentive for developers.

3.A.3 The County shall encourage mixed-use projects where housing is provided in conjunction with compatible non-residential uses.

3.A.4. The County shall require new development in Martis Valley such as Northstar-at-Tahoe, Eaglewood, Siller Ranch, Hopkins Ranch, Martis Ranch, and Waddle Ranch shall be required to provide employee housing equal to 50 percent of the housing demand (based on the number of full-time equivalent employees) generated by the project. The housing is intended to serve the needs of the lower or moderate income level employee. Employee housing shall be provided in one of the following ways (in order of preference):

a. Construction of employee housing onsite;
b. Construction of employee housing offsite;
c. Dedication of land for needed units; or
d. Payment of an in-lieu fee to be used by the County to subsidize the construction of affordable housing in the region.

3.A.5. Owners of vacation homes in Martis Valley shall be encouraged to rent to resort workers and to construct secondary dwellings or accessory apartments as a means of increasing the supply of rental units that serve the needs of the growing number of service workers.

3.A.6. The County shall continue to seek out opportunities for creative methods of encouraging and assisting in the financing of new workforce housing projects in the region.

3.A.7. The County shall review each new development project and identify suitable ways in which such projects can contribute to the supply of lower cost housing or the opportunity to set aside land for such purposes.

3.A.8. The County shall discourage the use of land for high-end residential development where the densities permitted by the Plan and the location in relation to the transportation system, jobs, the airport and necessary services are such that the land would be conducive to moderate or low cost housing.

Goal 3.B. To promote quality residential development in Martis Valley

Policies

3.B.1. The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

3.B.2. The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes.

<u>Energy Conservation</u>

Goal 3.C.: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Martis Valley residents.

Policies

3.C.1. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.

3.C.2. New land use patterns should encourage energy efficiency, to the extent feasible.

IMPLEMENTATION PROGRAMS

1. As part of the Martis Valley Community Plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.

   Responsible Agency/Department: Planning Department
   Funding: General Fund
   Time frame: 2002

2. The County will continue to implement the permit streamlining program for residential projects.

   Responsible Agency/Department: Planning Department
   Funding: General Fund
   Time frame: Ongoing

3. The County will continue to implement the following incentive programs for the construction of affordable housing:

   - Allow second residential units with single-family residences.
   - Allow manufactured housing in all residential zone districts.
   - Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
   - Consider amendments to the zoning ordinance so that employee housing constructed on-site is not deducted from allowable density within the project.

   Responsible Agency/Department: Planning Department
   Time frame: Ongoing
   Funding: General Fund

4. The County will continue to offer a density bonus which provides a 25 percent density bonus if 20 percent of the units are available to low income households.

   Responsible Agency/Department: Planning Department
   Time frame: Ongoing
   Funding: Permit fees

5. When evaluating possible reductions in development standards to encourage affordable workforce/employee housing, the County will also consider public health, safety and other important values such as adequate open space in projects.

   Responsible Agency/Department: Planning Department
   Time frame: Ongoing
   Funding: Permit fees

6. Private developers are encouraged to participate in Federal and State housing programs designed to provide for low and moderate income housing.

   Responsible Agency/Department: Planning Department
   Time frame: Ongoing
   Funding: Public/Private

7. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the Martis Valley Community Plan.

   Responsible Agency/Department: Planning Department
   Time frame: Ongoing
   Funding: General Fund

8. The County will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

   Responsible Agency/Department: Planning, Public Works, and Building Departments
   Time frame: Ongoing
   Funding: General Fund

9. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

   Responsible Agency/Department: Building Department
   Time frame: Ongoing
   Funding: General Fund

10. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

    Responsible Agency/Department: Building Department
    Time frame: Ongoing
    Funding: General Fund

11. The County shall review its interpretation and application of building codes to see that they are not acting as barriers to the development of innovative approaches to meeting the needs of fire resistant, low cost and/or energy-efficient housing.
    Responsible Agency/Department: Building Department
    Time frame: Ongoing
    Funding: General Fund

C. DISCUSSION

1. Population

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in sizing transportation and public facilities to accommodate the anticipated growth. Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes can significantly alter the actual growth rate.

1.1 Historical Growth

Martis Valley historically, along with the Tahoe basin, has experienced population characteristics unique in Placer County. The unusually high number of vacation or second homes, combined with the seasonal nature of the job markets, make the traditional reliance on population projections for planning purposes somewhat uncertain. The 1975 Martis Valley General Plan estimated that the permanent population of the plan area, which included both the Placer and Nevada County portions of Martis Valley, to be 1,200 in 1975. The Plan also estimated the peak weekend population at the time to be 41,000. In 1994, the Placer County General Plan estimated the Community Plan area (Placer County portion only) population to be 1,000 but included no estimate regarding the weekend population. Based on the 2000 census data, the permanent Plan area population of the Placer County portion is approximately 1,185. It is evident from historical population figures that the increase in the number of people living in Martis Valley on a year - round basis is relatively low compared to the number who could be living there if all the housing units were occupied on a full time basis. The total number of residential units in the Plan area in 1975 was estimated at 1190. These were mostly within the Northstar, Ponderosa Palisades and Sierra Meadows projects, with a few older ranch houses scattered elsewhere within the valley. In 2001, the estimated number of residential units is 1935. That is an increase of approximately 30 units per year over that 26-year period. The most rapid periods of growth were the 1972-1980 period when units were added at the rate of

156 per year, primarily at Northstar, and the 1995-2001 period when 45 units per year were added. The rate of growth in the valley has been substantially less than was anticipated when the 1975 plan was prepared. Perhaps this is in part due to the fact that the plan was prepared at the peak of the most rapid growth period for the valley.

1.2 Growth Projections

Future population growth in the Martis Valley will be based largely on the availability of land permitted for development. The vast majority of land in the Plan area is not suitable for development due to sensitive natural resources. The 1994 Placer County General Plan projected a potential for 25,262 year-round residents in the Plan area at ultimate development. As discussed in Section 2 of this Plan, the holding capacity for the Plan area is 9200± dwelling units including a large number of vacation home. . Assuming 2.5 persons per dwelling unit, the projected holding capacity of the Plan area is estimated to be 23,000±persons. As noted above, however, the vast majority of the housing units in the area are second or vacation homes which are not occupied on a regular basis. Therefore, population projections for the Plan area have less usefulness in preparing for future growth than is typical for most community plans. Still, the County has looked at several alternative ways of projecting growth that may occur through the year 2020. The methods include a straight-line projection based on the last 26 years, on the low end, to an assumed six percent per annum growth rate, on the high end. The most likely figure is likely to be somewhere in between. If a three percent per annum rate is used for the entire period, until the year 2020, the result would be approximately 3400 dwelling units in the Plan area in the year 2020. That is an increase of 1465 units over what exists today. If, on the other hand, it is assumed that the future rate of growth will match that of the most rapid historical growth (1972-1980) the valley could have as many as 4900 dwelling units by the year 2020, an increase of 2965 units over what exists today. In either case, with an ultimate holding capacity of 8,600 residential units, these two growth projections would result in the Plan area being only 40-60 percent built-out in the year 2020.

SECTION IV: COMMUNITY DESIGN

A. PURPOSE

This section of the Plan addresses the preservation of those unique features and characteristics which define the Martis Valley community and encourages design of new development that complements the natural environment and achieves other goals as appropriate. Retention of the scenic character of the area by upholding zoning limitations and by minimizing environmental impacts resulting from new development is a primary goal of this Plan. Due to the varied nature of the environmental settings in the Plan area (mountains, forest, timberlands, valley floor, and streams), as well as divergent land uses (residential, second home residential, ski resort, airport, commercial, public and private recreation), this section contains several subsections to address the broad range of diversity within the Plan area.

The Plan recognizes those positive features which characterize the Plan area and provides specific guidelines for site development which will result in the overall enhancement of the community's appearance and function. Although population growth is anticipated within the Plan area, the nature of that growth must remain consistent with the Plan's Vision Statement as well as other sections of the Plan.

This section must be considered in the context of all of the other Plan sections. The land use, housing, open space, transportation/circulation, natural resource, and noise sections all contain policies which significantly affect community design.

B. GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Goal 4.A: To promote and enhance the visual environment of Martis Valley by requiring high aesthetic quality in all new development.

Policies

4.A.1. The County shall require all new development (including major remodeling, reconstruction and redevelopment) to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual, and the Design/Development Standards contained herein.*

4.A.2. The County shall require that *specific plans* and large development proposals include design guidelines for all types of development within the area covered by the plan.

4.A.3. The County shall require that commercial and residential site layouts be designed with the intent to encourage human interaction and to be compatible with the surrounding environment.

4.A.4. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside commercial centers, should be designed and located so that:

a. They do not silhouette against the sky above the ridge lines or hilltops;

b. Roof lines and vertical architectural features blend and do not detract from the natural background;

c. They fit the natural terrain, and;

d. They use building materials, colors, and textures that blend with the natural landscape, thereby avoiding high contrasts.

4.A.5. Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

4.A.6. The County shall require that new rural development be designed to preserve and maintain the rural character and quality of the area.

4.A.7 The County shall require that mixed-use areas include focal points to serve as gathering and/or destination points. Examples of focal points include parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.

4.A.8. Landscaping, whether done for decoration or functional purposes, shall be properly maintained at all times and shall emphasize the use of native plants. Use of non-native plant materials is strongly discouraged.

4.A.9. The County shall prohibit the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Goal 4.B: To protect the visual and scenic resources of Martis Valley as an important quality-of-life amenity for Martis Valley residents and a principal asset in the promotion of recreation and tourism.

Policies

4.B.1. The County shall require that new development in scenic areas (e.g., riparian corridors, lake watersheds, scenic highway corridors, ridge lines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

a. Incorporate design and screening measures to minimize the visibility of structures and graded areas;

b. Maintain the character and visual quality of the area.

4.B.2. The County shall require that new development in scenic areas be designed to use natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

4.B.3. The County shall require that new development incorporates landscaping that provides a transition between vegetation in developed areas and adjacent open space or undeveloped areas.

4.B.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

a. Limit cuts and fills;
b. Limit grading to the smallest practical area required by the development;
c. Limit land exposure to the shortest practical amount of time;
d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

4.B.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

4.B.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:

a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;

b. Include erosion and sediment control measures, including temporary vegetation, sufficient to stabilize disturbed areas;

c. Minimize risk to life and property from slope failure, landslides, avalanches, and flooding; and

d. Maintain the character and visual quality of the hillside.

4.B.7. The County shall require the number and extent of roadway cuts and fills required in construction, reconstruction, and road maintenance be kept to a minimum consistent with standard design practices.

4.B.8. The County shall require that roads, trails, and paths be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.

4.B.9. Each community or major development area should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.

Goal 4.C: To develop a system of scenic routes serving the needs of residents and visitors to Martis Valley and to preserve, enhance and protect the scenic resources visible from these scenic routes.

Policies

4.C.1. Scenic routes designated in the Plan area shall include SR 267, Schaffer Mill Road, and Northstar Drive. Future designations may occur with future development such as the access road into the Waddle Ranch site.

4.C.2. The County shall protect and enhance scenic corridors through such means as implementation of the design review process, regulation of the design and placement of signs, undergrounding of utilities, maintenance of scenic setbacks, density limitations, vegetative screening, clustering developments, grading and tree removal standards, open space easements, and land conservation contracts.

4.C.3. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.

4.C.4. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction.

4.C.5 The County shall support anti-litter, beautification and cleanup programs along scenic routes.

4.C.6. The County shall coordinate scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance.

4.C.7. Along scenic routes designated in the Plan area, ski runs and lifts will be visible. The visual impact of the tree removal required for such uses shall be minimized through the use of an approved re-vegetated cover and other available mitigation measures.

IMPLEMENTATION PROGRAMS

1. New development projects shall be reviewed for consistency with the Community Design Section goals and policies contained herein, the Design/Development Standards, and the County's Design and Landscape Design Guidelines available under separate cover at the Planning Department.

   Responsible Agency/Department: Principally the Planning Department, but may involve other Land Development Departments
   Time frame: Ongoing
   Funding: General Fund

2. The County shall identify and formally designate through the adoption of this Plan, a system of scenic routes in Martis Valley to include SR 267, Schaffer Mill Road, and Northstar Drive.

   Responsible Agency/Department: Planning Department
   Time frame: [FY 02]: With Plan adoption
   Funding: General Fund

C. DISCUSSION

New development can have a substantial impact on the character of the area in which it is located. Some harmful effects can be prevented through zoning, subdivision controls, and housing and building codes. Other aspects of development are subtler and less amenable to exacting rules of thumb declared without regard to specific development proposals. Among these are the general form of the land before and after development, the spatial relationships of the structures and open spaces, and the appearance of buildings and open spaces as they contribute to an area. Such matters require the timely exercise of judgment in the public interest.

Design standards and Design review processes are becoming increasingly common in California, as many cities and counties find they are an excellent way to harmoniously incorporate new construction into established neighborhoods, communities, and natural settings. The Martis Valley Plan area stands at the threshold of increased development which should be guided into development projects that act cohesively to enhance, or at least not substantially detract from, the physical environment.

Areas in Placer County and elsewhere which have adopted strict design standards/guidelines have direct benefits in the form of pleasant environments for living and working, preservation and maintenance of land and property values, and thus, increased tax revenues to the County from improved property conditions, and retardation or prevention of development of slum or blighted areas. They have also found indirect results in the beneficial influence of pleasant environments on behavioral patterns and increased dollar volume of commercial activity.

The County finds that inappropriateness or poor quality design in the exterior appearance of buildings erected in any community affects the desirability of the immediate area and neighboring areas for residential and business purposes. By so doing, the poor design impairs the benefits of occupancy of existing property in such areas, prevents the most appropriate development of such areas, and produces degeneration of the property in such areas with attendant deterioration of conditions affecting the health, safety, comfort, and general welfare of the inhabitants of the County. It is the purpose of the following design standards and guidelines to prevent these and other harmful effects of such exterior appearances of buildings erected in any specific area and thus to promote and protect the health, safety, comfort and general welfare of the community, to promote public convenience and prosperity, to conserve the value of buildings, to promote energy conservation, and encourage the most appropriate use of land within the County of Placer.

In order to implement the Community Design Goals and Policies, as well as other applicable policies of the Martis Valley Community Plan, the County has developed the following general design/development standards. These are intended to guide new development in three of the four major developable areas of the Plan. More detailed design standards may be required of individual development projects proposed within the Plan area, either within these three areas or in other areas where major development projects may be permitted.

Projects must be found to be generally consistent with these standards and with applicable policies contained elsewhere within this Plan. Sections 1.0-1.15 apply to the Northstar-at-Tahoe area. Sections 2.0-2.11 apply to the West Valley area, Sections 3.0-3.9 apply to the Martis Ranch area, and Sections 4.0-4.9 apply to the commercial/industrial/office and airport related uses along SR267 and Truckee Tahoe Airport Road.

Design Guidelines

1.0 **Northstar at Tahoe - Design/Development Standards:** Northstar-at-Tahoe, as depicted on the Martis Valley Community Plan Land Use Diagram is expected to continue to develop as a major ski resort with related year-round and seasonal residential development on 8,000-plus acres located at the eastern end of Placer County in the southern portion of the Martis Valley Plan area. New development within the Northstar-at-Tahoe project area shall be consistent with the following design/development standards.

Northstar-at-Tahoe entrance

1.1 **Residential uses**: Residential units and employee housing shall generally be clustered and sited to: preserve specific environmental, cultural, or historical features; provide or protect natural corridors and wildlife habitat; preserve quality of life characteristics; increase the opportunities for the public to enjoy trails and recreational facilities; minimize visual impacts; and afford more efficiency in siting buildings and providing infrastructure and public services. New residential development at Northstar-at-Tahoe is expected to include both single-family dwellings and attached multi-family structures.

1.2 **Base\Village development**: The Village area may include retail, service and neighborhood commercial uses, professional uses, institutional-type facilities, high-density residential uses, and hotels. Public gathering areas, plazas, and outdoor activity areas shall be a major component of the village. The Village area shall be planned and designed to be pedestrian, bicycle, ski and transit accessible. Design elements that accommodate pedestrians, cyclists, and skiers should take precedence over elements that primarily accommodate automobiles. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.

1.3 **Recreational uses**: Continued development of a variety of recreational uses within the Northstar-at-Tahoe area is anticipated. New ski area development, including ski runs and lift lines, shall minimize visual impacts through accepted mitigation measures. Snowmaking facilities and equipment shall be sited to minimize noise and visual impacts on residential areas.

Hiking and bicycle trail construction shall include erosion control measures, adequate signage, and minimal grading or disturbance of the natural terrain. Trails shall provide links to surrounding public and private lands. Other

recreational development may include ice skating, swimming, tennis, golf course improvements, improvements/expansion at the recreation center, and a variety of other opportunities compatible with the natural setting and a year-round resort community.

1.4 **Employee housing**: Employee housing shall be provided equal to 50% of the employee housing demand generated by future development at Northstar-at-Tahoe, at least one half of this employee housing shall be accommodated on site. The HDR Site within Northstar-at-Tahoe is designated for Employee Housing and shall be limited to employee and/or affordable housing including for-rent and/or for-sale units.

1.5 **Mid-Mountain and On-Mountain commercial uses**: In addition to the village commercial area, a mid-mountain transient lodging and tourist commercial area may be developed at Northstar-at-Tahoe. This area may provide some services similar to the village commercial area but shall not replace the village commercial area as the primary center of activity at the resort. Up to eight small (e.g. one to one and one half acre) on-mountain commercial areas shall be allowed if such development is designed to be accessible primarily by ski, foot, or lift., The sites shown on the Martis Valley Community Plan Land Use Diagram are illustrative only. Specific sites will be determined based on further site analysis, including analysis of environmentally sensitive resources.

1.6 **General commercial uses**: General commercial development located near SR 267 as depicted on the Martis Valley Community Plan Land Use diagram shall be limited to general commercial and service uses primarily designed for the benefit of Northstar-at-Tahoe residents, visitors, and employees.

1.7 **Land use areas**: Land use boundaries, within Northstar-at-Tahoe, as depicted on the Martis Valley Community Plan Land Use diagram may be modified slightly, provided the overall amount of residential and commercial designation allowed within the project area is not increased nor the amount of Forest or Open Space area decreased.

1.8 **Parking:** Adequate parking shall be provided primarily on site. Parking shall be designed to minimize visual and environmental impacts. Efficient underground and under-building parking for residential uses is encouraged to minimize surface parking areas. If feasible, Northstar shall provide an intercept parking lot, suitably screened with vegetative cover, close to Northstar Drive and SR267 to provide for general parking and park and ride operations for Northstar resort uses.

1.9 **Transportation**: An internal transit system will be provided for day skiers and Northstar-at-Tahoe residents in order to reduce single-occupancy vehicle trips and vehicle miles traveled. Residential areas shall be located generally within walking distance, skiing distance, or pedestrian-lift distance of the Village core area. Ski trails and pedestrian trails shall be an integral part of the Northstar-at-Tahoe development to reduce the use of the automobile. The internal transit system shall be coordinated with all external/regional transit systems that service the Truckee/North Tahoe region.

An intercept parking lot is being considered near the entrance of Northstar as a means to improve the resort communities internal of circulation. The visual impact of tree removal and grading shall be minimized through the use of available mitigation measures.

1.10 **Environmentally sensitive lands**: Residential development impacts on environmentally sensitive lands, including wetlands and slopes over 20%, shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Architectural and design techniques shall be implemented to minimize construction impacts, including stepped foundations, when appropriate, along with temporary and permanent soil stabilization and protection measures on graded slopes. No residential buildings shall be located where the existing slope predominately exceeds 25%. Specific resources within the Northstar-at-Tahoe project area that are not to be further impacted by development activity include the open meadow visible from SR 267, the forested corridor along SR 267, the wet meadow and stream corridors in the vicinity of the recreation center, the ridgelines and peaks where development activities would be visible from surrounding areas, and various springs and aspen groves found within the project site. It is recognized that in some cases, infrastructure and utilities must pass through sensitive areas. Where this is found to be acceptable, all feasible measures must be taken to minimize the impact and restore the disturbed area.

1.11 **Open Space**: A minimum of 75% of the 8,000 acres within Northstar-at-Tahoe shall be designated as Open Space or Forest and remain essentially undeveloped. Of the remaining developable acreage, an additional 15% of the total acreage may be developed for outdoor recreation and related uses, such as ski runs, where significant modification of the terrain and/or vegetative cover is required, yet neither buildings nor impervious surfaces comprise more than a negligible area.

1.12 **Grading/Revegetation**: Impacts of new commercial and residential development on existing topography and vegetation shall be minimized. Only native species shall be used for revegetation of disturbed areas. The area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

a. Beyond the purely functional and environmental aspects of grading and drainage, the aesthetic goal is to preserve the existing natural landforms. Where these existing landforms must be altered as a part of the construction process, the altered areas should be re-created in a manner that replicates the existing natural conditions found before the construction disturbance.
b. On some sensitive sites, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Excess fill may not be placed on a homesite.
c. Landowners are responsible for having all previously disturbed areas on a homesite, that are not covered with impervious surfaces, restored. Restoration may include regarding, revegetation or landscaping in approved locations.

1.13 **Infrastructure**: New infrastructure systems shall take advantage of and complement the existing infrastructure systems at Northstar-at-Tahoe.

1.14 **Architectural/site standards:** The existing landscape at Northstar-at-Tahoe is one of the community's most compelling and apparent features. As homes and other structures are added, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community. The location and design of proposed structures must relate to existing terrain and preserve the natural features of the site. Any proposed design

must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views.

Due to topography, landform and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views.

The visual impact of a structure when viewed from other areas will, in the long run, be critically important to maintaining the scenic quality of and visual access to those resources which contribute to the unique quality of the region.

a. The first aesthetic objective of every home in Northstar-at-Tahoe should be to allow the natural setting to remain the dominant image. Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting. The area of soil and vegetation disturbance on each homesite must be limited to that required for necessary construction and landscaping purposes. Except where required by access, there must be no disturbance in setbacks and areas to be left in a natural state. House and multi-family designs must fit their sloping sites rather than the site made to fit an inappropriate design.

b. Tree, brush, and rock removal must be limited to that reasonably necessary for the construction of a home and its protection from fire. No clear cutting of trees within any building envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any site.

c. In many cases, the roof is the largest and most important visual element of a structure. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. The roofs of all two-story homes should include single-story elements. For both single-family and multi-family structures , the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

d. Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific site. Materials should be chosen for their functional qualities and their ability to age gracefully. Imitation materials (manufactured materials mimicking something they are not), and other architecturally incompatible materials and finishes will not be approved.

The predominant exterior materials shall consist of stone and wood. The allowable wood materials include shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding, and heavy timbers.

e. Color can be described in terms of three attributes, including hue (its basic color), value (lightness and darkness), and chroma (intensity). When proposing colors for the exterior materials for a structure, keep in mind the following:
   - Color is affected by architectural design. Planar surfaces will read lighter than those which involve a great deal of articulated shade and shadow.
   - Color is affected by relationships. Structures to be built in any area must relate to and be compatible with the natural landscape.
   - Portions of buildings usually suggest special treatment, including the use of more than one color on a single structure. The combinations of these colors must be addressed in a skillful way to ensure quiet and complementary combinations are the results.
   - As a general guideline, light reflectance values for field and trim colors shall range from a low of 15 to a high of 40.
   - Where more than one color is approved on a single structure, all color changes must be made at an inside corner.

f. Driveway access and garage location lend significant shape to the design and placement of a structure. One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them. When planning a residential structure in this area, the view of the garage doors from the street must be minimized.

g. When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for the entire season.

h. Refuse can enclosures must be contained within the structure of the home or garage. The doors must be designed to resist the attempts of bears and other animals trying to infiltrate the trash area. Special attention to door thickness and construction, hinges, latches, and knobs will be required to prevent sabotage by scavenging animals.

i. Site walls, screens, or fences may be approved when they are proposed as a visual extension of a structure, attached at one end, limited in length and height and use similar materials and finishes. In no case will site walls, screens, or fences be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chainlink fencing is prohibited.

j. Accommodating snow removal and storage presents unique challenges to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience.

   Parking areas and driveways should be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build up. Placer County prohibits the use of salt as a deicing agent on driveways, parking areas and walks, so solutions to slick winter conditions need to be designed into the project by thoughtful orientation and slope

minimization. In most cases driveway slopes are required to be less than 8 percent overall and may not exceed a 12 percent gradient at their steepest part. Additionally, for safety considerations, there must be provided a near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

1.15 **Environmental guidelines**: Residential/commercial development at Northstar-at-Tahoe shall be restricted through comprehensive Covenants, Conditions, and Restrictions and environmental guidelines, including strict architectural standards, that address aesthetic concerns as well as issues pertaining to water quality, energy conservation and the environment. The environmental guidelines shall include such concepts as recycling of materials, preservation of open space, application of conservation measures, revegetation, wildlife habitat enhancement plans, and utilization of many of the U.S. Green Building Council Standards.

2. **West Valley Communities - Design/Development Standards:** On the west side of SR 267, in the western portion of the Plan area, existing residential development consists of the Lahontan, Sierra Meadows, Ponderosa Palisades, Martis Wood Estates, Ponderosa Ranchos subdivisions, and smaller projects. This area is expected to accommodate a significant amount of new residential (1,650± residential units) and recreational development as the area builds out. Schaffer Mill Road provides the major access into the newly developing areas and has been designated as a scenic corridor in this plan. Past development has included some good examples of man-made features added to the landscape in a way that does not overly detract from the natural setting. These design/development standards are intended to encourage new development design that recognizes the benefits of continuing this trend.

2.1 **Residential uses:** Residential units shall generally be clustered and/or sited to: preserve specific environmental, cultural, or historical features; provide or protect natural corridors and wildlife habitat; preserve quality of life characteristics; increase the opportunities for residents and visitors to enjoy trails and recreational facilities; minimize visual impacts; and afford more efficiency in siting buildings and providing infrastructure and public services. New residential development in this area of the Martis Valley is expected to include, primarily single-family homes, but may include multi-family structures, duplexes, and apartment-type units combined with office, recreational, or maintenance facilities.

2.2 **Commercial/Professional Office Uses**: Commercial and Professional office uses will be very limited in this area and generally related to residential and/or recreational developments within the area. For example, professional offices for the management of a large planned development project, or for a homeowner's association, or for a recreational development such as a golf course, will be considered.

Commercial uses that serve recreational uses such as a ski hill or golf course will also be considered. Freestanding commercial or office uses, although considered in the preparation of this Plan are not provided for in this area due to the close proximity of the Town of Truckee's major commercial areas and those planned in even closer proximity on SR 267.

2.3 **Recreational Uses**: Additional development of a variety of recreational uses in the West Valley area is anticipated. These uses are likely to include trails, golf courses, swim and tennis clubs, ski trails including the possibility of access to the Northstar-at-Tahoe ski hill via a new ski lift or lifts, and the potential for a public park site. An interconnected system of trails must be developed with each and every project in the area.

A small expansion to the north of the Northstar -at-Tahoe ski hill and the construction of lifts to provide access from the West Valley area is recognized herein as a possibility and permitted by the Plan. The terrain is suitable for such an expansion and the area at the base would accommodate additional ski related commercial and residential uses. The concept of a new major ski base commercial village, addressed in the 1975 Martis Valley General Plan, has been significantly scaled back in this Plan update, although a smaller village may be appropriate.

Additional golf course development has been proposed in this area. This type of recreational use is appropriate when done in a manner which recognizes the natural terrain, preserves important areas of natural habitat, maintains view corridors, and leaves substantial natural buffer areas. Such development is not appropriate within stream corridors in the absence of natural buffers, or when done in a manner resulting in an urban appearance where residential development backs up to the manicured turf areas leaving little or no natural terrain and vegetation as a buffer.

The County has identified the need for a public park site of approximately 30 acres within the Martis Valley. Two of the candidate sites for such a facility are located within the West Valley area. This facility would provide connections and staging areas for access to the trail system as well as traditional park improvements including turf areas for organized sports, play courts of different types, playgrounds and equipment and the possibility of indoor recreational facilities. A variety of other private recreation facilities may be constructed as a part of new residential developments in order to meet the demand for tennis, swimming, playground and other amenities commonly found in residential projects.

2.4 **Institutional uses**: There may be opportunities for institutional uses within the West Valley area including public service facilities, religious institutions or public safety facilities. Such uses will be considered.

2.5 **Land Use areas**: Land use boundaries, within the West Valley area, as depicted on the Martis Valley Community Plan Land Use diagram may be modified slightly provided the

overall amount of residential development allowed in the project site is not increased, nor the amount of Forest or Open Space area decreased.

2.6 **Parking:** Adequate parking shall be provided on-site. Parking shall be designed to minimize visual and environmental impacts. Parking for non-residential uses must be designed to be consistent with the architectural/site standards contained below.

2.7 **Transportation:** Each new project shall contribute to the continued operation and expansion of a regional transit system. Each project shall be designed to include facilities for transit stops at appropriate locations to serve employees, young people, and others using such services.

2.8 **Environmentally sensitive lands:** Residential development impacts on environmentally sensitive lands, including wetlands and slopes over 20% shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Specific resources within the West Valley area that are to be protected include the open meadow area visible from SR267, the forested corridor along Schaffer Mill Road, the Martis Creek corridor and adjacent wildlife areas, and smaller drainageways found in other locations within this area.

The open meadow area visible from SR267 must not be encumbered with residential buildings or terrain alterations which detract from the natural appearance of the terrain and vegetation. Recreational uses, including turf, either for a golf course or playfield, may be permitted if appropriately set back and buffered by areas of native terrain and vegetation. Any structures within this view corridor must be designed to be historic or agricultural in appearance or must be substantially screened from view. Unnaturally large mounding and plantings along the roadways to screen such uses will not be approved as the open meadow views would be lost and the character of the area significantly changed.

The Martis Creek corridor passes through the southern portion of this area. When the Lahontan project was approved, substantial care was taken to ensure that significant open space buffers were provided along this entire corridor. As development adjacent to the creek corridor continues to the south, the same or even greater measures must be taken to ensure that the natural character and function of the creek and adjacent lands are maintained. Included in the function of the creek and its tributaries is the spawning of wild trout from Martis Lake.

2.9 **Open Space lands**: Significant open space areas shall be set aside within every project as necessary to fulfill the goals of this Plan.

2.10 **Revegetation:** The impact of new residential development on existing vegetation shall be minimized. Native brush and grass species shall be used for revegetation of disturbed areas. The area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

2.11 **Architectural/site standards**: The existing landscape in this area, as in other areas of the Martis Valley, is the area's most apparent feature. As homes are added, care must be taken to preserve the natural beauty intrinsic to this area. The native vegetation and site features provide a setting that can weave together different projects into a cohesive and distinct community made up of separate, yet complementary projects. The location and design of

proposed structures must relate to existing terrain and preserve the natural features of the site. Any proposed design must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views.

Due to topography, landform and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views.

a. The design objective of every home should be to allow the natural setting to remain the dominant image. Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting. The area of soil and vegetation disturbance on each homesite must be limited to that required for necessary construction and landscaping purposes. Except where required by access, there must be no disturbance in setbacks and areas to be left in a natural state. House designs must fit their sloping sites rather than the site made to fit an inappropriate design.

b. Tree, brush, and rock removal must be limited to that reasonably necessary for the construction of a home and its protection from fire. No clear cutting of trees within any building envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any homesite.

c. In many cases, the roof is the largest and most important visual element of a structure. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. The roofs of all two-story homes should include single-story elements. For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

d. Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific homesite. Materials should be chosen for their functional qualities and their ability to age gracefully. Imitation materials (manufactured materials mimicking something they are not), and other architecturally incompatible materials and finishes will not be approved.

   The predominant exterior materials shall consist of stone and wood. The allowable wood materials include shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding, and heavy timbers.

e. Color can be described in terms of three attributes, including hue (its basic color), value (lightness and darkness), and chroma (intensity). When proposing colors for the exterior materials for a home, keep in mind the following:
   - Color is affected by architectural design. Planar surfaces will read lighter than those which involve a great deal of articulated shade and shadow.
   - Color is affected by relationships. Structures to be built in any area must relate to and be compatible with the natural landscape.
   - Portions of buildings usually suggest special treatment, including the use of more than one color on a single structure. The combinations of these colors must be addressed in a skillful way to ensure quiet and complementary combinations are the results.
   - As a general guideline, light reflectance values for field and trim colors shall range from a low of 15 to a high of 40.
   - Where more than one color is approved on a single structure, all color changes must be made at an inside corner.

f. Driveway access and garage location lend significant shape to the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them. When planning a house in this area, the view of the garage doors from the street must be minimized.

g. When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for the entire season.

h. Refuse can enclosures must be contained within the structure of the home or garage. The doors must be designed to resist the attempts of bears and other animals trying to infiltrate the trash area. Special attention to door thickness and construction, hinges, latches, and knobs will be required to prevent sabotage by scavenging animals.

i. Site walls, screens, or fences may be approved when they are proposed as a visual extension of the residence, attached at one end, limited in length and height and use similar materials and finishes. In no case will site walls, screens, or fences be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chainlink fencing is prohibited.

j. Accommodating snow removal and storage presents unique challenges to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience.

Parking areas and driveways should be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build up. Placer County prohibits the use of salt as a deicing agent on driveways, parking areas and walks, so solutions to slick winter conditions need to be designed into the project by thoughtful orientation and slope minimization. In most cases driveway slopes are required to be less than 8% overall and may not exceed a 12% gradient at their steepest part. Additionally, for safety considerations, there must be provided a near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

3. **East Valley Community - Design/Development Standards**: The Martis Valley Community Plan Land Use Diagram designates a low density residential area including a small commercial site east of SR267 and east of Northstar-at-Tahoe. Following the expiration of the TPZ, this area is available for the development of a large residential project. New development in this area shall be permitted only where it is found to be consistent with the following design/development standards and is developed consistent with an approved comprehensive master plan.

3.1 **Residential uses**: Residential units may be provided in a variety of types including attached, detached, and vacation condominiums. Such uses shall be clustered and sited to preserve specific environmental, cultural, or historical features; provide for or protect natural riparian corridors and wildlife habitat; increase the opportunities for the public to enjoy trails and recreational facilities; minimize visual impacts, and afford more efficiency in siting buildings and providing infrastructure and public services. New residential development in this area, known as Martis Ranch, is expected to include 10% of dwelling units of both single-family dwellings or multi-family structures affordable for moderate income people (up to 120% of median income). The Martis Ranch development shall include at least an additional 10% of its dwellings to be affordable to professional employees working in the Martis Valley Area (deputy sheriffs, firefighters, school teachers, engineers, etc.). The total number of residential units shall not exceed 1360. (An additional 160 units may be permitted on adjoining land currently owned by Northstar.) Furthermore, the Martis Ranch development may provide housing affordable to 50% of the full-time equivalent employees generated by this development. Such housing shall be applicable and credited to the affordable housing program or the professional employee housing program.

3.2 **Base/Village development**: The Village area may include retail, service, and neighborhood commercial uses, professional uses, institutional-type facilities, and high density residential uses. Public gathering areas, plazas, and outdoor activity areas shall be a major component of the village. The Village areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Commercial uses should be designed to meet the everyday needs of the residents of the immediate area as well as a focal point.

3.3 **Recreational uses**: Development of a variety of recreational uses within the area is anticipated. A system of summer and winter bicycle, pedestrian, and cross-country ski trails is anticipated. Trail construction shall include erosion control measures, adequate signage, and minimal grading or disturbance of the natural terrain. Trails shall provide links to surrounding public and private lands. A public park and trail staging area shall be created on this site with the project development. Other recreational development may include ice skating, a recreation center, play fields, and a variety of other opportunities compatible with the natural setting.

3.4 **Land use areas**: Land use boundaries, within the Martis Ranch area as depicted on the Martis Valley Community Plan Land Use diagram may be modified slightly provided the overall amount of residential and commercial designation allowed within the projected area is not increased not the amount of Forest or Open Space area decreased.

3.5 **Parking**. Adequate parking shall be provided on site. Parking shall be designed to minimize visual and environmental impacts.

3.6 **Transportation**: This project shall participate in the operation and funding of a transit system in order to reduce single-occupancy vehicle trips and vehicle miles traveled. The internal transit system shall be coordinated with all external/regional transit systems that service the Truckee/North Tahoe region. The system must operate to serve employees, residents, vacationers, and school children.

3.7 **Environmentally sensitive lands**: Residential development impacts on environmentally-sensitive lands, including wetlands and slopes over 20% shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Specific resources that are not to be further impacted by development activity include the open and view corridor visible from SR 267, the wet meadow and stream corridors, the ridgelines and peaks where development activities would be visible from surrounding areas, and various springs and aspen groves found within the project site.

3.8 **Grading/Revegetation**: New residential development shall minimize its impact on existing topography and vegetation. Only native brush and grass species shall be used for revegetation of disturbed areas. The area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

a. Beyond the purely functional and environmental aspects of grading and drainage, the aesthetic goal is to preserve the existing natural landforms. Where these existing landforms must be altered as a part of the construction process, the altered areas should be re-created in a manner that replicates the existing natural conditions found before the construction disturbance.

b. In some sensitive areas, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Excess fill may not be placed on a homesite.

c. Landowners are responsible for having all previously disturbed areas on a homesite, that are not covered with impervious surfaces, restored. Restoration may include regarding, revegetation, or landscaping in approved locations.

3.9 **Architectural/site standards**: The existing landscape in this area is one of the Plan areas most compelling and apparent features. As homes and other structures are added, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community. The location and design of proposed structures must relate to existing terrain and preserve the natural features of the site. Any proposed design must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views.

Due to topography, landform and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views.

The visual impact of a structure when viewed from other areas will, in the long run, be critically important to maintaining the scenic quality of and visual access to those resources which contribute to the unique quality of the region

a. The first aesthetic objective of every home should be to allow the natural setting to remain the dominant image. Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting. The area of soil and vegetation disturbance on each homesite must be limited to that required for necessary construction and landscaping purposes. Except where required by access, there must be no disturbance in setbacks and areas to be left in a natural state. House designs must fit their sloping sites rather than the site made to fit an inappropriate design.

b. Tree, brush, and rock removal must be limited to that reasonably necessary for the construction of a home and its protection from fire. No clear cutting of trees within any building envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any homesite.

c. Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific homesite. Materials should be chosen for their functional honesty and their ability to ages gracefully. Imitation materials (manufactured materials mimicking something are not), and other architecturally incompatible materials and finishes will not be approved.

d. Driveway access and garage location lend significant shape to the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is often-present row of garage doors aligned along the street with oversized driveways leading to them. When planning a house in this area, the view of the garage doors from the street must be minimized.

e. When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and showed areas may retain snow for the entire season.

f. Refuse can enclosures must be contained within the structure of the home or garage. The doors must be designed to resist the attempts of bears and other animals trying to infiltrate the trash area. Special attention to door thickness and construction, hinges, latches, and knobs will be required to prevent sabotage by scavenging animals.

g. Site walls, screens, or fences may be approved when they are proposed as visual extension of the residence, attached at one end, limited in length and height and use similar materials and finishes.. In no case will site walls, screens, or fences be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chain link fencing is prohibited.

h. Accommodating snow removal and storage presents unique challenges to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience.

Parking areas and driveways should be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build up. Placer County prohibits the use of salt as a deicing agent on driveways, parking areas and walks, so solutions to click winter conditions need to be designed into the project by thoughtful orientation and slop minimization. In most cases, driveway slopes are required to be less than 8 percent overall and may not exceed a 12 percent gradient at their steepest part. Additionally, for safety considerations, there must be provided a near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

4.0 **Airport Commercial – Design/Development Standards**: This area is along Truckee-Tahoe Airport Road and contains a limited amount of undeveloped commercial land. Existing uses are made up of a variety of airport office, government, commercial, and storage facilities. New development is likely to include additional office, retail, and airport related uses. These standards and guidelines apply to all of the area zoned Airport.

4.1 **Permitted Land Uses** - Land Uses in the airport commercial area shall be limited to those permitted in the applicable zone districts with the further restriction that outdoor storage, assembly, or displays shall not be considered appropriate in this area.

4.2 **Site Design** - Site design involves the arrangement of indoor and outdoor spaces to accommodate the activities required for a proposed use. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered in laying out the site design. Because a site functions as an integral part of the community, the site design should also relate the spaces and activities to each other, to the site, and to the structures and activities on adjacent sites. The design should take into account such factors as safety, community identity, and character preservation of the natural environment and both pedestrian and vehicular access and circulation.

a. The existing natural features of a site shall be retained and used to advantage. The incorporation of features such as creeks, trees, natural slope, rocks and views often leads to a more interesting and unusual design.

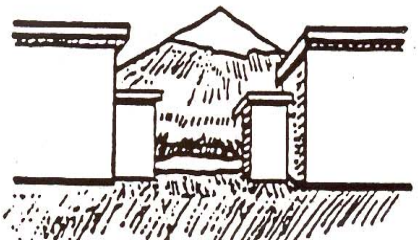
b. Buildings shall be sited with consideration given to sun and shade, changing climatic conditions, noise, safety, and views to and from the site.

c. Setback standards shall follow requirements set forth below.

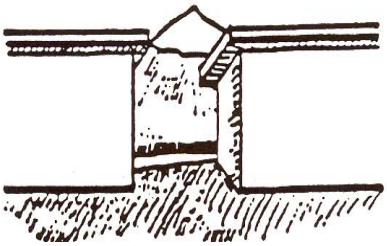
- Scenic Corridors: Buildings and structures shall be setback a minimum of 100' from the SR 267 right-of-way line.

- Stream Environment Zone: Buildings, structures, and other land coverage/ disturbance shall be setback from permanent and intermittent streams 100' and 50' respectively.

d. Buildings should be sited so that they do not interrupt the flow of the skyline or open meadow as viewed from common vantage points.



Appropriate



Inappropriate

e. Site plans should be compatible with adjacent properties and streetscape in the placement of structures and uses. Cooperation in development between properties such as sharing driveways and parking can be advantageous.

f. Buildings should be located on a site so as to enhance the architecture and natural features of the site. In general, off-street parking and loading areas should be located to the sides and rear of the site and screened from the street with landscaping, in such a way that it will not cause problems related to snow removal or site distance. For commercial projects, a portion of the total building area should be located at the street perimeter in such a way that it will not cause problems related to snow removal and site distance. Such siting reinforces the streetscape and screens the parking areas.

   Buildings designed for sloping topography such as at the SR 267, Truckee-Tahoe Airport Road intersection, should conform to the natural topography rather than altering the natural topography to accommodate the structure. The form, mass, and profile of individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the site as much as possible.

g. A landscaped buffer no less than 20 feet wide is required between the road right-of-way and building facades in order to provide a sense of separation between the landscaping and the building.

h. Service areas should be located to the side or rear of the building. Service areas located in the front of the building are strongly discouraged.

j. Service stations/vehicle repair facilities should be designed in the reverse or backup mode (reverse orientation). Reverse or backup mode requires that the service areas of these facilities be shielded from public view by orienting pump stations and service bay openings away from adjacent street(s).

4.3 **Grading and drainage** - Grading and drainage are engineering aspects of site development that can affect both the site and the surrounding area. Poor grading can inflict substantial damage on the environment, the site, and surrounding properties.

a. The site shall drain adequately without interfering with adjacent properties.

b. Only those areas that are needed for construction shall be disturbed. Vegetation outside the construction zones shall be protected.

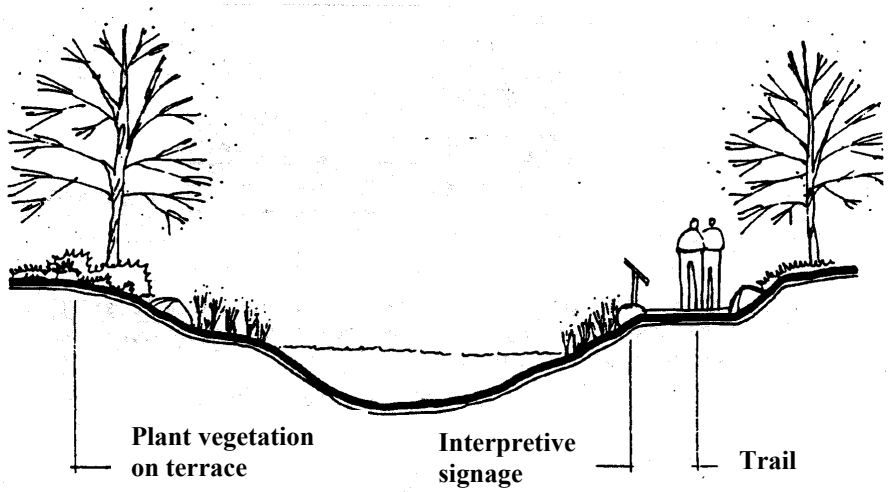
c. All projects in the Plan area are required to have erosion control plans in accordance with the County's erosion control practices and Best Management Practices or the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains prepared by the Resource Conservation and Development Council, 1981. Best Management Practices include temporary and permanent erosion control measures, vegetation protection, and revegetation.

d. In order to minimize the visual impacts associated with grading, the following grading guidelines are recommended:
   - The overall shape, height, and grade of any cut or fill slope should be designed to simulate the existing natural contours and scale of the natural terrain of the site.
   - The angle of a graded slope should be gradually adjusted so that it merges smoothly into the angle of the natural terrain.
   - Graded slopes should be promptly revegetated with a ground cover or combination of ground cover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion.

e. Also known as retention or detention basins, sediment basins are used to remove sediment from storm water and other surface water runoff. The County's accepted Best Management Practices (BMPs) provide guidance dealing with the installation and operation of sediment basins; the County should be consulted early in the design process.

   The appearance and integration of these systems into the landscape can be greatly improved over existing practices. In times of non-storm events the basins can serve as open spaces. Terrace basin slopes whenever possible as shown below in order to minimize the safety hazard of straight, deep slopes.

   Restricting access to sediment basins has often been accomplished by a 6-foot high cyclone or chain link fence with little or no additional landscape screening. A more visually successful solution is to combine changes in grade with low (3-4 feet high) wooden fencing, and a substantial landscape screen of trees, shrubs, and ground cover. Formal landscape plantings will give a more formal or urban appearance, while native or naturalized grasses and riparian species can give the appearance of a wet meadow or wetland marsh. All mechanical equipment should be screened from view of the road or the lake.



4.4 **Landscaping -** Landscaping is a major factor in the image of an area. However, the landscaping of a project should attempt to do more than make a place look attractive. Plants can perform a number of functions to enhance the land use and increase user comfort. Plants can be used to create spaces, separate uses, give privacy, screen heat and glare, deflect wind, muffle noise, articulate circulation, emphasize entrances and exits, inhibit soil erosion, purify air, and soften the lines of architecture and paving. Careful thought should be given to the needs of the site when designing the landscaping.

a. The County considers the following when evaluating the plant species specified for a project. These concerns help to ensure that the plants approved will add to the visual interest of the community and be relatively problem free.

- Utilize plants whose final size will be appropriate to the location. Sensible plant choice will ensure that the function for which the plant was chosen will be fulfilled. It also eliminates the need for frequent maintenance or replacement of a plant which outgrows its space.

- Select plants that can survive the climate and snow loads. Proper location of sun and shade loving plants also helps to ensure survival.

- In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their relative hardiness, drought tolerance, year round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g. screen, accent shade, etc.) For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, i.e. requiring minimal irrigation and fertilizers, are preferable.

b. All site development shall include landscaping.

c. Existing trees and natural features should be preserved and incorporated into the landscape plan. Trees to be saved shall be protected during construction.

d. Landscaping shall be designed to preserve adequate sight distance for motorists and pedestrians.

e. Areas designated as open space shall either remain in natural vegetation if possible, or be landscaped.

f. For all commercial projects, the following minimum plant sizes and spacing shall be required at the time of planting:

1. trees should be minimum 6' high and 1.5" diameter at breast height;

2. upright shrubs shall be a minimum 3-gallon pot size with a minimum 18" height and spread ;

3. spreading shrubs shall be a minimum 3 gallon pot size with a 24" spread; and

4. ground cover shall be a minimum 4" pot size with a maximum 24"on center spacing.

g. Live plant material should be used in all landscaped areas. Gravel, colored rock, and similar materials are generally not acceptable as ground cover.

h. Each planting bed should usually be enclosed by wood, concrete, or masonry curbing a minimum 6" in width, and 6" in height above the paving surface or other materials such as mountable dikes which will adequately facilitate snow removal.

4.5 Building Design

a. Building design should compliment and harmonize with the best examples of attractive buildings in the area. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color, or pattern of openings.

b. The architectural design of a project should include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings, or the ground.

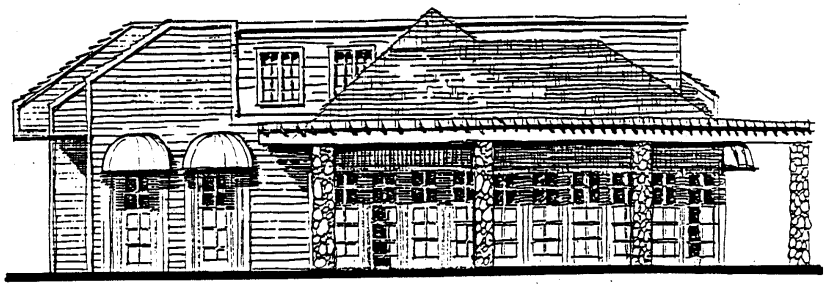
c. Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided.

d. Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings.

e. Roofs, including mechanical equipment and skylights should be constructed of non-glare finishes that minimize reflectivity.

f. Building design should be coordinated on all elevations in regards to color, materials, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.

g. Roof shape is important in terms of organizing the massing of buildings, especially at the edges of tree or land masses or in the open. The objective in



Utilize various massing and textures

determining roof shape is to establish a visual order to building clusters. Roof appurtenances (dormers, clearstories, skylights) create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

h. Pedestrian and vehicular areas shall be protected from roof snow shedding. This can be accomplished through secondary roofs, snow clips, and snow fences on roofs. All roof structures shall be designed to conduct rain and snow melt water in such a way as to prevent it from creating a dripping, icing or flooding menace on pedestrian or vehicular areas below.

Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Snow sliding off roofs onto parking or pedestrian areas must be avoided. A simple gable entry will allow snow to shed from the roof and not interfere with access.

i. Where possible, doors should open onto exterior areas that receive sunlight.

j. Screening should be provided for all roof-mounted mechanical and electrical equipment as an integral part of the building's design. Any exposed vents or flashing should be colored to blend in with the roof surface, and should not be left as reflective, metallic surfaces.

k. The visual impact associated with building height can be mitigated and significant scenic backdrops can be protected by varying setbacks, stepping back upper stories, and maintaining view corridors that frame views.

l. Windows and Dormers. Windows should be full dimension and have real mullions and sashes; do not use reflective materials on windows as they cause unnecessary glare to pedestrians; dormers with windows are recommended for second and third stories.

4.6 **Building Materials -** A building's materials provide strong reinforcement of the design concept. Building materials which are natural and provide a sense of strength and permanence through their dimensions and mass are recommended.

a. Roof surfacing materials are important as a means of blending the new construction to the existing character of the area, as careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climatic conditions, and which are also functionally appropriate. Metal in earth tone color is acceptable (see color discussion below); Cor-ten type metal product which appears to be a cedar shake is recommended; composition shingles are not recommended unless they are very dark and heavily textured; tile of any type is not recommended. Roof design should reflect traditional alpine architecture. Dormer windows and other special roof features (e.g., chimneys) are encouraged within the sloping roof area to create interest and variety.

b. **Siding -** Predominantly wood is recommended; concrete and concrete block (e.g., concrete masonry units) is only acceptable when it is faced with a medium to dark colored, heavily textured stone or stone product; wainscots are recommended where possible, particularly below first floor windows; glass which is not lined with mylar or similar reflective material is acceptable and should be used generously in retail buildings.

4.7 **Building Colors -** Building color is generally a function of the building materials used. Because recommended building materials are natural in character, building material colors will generally be natural in color. Metal roofs are an exception to this.

a. **Roofs -** Appropriate metal roof colors include: medium to dark shades of brown, green, or gray. Avoid reflective surfaces.
b. **Siding -** When wood siding is used, appropriate siding colors should be in the medium to dark brown, gray, or green range. When stone is used it would be darker in color (brown or gray) and not light gray or white.

4.8 **Lighting -** Illuminating building entrances is generally the only type of building lighting which is acceptable. Covered walkways and shelters may also be illuminated to assist users. Light sources should be shielded from view and well integrated into the building's design. This should generally be done with down-lighting rather than up-lighting or wall fixtures. Keep the area of illumination to a minimum to provide for safety of users. Interior illumination visible through windows will provide additional lighting. General lighting of building facades, building perimeters, roofs or roof lines is not appropriate.

4.9 **Signs** – Signs on buildings should be integrated into the overall building design. Architectural designs should anticipate the location and size of building signs. This may require changes or modifications to a sign design to achieve a sense of fit between sign and building. Building signs should be at an appropriate height and size to be read by pedestrians. This generally means sign mounting heights of less than 10 feet and sign area of 10-20 square feet. Building signs should not be oriented toward automobiles. This is the function of freestanding signs.

SECTION V: TRANSPORTATION AND CIRCULATION

A. PURPOSE

The Transportation and Circulation Section of the Martis Valley Community Plan serves the following five purposes: establish goals and policies to guide the development of the transportation system; describe existing transportation conditions and circulation features within the plan area; describe future transportation conditions resulting from development of the plan area; identify improvements to, and the development of, the transportation system to ensure the creation of a safe, efficient, multi-modal transportation system consistent with established goals and policies; and identify a method for financing the identified transportation needs in the plan area.

B. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Streets and Highways

Goal 5.A.: To provide for the long-range planning and development of the county's roadway system to ensure the safe and efficient movement of people and goods.

Policies

5.A.1 The County shall plan, design, and regulate roadways in accordance with the classification system established in this plan.

5.A.2 The County shall require that streets and roads be dedicated, widened, and constructed according to the roadway design and access standards generally defined in the Placer County General Plan and the County's Highway Deficiency Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.

5.A.3 The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes, as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations.

5.A.4 On highways, intersection spacing should be maximized. Driveway encroachments along collector roadways shall be minimized. Access control restrictions for each class of roadway in the county are specified in Part I of the Placer County General Plan Document.

5.A.5 The County shall require that through-traffic be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.

5.A.6 The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.

5.A.7 The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).

a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".

b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these level of service (LOS) standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations
- The right-of-way needs and the physical impacts on surrounding properties
- The visual aesthetics of the required improvement and its impact on community identity and character
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceeding of the standards

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

5.A.8 The County's LOS standard for State Route 267 shall be no worse than E.

5.A.9 The County shall explore with neighboring jurisdictions acceptable and compatible levels of service and joint funding of projects to improve the transportation system.

5.A.10 The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.

5.A.11 It shall be at the discretion of the County to determine if an analysis of traffic will be required for land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include the project's fair share of improvements that may also provide benefits to others.

5.A.12 The County shall work to secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.

5.A.13 The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., work force housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

5.A.14 Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements, as well as maintaining the adopted level of service (LOS), for State Highway 267 in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents and visitors in Martis Valley.

5.A.15 The County shall coordinate the road network and alternative transportation systems within the Community Plan area with similar systems in surrounding areas.

5.A.16 The County shall require provisions for safe, convenient access to residences, businesses, and public facilities located in Martis Valley.

5.A.17 The County shall keep to a minimum the number of driveway encroachments along public roadways—particularly along Schaffer Mill Road, Northstar Drive, Big Springs, SR267, and all other collector roadways presented on Figure 2.

Transit

Goal 5.B: To promote a safe and efficient mass system, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Martis Valley.

Policies

5.B.1 The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.

5.B.2 The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.

5.B.3 The County shall pursue sources of funding for transit services.

5.B.4 The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services.

5.B.5 The County shall require development of transit services by ski resorts and other recreational providers to meet existing and future recreational demand. On-site transit systems as well as off-site transit alternatives and park-and- ride facilities will be encouraged.

5.B.6 The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.

5.B.7. The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.

Transportation Systems/Demand Management

Goal 5.C: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the county's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

Policies

5.C.1. The County shall promote the use of transportation systems management (TSM)/transportation demand management (TDM) programs that divert automobile commute trips to transit, walking, and bicycling.

5.C.2. The County shall promote the use, by both the public and private sectors, of TSM/TDM programs that increase the average occupancy of vehicles.

5.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

5.C.4. During the development review process, the County shall require that proposed projects meet adopted *Trip Reduction Ordinance* (TRO) requirements.

Non-Motorized Transportation

Goal 5.D: To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policies

5.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the plan areas major employment and housing areas and between its existing and planned bikeways.

5.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the plan area bikeways and multi-purpose trails with those of neighboring jurisdictions.

5.D.3. The County shall pursue sources of funding for the acquisition, development, and improvement of public trails for non-motorized transportation (bikeways, pedestrian, and equestrian).

5.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

5.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

5.D.6. The County shall support the development of parking areas near access to hiking and equestrian

trails.

5.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.

Air Transportation

Goal 5.F: To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.

Policies

5.E.1. The County shall support the continued use of the Truckee-Tahoe Airport as a general purpose airport.

5.E.2. The County shall work with the Airport Land Use Commission in the planning of land uses around the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment and establishment of compatible uses within the over-flight zones.

IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies and specific discussions contained in the Transportation and Circulation Section and throughout the Plan.

   Responsible Agency/Department: Land Development Departments, Board of Supervisors
   Time frame: Ongoing
   Funding: Application fees

2. Prepare and adopt an ordinance implementing traffic mitigation fees for the Roadway Capital Improvement Program.

   Responsible Agency/Department: Department of Public Works, Board of Supervisors
   Time frame: On-going
   Funding: Road Fund/Fees

3. Coordinate transportation planning with the Placer County Transportation Planning Agency, adjacent jurisdictions, and Caltrans.

   Responsible Agency/Department: Department of Public Works
   Time frame: Ongoing
   Funding: Road Fund

4. Develop funding sources for road-adjacent trails.

   Responsible Agency/Department: Facility Services
   Time frame: Ongoing
   Funding: General Fund/Fees

5. Pursue other sources of funding for transportation improvements.

Responsible Agency/Department: County Executive, Department of Public Works
Time frame: Ongoing
Funding: General Fund/Road Fund

6. Continue existing transportation construction and maintenance programs.

Responsible Agency/Department: Department of Public Works, Caltrans
Time frame: Ongoing
Funding: Varied

7. The County shall work with the Placer County Transportation Planning Agency periodically reviewing and updating its short-range transit plan at least as often as required by State law.

Responsible Agency/Department: Department of Public Works
Time frame: FY 99-00; every five years thereafter
Funding: Transportation Development Act funds

8. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County.

Responsible Agency/ Department: Department of Public Works
Time frame: Ongoing
Funding: Transportation Development Act funds

9. The County shall require that bikeways recommended in the *Bikeways/Trails Master Plan* be developed when street frontage improvements are required of new development.

Responsible Agency/Department: Department of Public Works
Time frame: Ongoing
Funding: Developer fees, Application Fees

C. DISCUSSION

1. Existing Transportation System

The transportation system which presently serves the Martis Valley community includes a network of roadways, transit facilities and services, pedestrian and bicycle facilities and aviation. To provide a foundation for the development of future transportation needs in the plan area, the existing condition of each component of the transportation system is described in this section.

Streets and Highways (see Figure 2)

Due to the predominance of low density residential, dispersed throughout portions of the valley, automobile travel is the prominent mode of travel in the Martis Valley area. Automobile travel relies on a system of streets and highways for local and regional travel. Therefore, the most important element of the transportation network is the system of regional and local roadways which serve the plan area. The network of streets and highways that serve a community is ordered in a hierarchal fashion, ranging from local roadways

intended to serve only adjacent land uses to freeways which are intended to serve long distance, high speed travel and provide no access to adjacent properties. The hierarchy of the street and highway network includes highways, arterials, collectors and local roadways.

Roadways serve two incompatible functions: to provide mobility and to provide access to adjacent land uses. High and constant speeds are desirable for mobility, while access to adjacent land uses is accomplished at low speeds.

Roadway classifications serve to emphasize the roadway function. Local facilities emphasize the land access function, arterial roadways emphasize a high level of mobility for through movement, and collector roadways offer a more balanced service to both functions. Only at the extremes of the functional classification system do roadways serve an exclusive function: a cul-de-sac serves a land access function only and does not serve any through traffic; a freeway serves only through traffic and provides no local land access function. Between these extremes, the functional classification of a roadway more realistically represents the function of a roadway within a continuum between the land access emphasis of local roadways and the higher speed mobility emphasis of an arterial roadway.

Existing roadways in the plan area are described below, within the context of this functional classification hierarchy.

Freeways

Freeways are multi-lane roadways which serve to move people and goods long distances at high speeds. No direct access to adjacent properties is allowed or provided. Rather, access to adjacent properties is provided via access ramps which connect to local and regional surface streets. All crossings of freeways are grade separated to alleviate any conflict with through travel on the freeway. Interstate 80, while not located within the plan area, is the only freeway which serves Martis Valley. It is a four-lane roadway, with access to the plan area provided via State Route 267.

Interstate 80 serves a variety of traffic purposes, including: interstate and inter-regional movement of goods; interstate and inter-regional automobile travel; recreational travel to the attractions of the Sierra Nevada mountains, Lake Tahoe, and Reno; and weekday commuting.

Highways

State Route 267 (SR 267) provides all regional access within Martis Valley. SR 267 originates at I-80 near the Town of Truckee and extends south through the Martis Valley, terminating at State Route 28 in Kings Beach on the North Shore of Lake Tahoe. Local roadways along SR 267 provide the sole access to major existing developments, including the Northstar-at-Tahoe ski area, Truckee-Tahoe Airport, and the Lahontan residential-golf development.

Other Roadways

Collector roadways providing access within Martis Valley are Northstar Drive, Big Springs Drive, Airport Road and Schaffer Mill Road. Northstar Drive provides access from SR 267 to the Northstar-at-Tahoe Ski Resort and associated residential and commercial areas. It is

generally a two-lane configuration, with an eastbound left turn lane at the stop-sign-controlled, T-intersection with SR 267. Big Springs Drive is a stop controlled T-intersection with Northstar Drive.

Airport Road is a two-lane roadway providing main access to the Truckee-Tahoe Regional Airport, as well as other industrial and commercial businesses on the northeast side of SR 267. Schaffer Mill Road, which is also two lanes, extends southwest from the same point on SR 267, providing access to the Lahontan residential development. SR 267/Airport Road/Schaffer Mill Road intersection is a signalized intersection.

2. Existing Roadway Conditions

Traffic operations are quantified in terms of "level of service" (LOS). LOS is a qualitative measure of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operation costs. LOS is expressed as a letter grade ranging from LOS "A" to LOS "F," representing progressively worsening traffic operating conditions. LOS "A" can be characterized as free flow traffic conditions, with little or no delay. LOS "F" at the other end of the scale, represents forced traffic flow conditions often characterized by excessive delays.

The existing roadway network was analyzed using two time periods: Summer Weekday PM Hour, and Winter 30th Highest Hour. The existing roadways within the Martis Valley Plan Area operate at an acceptable LOS.

3. Bicycle and Pedestrian Systems

Limited pedestrian activity occurs within the area due to the dispersed pattern of land use. Bicycle activity is also limited within the region, with the exception of summer recreational trips. Northstar-at-Tahoe currently provides a series of multi-purpose trails throughout the Northstar-at-Tahoe community. The County plans to add five miles of off-road, multi-purpose trails between Northstar-at-Tahoe and Truckee. (See the trail discussion in the Parks and Recreation sections.)

4. Transit Systems and Services

Truckee Trolley

The main public transit serving the Martis Valley community is the Truckee Trolley. The Town of Truckee contracts the Trolley service with independent contractor and Northstar-at-Tahoe participates in the funding. During the winter ski season (November to April), the shuttle service operates for free along three fixed routes: Truckee Depot to Northstar-at-Tahoe, Northstar-at-Tahoe to Kings Beach, and Truckee Depot to Sugar Bowl. The Trolley summer service operates between the Truckee-Tahoe Airport and the West End Donner Lake Beach. This service operates on an hourly basis from 9 a.m. to 5 p.m., seven days a week from July to November. The one-way fare for this service is $1.00, with discounts for seniors, children and disabled persons. In 1999, the shuttle carried 7,548 passengers

Lake Tahoe/Northstar-at-Tahoe Shuttle Service

During the ski season, Northstar-at-Tahoe Ski Area operates a free shuttle for employees and

guests that runs between the ski area and North Shore along Highways 28 and 267. This route is served once per hour from 7:00 a.m. to 5:30 p.m. During the 1999-2000 ski season, the shuttle transported 3,866 passengers.

Greyhound

A national bus line, Greyhound, provides travel options outside the local area. The unmanned Amtrak Station in downtown Truckee acts as a depot for Greyhound passengers. Greyhound operates 10 daily scheduled arrivals/departures from Truckee.

Amtrak

Amtrak has one westbound and one eastbound passenger train in to and out of Truckee each day. Amtrak also operates four buses daily from Truckee to Sacramento which connect with the Capitol Corridor Train Service which runs to coastal and central California.

Tahoe Area Regional Transit (TART)

Tahoe Area Regional Transit (TART), operated by Placer County, does not currently provide service along SR 267, but does provide bus service between Truckee and Tahoe City via SR 89 South. This service is partially funded by the Town of Truckee. TART buses operate seven days a week 364 days a year (excluding Christmas Day), and run on one-hour headways on the mainline service around the Lake and on two-hour headways on Highway 89. Additional commute runs are added on Highway 89 during the winter season. The one-way fare is $1.25, with discounts for children, seniors and disabled persons. While TART does not currently operate along SR 267, there are plans to bring TART service from Kings Beach to Truckee using SR 267 once funding is available. Currently the Truckee Trolley and TART mainline route connect in Kings Beach.

Park-and-Ride Facilities

There are currently no officially designated Park-and-Ride facilities in the plan area, although, unofficial park-and-ride activity are observed.

5. Aviation

Truckee-Tahoe Airport

This regional airport is located on the north side of SR 267 and in the westerly portion of the plan area along the Placer/Nevada County line. The airport handles predominantly smaller aircraft and is not currently served by scheduled airline service. In 1996, the airport handled 32,900 flight operations. The 1988 Master Plan forecasted 83,800 operations by 2010.

Reno/Tahoe International Airport

The Reno/Tahoe International Airport is located approximately 45 minutes east of the Martis Valley. The airport services about 6 million passengers a year, with over 150,000 flight operations. Approximately 5%, or 255,000 annual passengers are destined for the North Tahoe/Truckee/Martis Valley area.

6. Future Transportation Systems

Future Conditions

As part of the Martis Valley Community Plan Update, a traffic model was developed. The model includes the existing roadway network and land uses within the Placer County portion of Martis Valley and the Town of Truckee. The model was calibrated to 2001 conditions based on the existing roadway network and land uses.

One of the first steps in calibrating the model was to determine the appropriate trip generation rates. The most critical components of developing the trip generation module was determining the percentage of dwelling units in Martis Valley that are used as recreational homes as opposed to primary residences. Based on current practice, it was assumed that 80% of the residential units in the Martis Valley Regional are second, recreational, homes and the remaining 20% are primary residences. Applicable Institute of Transportation Engineers (ITE) trip rates were applied. For the Palisades/Sierra Meadows Developments the percentages were reversed due to the high number of primary residents within this area. All other land uses: commercial, recreational, etc., were assigned ITE trip rates without modification. With these rates the model was run and compared against existing traffic volume data and was determined to be within an acceptable accuracy range.

After the calibration was complete the County determined that two time periods would be used for determining the future roadway network needs. As stated previously, the time periods used for the Martis Valley Community Plan Update were summer weekday PM hour and the winter 30th highest hour. These two time periods were chosen to ensure that the intersections/roadways would be adequately designed for peak directional traffic flows. The volumes obtained from the model for year 2021 assumed full build-out of both the Town of Truckee and Martis Valley Plan Area and are the basis for the future road network used for the Capital Improvement Program (CIP).

The County had an in-depth analysis performed for two road networks for the development of this plan. One scenario included a through connection between Schaffer Mill Road and Northstar Drive, through connections between the Eaglewood and Sierra Meadows/Ponderosa Palisades developments, and a through connection from Big Springs Drive into the Highlands development in Northstar-at-Tahoe. The second scenario removed the through connections from Schaffer Mill Road and Northstar Drive and from Eaglewood and Sierra Meadows/Ponderosa Palisades developments. However, the connections through Sierra Meadow/Ponderosa Palisades remained as bicycle, pedestrian, and emergency access corridors. The connection between Schaffer Mill Road and Northstar Drive remained as a bicycle, pedestrian, emergency access, and transit corridor.

Of these two roadway network scenarios, the one with the connections was the initial proposed roadway network presented to the community at public meetings. There was significant resistance from the local community and landowners against the connections. The second scenario listed above is the proposed road network for this plan and as such, all capital improvements are based on the mitigation required for that roadway network.

Staff supports the internal connections as it allows for the free flow of traffic between adjacent communities which is a safer, less polluting, and more cost effective method to provide circulation. Without the connection motorists are required to use SR 267 to travel

between adjacent communities and mix with high speed through traffic. This route is heavily traveled and will experience congestion and delay in the future.

There was significant opposition to the Northstar -Schaffer Mill connection by all sectors of the community. Based upon community input and other roadway connections that have come before the Board of Supervisors, the Department of Public Works reconsidered its position on the connector roads. The Schaffer Mill Road to Northstar Drive through connection and the through connection to Palisades/Sierra Meadows are no longer recommended as a part of the plan.

The Big Springs connection to the proposed Highlands Development is still being recommended as a part of the Plan. This is because there are greater benefits and fewer problems. Without it there is a single three-mile roadway access to approximately 2000 dwelling units. There will be traffic issues where this road intersects Northstar Drive. The connection will allow for a more efficient circulation pattern within the Northstar road system. Without the connection, it is the opinion of the Department of Public Works that there are too many units proposed in the Highlands project for the three-mile long single access road.

Roadway Improvements

Improvements to the transportation system in the plan area are required to attain the desired goals and policies of the Community Plan and maintain the County's LOS standards. A majority of the improvements required are capacity enhancing and are due to the large land holdings that are currently undeveloped within Martis Valley. Some examples of these areas are Hopkins Ranch, Eaglewood, Lahontan II, Village at Northstar-at-Tahoe, Waddle Ranch, Martis Ranch, and the Siller Property. The improvements outlined below are based on the Proposed Land Use Plan and if any other Land Use Option is chosen the improvements may changes.

State Route 267

The future traffic projections at full buildout of Martis Valley and Town of Truckee indicate SR 267 will need four-lanes from Northstar Drive to the intersection of Brockway Road and Joerger Drive. Within a 20-year projection SR 267 may not require four-lanes for the entire segment listed above; however, the segment from Schaffer Mill and Airport Road intersection to the intersection of Brockway Road and Joerger Drive is projected to have four-lanes. Also within 20-years, signalization and intersection improvements will be required at Northstar Drive and SR267.

Schaffer Mill Road

Schaffer Mill Road is classified as a collector road and will be the access to a majority of the large land holdings remaining within Martis Valley. Dedicated turn lanes will be required into all of the large developments that front Schaffer Mill Road for the entire length of the roadway. This roadway will be extended to make a connection with Northstar-at-Tahoe, via Big Springs Drive, as a bicycle, pedestrian, transit and emergency access corridor.

Northstar Drive

Northstar Drive is a collector road and will remain a two-lane facility from the Village to the intersection of Basque Road, at this intersection four lanes will be required to SR 267. The intersection Northstar Drive/Big Springs Drive will require a roundabout or signalization in the future.

Big Springs Drive

Big Spring Drive is classified as a collector road and will extend from its current termination southward to the Highlands Development as a full connection. In addition, this roadway will tie-in with Schaffer Mill Road as a pedestrian, bicycle, transit, and emergency access corridor.

Bicycle, Pedestrian and Emergency Access Corridors

There are existing roadways within the Palisades/Sierra Meadows subdivisions that have been designed for future connections to the south. Star Pine Road and Palisades Drive will be used for bicycle, pedestrian and emergency access corridors. With the development of the adjacent parcel, currently known as Eaglewood, these connections shall be made. The connection from Northstar Drive to Schaffer Mill Road shall be made with the development of the Siller Ranch and the Retreat Subdivision at Northstar, or other Northstar developments. All emergency access gates shall be approved by the governing fire district.

Signalization

With the projected increase in traffic volumes on SR 267 the intersection of Northstar Drive will require signalization. Depending on the rate of development, signalization of SR 267 at Highland Drive and at the entrance to Waddle Ranch may be required. A Roundabout or a signal will be required at the intersection of Northstar Drive and Big Springs Drive and may be required at the intersection of Sawmill Flat Road and Northstar Drive.

Improvement Timing

The road improvements discussed in this section have been identified to serve the projected traffic volumes while maintaining a desired level of service or standard of safety. None of the roadway widening improvements are required to serve the existing levels of traffic in the Community Plan area. All roadway conditions will be monitored and improvements will be made when conditions warrant and funding is available.

Bikeways

The transportation system should encourage alternative forms of transportation such as bicycling. Due to the increased bicycle activity at Northstar-at-Tahoe, the County will require bike lanes along Schaffer Mill Road and Northstar Drive and a meandering bike trail on the west side of SR 267. In addition, the County plans to add five miles of off-road bicycle trails between Northstar-at-Tahoe and the Town of Truckee, a detailed discussion of the trail system is in the Recreation and Trails section of this document.

Public Transit

Year-round transit service between Truckee and Kings Beach via Highway 267 has been a

long standing transit goal along with a number of other service improvements for TART. With the growth planned for the Martis Valley area, the concept of year round transit service may become reasonable to provide.

Two types of services should be considered: 1) A local circulator service operated on a demand-response basis – possibly in coordination with the Town of Truckee Dial-A-Ride service, and 2) Intercity service connecting Truckee and Kings Beach with service to Martis Valley and Northstar.

Local Transit Circulator

This system would be available to general public passengers using a smaller cut-away type vehicle capable of providing curb-to-curb service within residential areas. This service would provide direct trips into Truckee for services and could be integrated directly into the Town of Truckee's Dial-A-Ride under contract to Placer County. A timed checkpoint could be established to transfer with the Intercity Route into Kings Beach. This service could also provide trips directly to the Truckee Depot for connections to regional or national rail and commercial bus service. If demand were more than 3 or 4 passengers per vehicle service hour, an additional vehicle would be required for this area due to the size of the area and distance from the Town of Truckee core service area. This type of service would benefit greatly from a transit corridor off of SR 267 providing access to Northstar-at-Tahoe and other potential ski destinations and would provide a tremendous benefit to winter time transit operations. It would allow buses to avoid peak hour congestion; thus maintaining scheduled headways and providing a travel time benefit over the automobile.

Intercity Transit Route

This route could be operated directly by TART, or again, under contract to another entity such as the Town-of Truckee or Northstar-at-Tahoe. In order to maintain a regular headway, a logical transfer point with service into the Town of Truckee might be at the Truckee Airport to allow for the potential of a 30-minute one way trip into Kings Beach. This service could make timed transfers with TART in Kings Beach or at Crystal Bay. This route would require the addition of one 35 to 40 foot bus.

Transit Funding

Placer County currently spends 100% of available transit funding for the existing TART services. Future TART service in the SR 267 corridor would require an additional sustainable source of funding with fair-share participation from the Town of Truckee. It is recommended that a "County Service Area" (CSA) type of benefit district, or similar funding mechanism, be pursued to provide this sustainable source of funding. Similar to other County CSAs, the cost of operating transit service in and through the Martis Valley would be spread to properties with the CSA. As properties are developed, they would annex into the CSA and provide their fair share contribution to funding the necessary transit service. The Department of Public Works will undertake a transit study to identify the type of service required as well as the costs of the service.

Capital Improvements/Funding

Based on the above discussion and the findings in the EIR, various transportation improvements have been identified to support future development in the plan area. The anticipated improvements required due to the development are presented in Table V-1.

The County relies on developer fees, frontage improvements, and other funding sources to improve the roadway network within the plan area. Developer fees are generally collected based on a fare share contribution. Other funding source can include state or federal contributions, as well as, non-county contributions.

Table V-1
Ultimate Roadway Improvements

Roadway	**Segment**	**Improvements**
State Route 267	Northstar Drive to the intersection of Joerger Drive/Brockway Road	Widen to 4 lanes Separated Bike Path
State Route 267	Southbound truck climbing lane	Widen to three lanes
Northstar Drive	From SR 267 to Basque Road (Approximately 2000 feet)	Widen/Construct – 4 lanes
Northstar Drive	Signalize/Roundabout Northstar Drive/State Route 267 Northstar Drive/Big Springs Drive	Signalize/Roundabout

SECTION VI: PUBLIC FACILITIES AND SERVICES

A. PURPOSE

This section of the Martis Valley Community Plan addresses Plan proposals and recommendations for the provision of adequate public facilities. In all cases the entities which actually provide these facilities and services have been consulted in the preparation of this Plan.

B. GOALS, POLICIES, AND IMPLEMENTATION PROGRAM

GOALS AND POLICIES

General Public Facilities and Services

Goal 6.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies

6.A.1. The County shall require that where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

6.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development and that property to be developed is within the potential boundaries of all necessary service agencies. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

a. The applicant can demonstrate that all necessary public facilities will be installed based on approved improvement plans and adequately financed (through fees or other means); and,

b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

6.A.3. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

Public Facilities and Services Funding

Goal 6.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

6.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

6.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

6.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

6.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.

6.B.5. The County shall require the preparation of a fiscal impact analysis for all large scale development projects. The analysis will examine the fiscal impacts on the County both positive and negative, and other service providers, which result from large-scale development.

Water Supply and Delivery

Goal 6.C: To ensure the availability of an adequate and safe long-term water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Policies

6.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable and adequate supply of pure, wholesome, healthful, and potable water as well as any necessary water for irrigation or other purposes. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Test wells, appropriate hydrologic testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of sufficient and suitable groundwater.

6.C.2. Water necessary for snowmaking, golf courses, and other recreational uses, shall be addressed in all water assessments conducted for the Plan area.

6.C.3. The County shall require that water supplies serving new development meet state water quality standards.

6.C.4. The County shall require that new development adjacent to surface and subsurface bodies of water adequately mitigate potential water quality impacts on these water bodies.

6.C.5. The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging water-conserving landscaping and other conservation measures; and,
c. Encouraging retrofitting existing development with water-conserving devices

6.C.6. When considering formation of new water service agencies, the County shall support systems owned and operated by a public managing entity. The County will authorize new privately owned systems only if the system can demonstrate complete TMF capacity as required by the California Health and Safety Code.

6.C.7. The County shall protect the watersheds of all surface and subsurface bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and prohibition on the development of septic systems on lots less than 10 acres in size within these watersheds.

Sewage Collection, Treatment, and Disposal

Goal 6.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

6.D.1. The County shall limit the expansion of all but large lot (10 acres+) developments to areas where community wastewater treatment systems can be provided.

6.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

6.D.3. The County shall promote efficient water use and reduced wastewater system demand by:
a. Requiring water-conserving design and equipment in new construction;
b. Encouraging retrofitting with water-conserving devices; and
c. Designing wastewater systems to minimize inflow and infiltration to the extent feasible.

6.D.4. The County shall require the pretreatment of commercial and industrial wastes prior to their entering community collection systems where they are found to be detrimental to the community treatment system and in order to comply with the requirements of the federal

Clean Water Act, federal General Pretreatment Regulations, related State laws, and the Tahoe- Truckee Sanitation Agency Ordinances.

6.D.5. The County shall permit on-site sewage treatment and disposal on parcels larger than 1 acre where access to a wastewater treatment facility is not available and all current County and State regulations can be met, parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards. Where the County will approve individual on-site sewage treatment and disposal, appropriate hydrologic/geologic testing and reporting by a qualified professional, will be required.

6.D.6. The County shall require that the on-site treatment, development, operation, maintenance and monitoring of disposal systems complies with the requirements and standards of the County Division of Environmental Health and the Lahontan Regional Water Quality Control Board.

6.D.7. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Stormwater Drainage

Goal 6.E: To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

Policies

6.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.

6.E.2. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*.

6.E.3. The County shall continue to implement and enforce its *Grading Ordinance* and *Flood Damage Prevention Ordinance.*

6.E.4. The County shall require that new development conform with the applicable programs, policies and recommendations of the Placer County Flood Control and Water Conservation District.

6.E.5. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.

6.E.6. The County shall improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other Best Management Practices (BMPs).

6.E.7. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures must take into consideration impacts on

adjoining lands in the Town of Truckee and Nevada County adjacent to Placer County, and Martis Lake and its tributaries.

6.E.8. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.

6.E.9. The County shall ensure that ongoing maintenance of stormwater detention, retention, and filtration/settling facilities is provided through project specific C.S.A's, C.S.D.'s, or similar entities.

6.E.10. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

6.E.11. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District). Storm sewers are prohibited from connecting directly or indirectly to the TTSA sewer system.

Flood Protection

Goal 6.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in flood plains and manage flood plains for their natural resource values.

Policies

6.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.

6.F.2. The County shall recognize flood plains as a potential public resource to be managed and maintained for the public's benefit.

6.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the Resource Conservation District, the Federal Emergency Management Agency, the State Department of Water Resources, and the Placer County Flood Control District, in defining existing and potential flood problem areas.

6.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully developed, unmitigated runoff conditions.

6.F.5. The County shall maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:

a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the *Placer County Flood Damage Prevention Ordinance,* California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or

b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.

c. For the construction of bridges or other similar drainage crossings.

d. Where recreational facilities can be safely and sensitively located.

6.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection.

6.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements.

6.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, landscape irrigation, and other suitable uses.

6.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with FEMA requirements, and to maintain the County's eligibility under the National Flood Insurance Program.

6.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.

6.F.11. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.

6.F.12. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the County's *Land Development Manual*.

Landfills, Transfer Stations, and Solid Waste Recycling

[Refer to the Placer County General Plan Section 4, Goals & Policies 4.G 1-4, 6, 11.]

Public Protection

Goal 6.G. To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the Martis Valley.

Policies

6.G.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

a. 1:1,000 for unincorporated areas

b. 1:7 for jail population

6.G.2. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.

6.G.3. The County shall require new development to develop or fund sheriff facilities that maintain appropriate standards for the area.

6.G.4. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

Fire Protection/Emergency Response Services

Goal 6.H: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

Policies

6.H.1. The County shall encourage the Truckee Fire Protection District and the Northstar Community Services District to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

a. ISO four in urban areas

b. ISO six in suburban areas

c. ISO eight in rural areas

6.H.2. The County shall encourage the Truckee Fire Protection District and the Northstar Community Services District to maintain the following standards (expressed as average response times to emergency calls):

a. four minutes in urban areas
b. six minutes in suburban areas
c. ten minutes in rural areas

6.H.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.

6.H.4. The County shall work with the Truckee Fire Protection District, the Northstar Community Services District, and the California Department of Forestry and Fire Protection to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

6.H.5. The County shall work with the Truckee Fire Protection District, the Northstar Community Services District, and the California Department of Forestry and Fire Protection to implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.

6.H.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.

6.H.7. The County shall encourage Truckee Fire Protection District and Northstar CSD to maintain and strengthen mutual aid and automatic aid agreements to maximize use of closest available resources.

6.H.8. The County shall work with the Truckee Fire Protection District, the Northstar Community Services District, and the California Department of Forestry and Fire Protection to maintain a pre-fire planning program with selected high-risk occupancies reviewed at least annually.

6.H.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances.

6.H.10. The County shall encourage the Truckee Fire Protection District to maintain the provision of Advanced Life Support and Paramedic levels of emergency medical services to the public.

6.H.11. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.

6.H.12. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.

6.H.13. The County shall require that new development meets state, county, and local fire district standards for fire protection.

6.H.14. The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

6.H.15. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

6.H.16. The County shall encourage the Truckee Fire Protection District and the Northstar Community Services District to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county.

6.H.17. The County shall work with the Truckee Fire Protection District and the Northstar Community Services District, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.

6.H.18. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.

6.H.19. The County shall work with the Truckee Fire Protection District and the Northstar Community Services District to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

6.H.20. The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the *Placer County Land Development Manual*.

6.H.21. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection, the Truckee Fire Protection District and the Northstar Community Services District in managing wildland fire hazards.

6.H.22. The County shall encourage and work with the Truckee Fire Protection District and Northstar CSD to develop coordinated all-hazard disaster response procedures for the following types of disasters: wildfires, flooding, earthquake, severe winter storms, transportation accidents, acts of terrorism, civil disturbance, and hazardous materials releases.

Public Education

Goal 6.I: To assist school districts in providing for the educational needs of Martis Valley residents.

Quality of Education Policies

6.I.1. The County shall continue to assist school districts in providing quality education facilities that will accommodate projected student growth.

6.I.2. The County shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational facilities.

Planning for School Sites/Facilities Policies

6.I.3. The County shall work cooperatively with area school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.

6.I.4. The County shall include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.

6.I.5. The County shall consider school district plans in determining school location and land and facility needs.

Facility Needs/Funding

6.I.6. The provision of adequate school facilities is a community priority. The County shall work with school districts to help secure adequate funding for new school facilities.

6.I.7. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner.

6.I.8. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.

6.I.9. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

IMPLEMENTATION PROGRAMS

GENERAL

1. Review development projects for compliance with the goals, policies and specific discussions contained in the Public Facilities and Services section and throughout the Plan.

   Responsible Agency/Department: Board of Supervisors, Planning Commission, Land Development Departments
   Time frame: Ongoing
   Funding: Application fees

2. The County, in consultation with service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

   Responsible Agency/Department: Public Works Department, Facility Services Department, Special Districts, Planning Department
   Time frame: Ongoing
   Funding: General Fund

3. The County shall monitor facility capacity and service levels.

   Responsible Agency/Department: County Executive; Public Works, Facility Services and Planning Departments
   Time frame: Ongoing
   Funding Source: Community Service Areas, Road Fund, and General Fund

4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

   Responsible Agency/Department: Project Proponents
   Time frame: Ongoing (letters to be provided prior to final project approval)
   Funding: N/A

5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

   Responsible Agency/Department: Public Works Department
   Time frame: Ongoing
   Funding: General Fund, Permit Fees

PUBLIC FACILITIES AND SERVICES FUNDING

Water Supply and Delivery

6. The County shall work with local water purveyors to adopt and implement a water availability monitoring program that includes the following components:

   a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;

   b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and

   c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and

   d. A geo-based, digitized database which plots groundwater and water well information which will assist in reaching conclusions about groundwater quality and quantity.

   Responsible Agency/Department: Environmental Health Division, Domestic water purveyors, California Groundwater Association (a professional organization)
   Time frame: As funding becomes available
   Funding: User fees, CSA fees for service, grants, and loans

7. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of water treatment systems to address problems in common.

Responsible Agency/Department: Environmental Health Division, Major water purveyors
Time frame: As needed
Funding: State MOU funds, General Fund

8. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

   Responsible Agency/Department: Health Department, Department of Public Works
   Time frame: As needed
   Funding: General Fund or other identified source

9. In situations where the County has review authority, require mitigation for impacts resulting from new water system facilities.

   Responsible Agency/Department: Department of Public Works
   Time frame: On-going
   Funding: Permit fees

10. Before allowing individual wells to be the domestic water source in new land developments, require, as part of the environmental review process, demonstration through test wells, water quality analyses, and where appropriate through groundwater pumping and modeling, that the groundwater be a reliable and adequate source of and potable water to each user.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Permit fees

11. Wherever groundwater quality fails to meet any of the primary or secondary public drinking water standards, treated domestic water shall be required as a condition of approval of new projects.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Permit fees

12. As part of the groundwater monitoring and modeling program employed by the Environmental Health Division, the locations where polluted groundwaters are discovered shall be reported to the appropriate water purveyor.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: General Fund

13. Where study shows that groundwater can likely be used without adversely affecting quality or quantity, require that appropriate monitoring programs be established.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Impact fees

[See also Implementation Programs under Natural Resources Section.]

Sewage Collection, Treatment and Disposal The use of a wastewater collection system which directs sewage to the regional wastewater treatment plant in Martis Valley shall be the preferred method of sewage disposal for all projects in the Valley.

14. Pursuant to County Ordinance (Chapter 4, Subchapter 1, Section 4.45), require that as part of the environmental review process, each new development proposing to use onsite sewage disposal systems be required to provide appropriate soils testing and study, and be required to provide acceptable preliminary onsite sewage disposal system designs.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Permit fees

15. Where testing cannot establish acceptable onsite sewage system designs, require reduced density by elimination of lots which cannot sustain onsite sewage disposal systems.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Permit fees

Stormwater Drainage

16. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

    Responsible Agency/Department: Board of Supervisors, Department of Public Works
    Time frame: Ongoing
    Funding: Development Fees, General Fund

17. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

    Responsible Agency/Department: Board of Supervisors, Department of Public Works
    Time frame: Ongoing
    Funding: Development Fees, General Fund

18. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

    Responsible Agency/Department: Department of Public Works, Flood Control and Water Conservation District, Department of Environmental Health
    Time frame: Ongoing
    Funding: General Fund

Flood Protection

19. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.

    Responsible Agency/Department: Department of Public Works
    Time frame: Ongoing
    Funding: Permit fees

20. The County shall continue to implement and fund programs necessary to comply with Flood Control Plans and Policies of the Placer County Flood Control and Water Conservation District.

    Responsible Agency/Department: Department of Public Works
    Time frame: Ongoing
    Funding: Permit fees

21. The County shall continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding.

    Responsible Agency/Department: Planning Department, Department of Public Works
    Time frame: Ongoing
    Funding: Permit fees

Law Enforcement

22. The County shall implement the law enforcement goals and policies of the Community Plan designed to reduce response time and maintain sheriff's department staff levels at an acceptable level.

    Responsible Agency/Department: County Sheriff's Department/Board of Supervisors/Land Development Departments
    Time frame: On-going
    Funding: General Fund

23. The County shall consult with the Placer County Sheriff's Department during the review of new development plans to ensure that public safety aspects, including adequate lighting, circulation etc., are provided.

    Responsible Agency/Department: Land Development Department/County Sheriff's Department
    Time frame: On-going
    Funding: Permit fees

Fire Protection

24. Require new development plans be submitted to the local fire district and CDF for review and approval prior to final map approval and/or issuance of certificates of occupancy, as appropriate.

    Responsible Agency/Department: Land Development Departments
    Time frame: On-going
    Funding: Permit fees

25. Require land developers to pay in lieu fees, dedicate land, or purchase equipment as necessary to ensure adequate fire protection facilities are available as the Plan area builds out.

    Responsible Agency/Department: Servicing Fire Districts
    Time frame: On-going
    Funding: Impact fees

26. Continued provision by CDF of wildlands protection of State Responsibility Area lands throughout the Community Plan area, and provision of contract services as needed.

    Responsible Agency/Department: Board of Supervisors, California Department of Forestry
    Time frame: On-going
    Funding: General Fund

27. Inspect all new construction and remodel projects for fire code compliance prior to issuance of certificates of occupancy.

    Responsible Agency/Department: Placer County Building Department/Truckee/Northstar Fire Protection District
    Time frame: On-going
    Funding: User fees

28. Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.

    Responsible Agency/Department: Placer County Building Department/Truckee/Northstar Fire Districts
    Time frame: On-going
    Funding: User fees

29. Establish training requirements with fire fighter certification for paid fire fighters and volunteer fire fighter certification for on-call fire fighters.

    Responsible Agency/Department: Truckee/Northstar Fire Protection District
    Time frame: On-going
    Funding: District funds

Public Education

30. School districts shall have primary responsibility for ensuring that school facilities exist, or will exist, in a timely manner, to accommodate projects student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project. [6.D.]

    Responsible Agency/Department: Planning Department, Office of Education
    Time frame: On-going
    Funding: Permit fees

Utilities

31. Review projects for compliance with the EMF doctrine of prudent avoidance.

    Responsible Agency/Department: Division of Environmental Health
    Time frame: On-going
    Funding: Permit fee

C. DISCUSSION

1. Water Supply

Water service in the Martis Valley Community Plan area is provided by three agencies: the Placer County Water Agency (PCWA); the Truckee-Donner Public Utility District (TDPUD); and the Northstar Community Services District (CSD). PCWA is a special district which encompasses the entire County of Placer. The Agency provides water service to the Lahontan subdivision through a contract with TDPUD.

The CSD provides domestic water service to the Northstar-at-Tahoe resort community. The water sources originate from two natural springs and from groundwater wells. Water is drawn from surface sources supplied by the springs, including a reservoir, treated on site, and delivered throughout the community.

The TDPUD provides water service to the Ponderosa and Martiswoods Estates subdivisions. The District acquires groundwater from the Truckee groundwater basin area. The District has 12 wells, 27 pump stations and 26 storage tanks. Due to the high quality of the groundwater, only minimal treatment (chlorine disinfection) is required.

In 1998, the County adopted the Martis Valley Groundwater Management Plan. The goal of this plan is to manage the groundwater resources for the benefit of current and future Martis Valley residents and businesses. The plan facilitates cooperation between Placer and Nevada Counties in the shared use of the aquifers in the Valley. The plan consists of three components: Monitoring of groundwater quality and levels; determination of safe yields; and maximizing groundwater management coordination.

In 2001, the Placer County Water Agency (PCWA), in conjunction with the Northstar Community Services District (NCSD) and the Truckee Donner Public Utility District (TDPUD), coordinated to prepare a background report on water resource availability and water demand associated with the Martis Valley Plan update. Among the conclusions drawn from this study are as follows:

a. The water demand and supply study considered the Placer County and Nevada County portions of the Martis Valley given that the Martis Valley aquifer is the primary water supply for the entire valley.

b. The future buildout water demand of the entire Martis Valley, associated with the land use diagram, is estimated to be 21,000±acre-feet per year.

c. The net depletion of the future buildout water demand is estimated to be 6,962 acre-feet per year. This represents a 33% depletion for Martis Valley compared to the Truckee River

Basin-wide maximum depletion criteria of 55% contained in the draft Truckee River Operating Agreement.

d. The availability of groundwater from the Martis Valley aquifer is estimated to be 24,700 acre-feet per year. This level of pumping would result in no net change of groundwater in storage over the long term.

e. The availability of surface water in the Martis Valley is estimated to be 6,000 ± acre-feet per year once the Truckee River Operating Agreement is adopted.

f. The combined surface water and groundwater availability exceeds the future buildout water demand in Martis Valley.

2. <u>Sewage Disposal</u>

Wastewater collection, treatment and disposal in the Plan area is carried out by three agencies: the Tahoe-Truckee Sanitation Agency (T-TSA); the Truckee Sanitary District (TSD); and the Northstar Community Services District (CSD). The T-TSA is a regional agency formed to treat and dispose of wastewater generated between Truckee and Lake Tahoe. T-TSA member entities are North Tahoe Public Utility District, Tahoe City Public Utility District, Alpine Springs County Water District, Squaw Valley Public Services District, and Truckee Sanitary District. T-TSA receives wastewater from these districts at various locations along the Truckee River Interceptor sewer line which runs from Tahoe City to the T-TSA wastewater treatment plant. After treatment, the effluent is discharged to a land disposal area through a subsurface leach field.

The treatment facility is currently (2001) operating at 80% of its 7.4 million gallons per day (mgd) capacity. Based on prior population growth estimates, T-TSA projected that the plant capacity would be reached in 2004. Based on current population growth estimates, T-TSA projects that the plant expansion construction will be complete before the current plant's capacity is reached. A proposed 2.2 mgd expansion of the facility is planned. The environmental review process has been completed and the final design of the facility is underway. Construction of the project is expected to be completed in 2005..

Within the Plan area, the Truckee Sanitary District provides wastewater collection services to a portion of the subdivisions lots south of the Town of Truckee. The Northstar Community Services District provides wastewater collection services for the Northstar-at-Tahoe Resort. NCSD currently accesses the T-TSA facility through a contract with TSD; however, NCSD has successfully petitioned the T-TSA Board for direct annexation of its territory to TTSA, and awaits LAFCO approval. Once approved, the NCSD will have access to the T-TSA through pipelines it owns directly or pipelines in which it owns capacity rights as described below and subject to further agreements between the parties.

The NCSD owns a pipeline that extends across the Martis Valley from the current NCSD boundary to Schaffer Mill Road. This pipeline connects with a pipeline owned by the Truckee Sanitary District, in which the NCSD owns all capacity rights except for 350,000 gallons per day, which extends from Schaffer Mill Road to the main interceptor line of T-TSA along the Truckee River. These lines are of more than adequate size to meet the planned build out of Northstar-at-Tahoe, and, with reasonable improvements, should also be able to meet all other planned sewage needs from the eastern portion of Martis Valley to the T-TSA facility.

With the exception of approximately one hundred homes in Sierra Meadows, the homes in the Ponderosa Palisades, Ponderosa Ranchos, and Martis Woods Estates are served with individual septic tanks and on-site leachfields. Although on-site sewage disposal systems have been historically located in these areas and provide service to certain homes, due to less than desirable soil conditions for on-site services, there is support by the Regional Water Quality Control Board and the County for the Tahoe-Truckee Sanitation Agency, or a member entity, to extend service into the areas of known septic failure, to the extent possible, and to encourage new development to seek service ways to connect to the TTSA. The Martis Valley area is a watershed for the groundwater supply that is expected to serve as the drinking water supply for the Plan area. Therefore, within the Plan area on-site sewage disposal is discouraged in new residential subdivisions. New development should be connected to T-TSA service. New commercial and industrial development approvals should be strictly contingent upon availability of service from the T-TSA.

3. Stormwater Drainage

The Plan area is located within the Truckee River Hydrologic Unit. This unit is situated along the Nevada-California border on the eastern slope of the Sierra Nevada range and contains a watershed with a drainage area of approximately 436 square miles. Four major drainages occur within the Truckee River Hydrologic Unit. These include the Truckee River, Prosser Creek, Martis Creek and Donner Creek. The Plan area is located primarily within the Martis Creek drainage basin.

4. Flood Protection

The Placer County Flood Control and Water Conservation District (District) provides flood protection services for the area. The main purpose of the District is to protect lives and property from the effects of flooding by comprehensive, coordinated flood prevention planning, using consistent standards to evaluate flood risk, and by implementing flood control measures such as requiring new development to construct detention basins and operation and management of a flood warning system.

5. Solid Waste

The Tahoe-Truckee Sierra Disposal (T-TSD) provides waste removal services for the area. T-TSD's service area is generally bordered by Emerald Bay, Crystal Bay, Colfax, Floriston and Truckee. Waste from the Plan area is transferred to the County's Eastern Regional Landfill Transfer Station which is located off of SR 89 between Truckee and Squaw Valley. The solid waste is then shipped to a landfill in Lockwood, Nevada.

6. Public Protection

The Placer County Sheriff Coroner-Marshal currently provides law enforcement services for the Plan area. In addition, the California Highway Patrol assists with traffic violations and provides mutual law enforcement assistance to the Sheriff.

Patrol and investigation services operate out of the Sheriff's headquarters in the DeWitt Center located in Auburn, and three substations, one of which is located in North Tahoe. Response times in the Plan area generally vary from 3 to 15 minutes, but can be considerably longer during

winter snow conditions. In addition to the Sheriff services, both Lahontan and Northstar-at-Tahoe maintain private security services.

7. Fire Protection and Emergency Medical Services

Fire protection services in the Plan area are provided by the Truckee Fire Protection District (TFPD), the Northstar Community Services District (CSD) and the California Department of Forestry and Fire Protection (CDF). The TFPD provides fire prevention, fire suppression and emergency medical care for a 66 square mile service area which includes the northwestern, developed portion of the Plan area, excluding Northstar-at-Tahoe. The District consists of five fire stations, the newest of which is located at the Truckee-Tahoe Airport. This station, which serves the Martis Valley, is staffed full time and operates one engine and one ambulance.

The Northstar CSD provides fire protection services within the Northstar-at-Tahoe Resort. It operates one station which is staffed by eight full-time and twenty part-time personnel. The station includes three pumper trucks and one ladder truck.

During the fire season, the CDF provides wild fire protection to undeveloped forested areas of the Sierra Nevada, including Martis Valley. The CDF is largely concerned with the prevention and control of wild land fires, and deterring their spread into developed areas. Although the CDF does not normally respond to structure fires, the Department provides protection to structures threatened by wild fires.

8. Medical Services

Regional medical services are provided through the Tahoe Forest Hospital in Truckee, and additional limited services are provided through the Placer County Department of Health and Human Services through a clinic in Kings Beach.

9. Public Education

The Martis Valley Community Plan area is served by the Tahoe-Truckee Unified School District (TTUSD), which provides public school services for grades kindergarten through 12th grade. Students from the Plan area attend one of four schools: Truckee and Glenshire Elementary, Sierra Mountain Middle, and Truckee High.

Schools are an important part of the Martis Valley Community. They are a key part of the quality of life for residents with school age children, and they are a critical resource to ensure a well-educated next generation for the community as a whole. All new development shall pay a mitigation fee that covers the costs of the new children each respective development will add to the school district to the full extent provided by state law.

Bussing students to school minimizes traffic throughout the community and, therefore, helps reduce air pollution. It is a goal of the community to ensure that the school district maintain their program of bussing students to school. Given the geographic size of the TTUSD and its current bussing program, this is likely to occur.

10. Utilities

Electric service in the Plan area is provided by the Sierra Pacific Power Company and the Truckee Donner Public Utility District, which in turn receives electricity from Idaho Power. The District operates an electrical substation in the Martis Valley that is used mainly for backup supply. Pacific Bell provides telephone service to the Plan area. Natural gas service is currently unavailable in the Martis Valley and currently serves Northstar-at-Tahoe, Ponderosa Ranches, Lahontan, and other areas.

Electric and magnetic fields (EMF) exist wherever electricity is found. There is concern that there could be adverse health effects, although evidence is unclear at this time. Reflecting the findings of the EMF Consensus Group for the California PUC, the Martis Valley Community Plan contains a policy which should help prepare the county for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

11. Other Public Services

Local government services within the Plan area are provided by Placer County. These additional services include library facilities, health and welfare services, judicial services, land development services, and a variety of fiscal, administrative and other services. Auburn, as a County seat, is the location of many of these facilities. The County offices are located at the Administrative center, within the City of Auburn, and the Dewitt Center in the north Auburn area. The County Facilities Master Plan addresses the County's long-term needs for new facilities. This Plan addresses the preferred location for various County operations. The Plan anticipates that a large portion of the County's operations will remain based in Auburn. Reference is made to this Facilities Master Plan for additional information regarding County facility needs.

SECTION VII: RECREATION & TRAILS

A. PURPOSE

The purpose of this recreation element is to ensure that adequate recreation facilities, both passive (i.e. open space and picnic areas) and active (i.e. baseball and soccer), and trails are provided to the residents and visitors of the Martis Valley Community Plan area. This Recreation Element identifies potential sites for both active and passive recreation and proposes an interconnected system of trails.

The Martis Valley area is fortunate to have a variety of recreational options available to its residents and visitors. Placer County Parks Division, The Truckee-Donner Recreation and Park District (TDRPD), Northstar-at-Tahoe Resort, the Northstar Community Services District, the U.S. Forest Service, and the U.S. Army Corps of Engineers all provide public recreation opportunities for the residents of the Plan area. The North Tahoe Public Utilities District operates several parks, beaches, and trails around North Lake Tahoe. Although Lake Tahoe is outside of the Plan area, many residents and visitors of Martis Valley travel the short distance to Lake Tahoe to enjoy its distinctive amenities and natural beauty. (See Recreation Area Map, Figure 3.)

The Martis Valley is unique in that a boundary line, between Nevada County and Placer County, divides it. The County is responsible for providing park facilities in the Plan area. TDRPD has annexed 12.16 square miles of Placer County/Martis Valley Plan area into their District. This annexation has created an overlapping of jurisdictions for the County Parks and TDRPD.

Pedestrian, bicycle, and equestrian trails are a high priority for the residents of Martis Valley. This is evidenced by the California Department of Parks and Recreation survey taken in 1992. Two thirds of all participation days involved one of five activities, two of these activities, bicycling and walking, were trail related. In addition, the Placer County General Plan EIR for the Lake Tahoe/Martis Valley area notes that the Tahoe Basin is a major destination for regional and statewide populations. In part, the draw to the Basin is to its natural beauty and due to land-based activities such as hiking, bicycling, equestrian pursuits, and Nordic skiing. The proposed Martis Valley trail system will serve all of these recreational pursuits.

The Northstar Community Services District has been instrumental in developing the trails system. The Northstar Property Owners Association has stated that hiking is one of the activities that is preferred by their members. Because the Plan area is yet to be fully developed, more flexibility and options in the planning and acquisition of trail routes exists.

The thrust of this Plan's proposals is to provide for a balanced park system whereby both active and passive recreational opportunities are provided which meet the needs of the public and to set forth policies which will further the goal of developing a community trails system.

B. PUBLIC RECREATION AND PARKS

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Goal 7.A. The County shall work with the (TDRPD) and other recreation providers to implement this Plan and to provide recreation facilities/opportunities within the Plan area to meet the needs of present and future residents.

Policies

7.A.1. The County and TDRPD shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 persons. Such parkland shall be suitable to generally meet the following standards as well..

a. one tennis court per 6,000 residents
b. one tot lot per 1,000 residents
c. one playground per 3,000residents
d. one softball/little league field per 3,000 residents
e. one hardball field per 3,000 residents
f. one basketball court per 6,000 residents
g. one mile of recreation trail per 1,000 residents
h. one youth soccer field per 2,000 residents
i. one adult soccer field per 2,000 residents
j. one1 golf course per 50,000 residents

It is recognized that the area will continue to have a large percentage of second homes and the above standards may be modified, or added to, in order to reflect local conditions and needs.

7.A.2. The County shall require the dedication of land and/or the payment of fees, in accordance with state law (Quimby Act), to ensure funding for the acquisition and development public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

7.A.3. The County and TDRPD shall ensure that park design is appropriate to the recreation needs and, where feasible, provides access capabilities to all residents and visitors of Placer County.

7.A.4 The County shall not become involved in the operation of organized, activity-oriented recreation programs especially where TDRPD provides those services.

7.A.5. The County shall require the inclusion of new subdivision lands in a type of financing district (such as a County Service Area or a Landscape and Lighting District) to generate sufficient funds to operate and maintain new public park facilities provided in the area.

Goal 7.B: To provide a wide range of recreational opportunities in the Martis Valley Community.

Policies

7.B.1 Future park facilities shall be provided in accordance with park standards and location guidelines as set forth in this Plan and the Countywide General Plan. The County shall work with developers and TDRPD to identify community park sites.

a. The highest priority shall be the acquisition of one large 30-acre parcel within the Plan area that can serve as an active community park site.

b. Higher priority shall be given to sites that are more centrally located to existing and proposed developments.

c. The site shall be easily accessible.

d. The site should allow for multi-purpose use.

e. The site should be within the TDRPD annexed area.

f. The site should be located so as to minimize potential conflicts between neighboring uses and park activities.

g. Where possible, park(s) should be located adjacent to other open space, or public facilities.

h. The park(s) should be usable as a trail staging area and provide connections to regional trails

7.B.2. The County shall work with TDRPD to provide community park facilities that do not duplicate existing facilities. The TDRPD has existing and planned facilities that will serve the Plan area residents. Placer County shall confer with TDRPD to determine a "needs analysis" for the area.

7.B.3. The County shall cooperate with TDRPD, volunteer groups, and organizations that can assist with providing recreation.

7.B.4. The County shall encourage the formation of an agreement for TDRPD to operate County facilities in the Plan area.

7.B.5 In addition to traditional recreation activities, the County shall encourage the development of indoor recreation and winter oriented activities at the community park site. When evaluating sites for the location of high-density recreation activities, the County shall take into account the Truckee/Tahoe Airport Comprehensive Land Use Plan.

Goal 7.C: To encourage the development of private recreation facilities.

Policies

7.C.1. The County and TDRPD shall encourage development of private recreation facilities to reduce the demands on public agencies.

7.C.2. Where feasible , privately constructed recreation facilities shall be made available to the general public.

7.C.3. When private recreation facilities are constructed within a subdivision, in order to meet the County's park standards, they shall be available to all residents of the subdivision and maintained by an entity funded by the subdivision residents.

Goal 7.D: Protect and preserve the area's most significant historical resources for present and future generations at museums or historic parks.

Policies

7.D.1. Identify, acknowledge, and protect, where appropriate, areas of known historical interest such as the Aspen Grove in Klondike Meadows, the Joerger Ranch site, the Schaffer Mill site, and others as they are identified.

IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Recreation Element and throughout the Plan.

   Responsible Agency/Department: Parks Department, TDRPD, North Tahoe Region Advisory Council, Planning Commission, & Board of Supervisors
   Time Frame: Ongoing
   Funding: Application fees

2. The County shall work with local, state, and federal agencies to maintain a comprehensive inventory of all parks and recreation areas and services in the County and to identify other areas suitable for park acquisition and development. A 1994 inventory of existing parks and recreation areas is contained in the Placer County General Plan background report Volume II.

   Responsible Agency/Department: Parks Department
   Time Frame: Ongoing
   Funding: General Fund

3. The potential park sites shown on the Plan map will serve as the most desirable sites to meet the future needs of the Martis Valley Community Plan area. As development occurs acquisition of these sites will be considered. This policy does not preclude the acceptance/acquisition of other worthy sites that may become available.

   Responsible Agency/Department: Parks Department
   Time Frame: Ongoing
   Funding: Various

C. DISCUSSION

Existing Park and Recreation Facilities

The Martis Valley Plan area contains and is surrounded by a variety of active and passive recreation opportunities. Presently, there are no County-owned facilities in the Plan area, but the Plan has identified several park site options. Once the County prepares to acquire and develop a site(s), it should work with TDRPD to development an agreement for the District to operate the park(s). TDRPD has included the annexed portion of Placer County in its Parks Master Plan.

The Plan area is unique in that the majority of current and proposed development caters to owners who use this housing as second homes. Their impact on traditional recreation forms (i.e. soccer and softball leagues) should be taken into consideration. Although the majority of the new development may be for the purposes of second homes, there is no guarantee that they will remain so in future years. In addition, the support staff for these homes will place a demand on the more traditional recreation activities. Specialized recreation facilities, such as an ice skating rink and indoor facilities may be of more value to the residents and visitors in this Plan area. These needs should be determined and prioritized through consultation with TDRPD.

Regional Parks

The Lake Tahoe Basin is a major destination for the Plan population. It provides natural beauty and recreational opportunities for both water-oriented activities and land-based activities. Using SR 267, Plan residents can access 3 County beaches and Kings Beach State Recreation area within 20 minutes.

The Forest Service property also provides opportunities for cross country skiing, hiking, and mountain biking. The Tahoe Rim trail, which runs primarily through Forest Service property, is less than one mile from the edge of the Plan area. This trail loop encircles the Lake Tahoe Basin.

Martis Creek Lake National Recreation Area is partially located within the Plan area. It is owned and operated by the Army Corps of Engineers. It provides opportunities for fishing, swimming, hiking, and camping. The Alpine Meadows Campground is located there and has 40 campsites.

North Tahoe Regional Park is located in Tahoe Vista at Lake Tahoe. It is approximately six miles from the Plan area and provides tennis courts, ball fields, and group picnic areas,

The North Tahoe Beach Center was being rebuilt at the time of Plan preparation (2002). This public facility, located just west of the SR 267 and SR 28 intersection provides beach access, parking, a visitor's center, a picnic area, a volleyball court, and an event rental building.

Private Sector Public Recreation

Northstar-at-Tahoe Resort provides fee-based recreation to the public, which includes downhill skiing, cross country skiing, golf, and mountain biking. A portion of the hiking and biking trails are open to the public and do not require fees unless the ski lifts are used.

Local Parks

There are two local Parks within short driving distance from the Plan area. Truckee Regional Park is operated by TDRPD. The park includes ball fields, playgrounds, tennis courts, a picnic area, a rodeo stadium, a playground, and a skate park within one mile north of the County line on SR 267.

The Joeger Drive Ballfields Complex is another TDRPD facility that will be developed in 2002. It is located two miles from the Plan boundary and will provide three fields to serve soccer and baseball interests.

Golf Courses

Northstar-at-Tahoe Golf Course is within the Plan area. It is accessed from SR 267 through the Northstar-at-Tahoe Resort. It is an 18-hole golf course and is open to the public.

The Lahontan project includes two golf courses within the plan area. They are a private 18-hole and a separate 9-hole executive golf course that are accessed off of Schaffer Mill Road from within the Lahontan project.

Ponderosa Golf Course is located along SR 267 and is one mile north of the Plan boundary line. It is a 9-hole course that is open to the public.

Old Brockway Golf Course is located at SR 267 and SR 28, four miles south of the plan area. It is a 9-hole golf course that is open to the public.

Potential Future Park and Recreation Facilities

The Martis Valley Community Plan area is surrounded by recreational opportunities, but currently there are no County recreation facilities within the plan area. As the population increases, there will be an increasing demand for additional public recreational amenities. The presence of such a large percentage of second homes will affect the types of recreation facilities needed in the Plan area and will be considered prior to the construction of new parks.

The County and the TDRPD have entered into an agreement concerning the use of Park Dedication Fees for the 12.16 square miles of Plan area that has been annexed into the TDRPD. This plan allows the TDRPD to apply for Park Dedication Fee funds that could be used to improve park and recreation opportunities within the Plan area.

It is recommended that a cooperative effort continue between the County and TDRPD to explore the possibility of developing Plan area park sites that TDRPD could manage. This arrangement would provide increased recreation benefits to the area residents.

D. TRAILS

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

GOAL 7.E: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation as well as transportation and circulation.

Policies

7.E.1 The County shall work with TDRPD and the Town of Truckee in implementing the portion of TDRPD Trails Master Plan that falls within the Plan area. The County shall work with the Town of Truckee to tie future trail connections to planned facilities within their jurisdiction. The County shall work with other trail providers in those areas outside of the TDRPD annexed area to implement the Martis Valley Trail Plan and to develop a system of interconnected trail routes that are designed to achieve the following objectives:

a. Provide safe, pleasant, and convenient travel by foot, bicycle, or horse;

b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the area-wide and countywide trail system, regional trails, and the trail or bikeways plans of other cities, communities, or agencies;

c. Provide access to recreation areas, major waterways, and vista points;

d. Provide for multiple uses (i.e., pedestrian, equestrian, and bicycle);

e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;

f. Whenever feasible, design equestrian trails separate from cycling paths, and separate all trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;

g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas, and;

h. Protect sensitive open space and natural resources.

7.E.2. The County and TDRPD shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.

7.E.3. The County and TDRPD shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.

7.E.4. The County shall require the proponents of new development (as much as legally possible) to dedicate rights-of-way and/or actually construct segments of the countywide trail system pursuant to the Martis Valley Trail Plan.
The trail locations as shown in this plan are diagrammatic and not intended to represent the exact route of trail alignments. It is the Parks Division's policy to locate trails in and adjacent to open space areas whenever possible to enhance the trail user's experience and to use the natural topography to make the trails more useable.

In the case of gated subdivisions, if a trail location is identified on the community plan as crossing a portion of a proposed subdivision, it is the Parks Division's policy to obtain connectivity around the perimeter of the gated subdivision. Locating public trails within gates subdivisions may be contrary to the perceived security achieved by gating the subdivision. In such cases, granting public trail easements around the gated subdivision will not be enough to satisfy the requirement for trail development in the context of the desires of the gated subdivision. In such cases, it will be necessary for the developer to physically construct such trails so the end result, trail usage and subdivision security, is achieved through design.

Since the "gated subdivision" determination is not made until the conditioning phase of a project, the Recreation and Trails Exhibit Map may include trails in locations that could be relocated if the "gated community" status is approved. The Parks Division staff will evaluate each trail scenario in the conditioning phase of the project. Decisions concerning trail locations will be based on this policy and the merits of the proposed trail locations.

7.E.5. The County shall endeavor to acquire, by gift, purchase, or as a condition of development, public rights of way for pedestrian and non-motorized passage over those trails located, or proposed to be located, on private lands and which are included in the Martis Valley Trail Plan. The County shall accept and record such dedications as each trail segment becomes available.

7.E.6 Trails shall be incorporated into improvements to existing roads, within road right-of-way along feeder roads, and whenever possible, provide a safe path for pedestrians, equestrians, and bicycles. Where possible, this path should be separated from the road by a vegetated buffer zone.

7.E.7. The County and TDRPD shall pursue all available sources of funding for the acquisition, development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).

7.E.8. The County should not force any landowner to sell land or grant easements for trails except as a condition of project approval and/or where a public safety concern exists.

7.E.9. The County and TDRPD shall support the development of parking areas near access to trails.

7.E.10 The County and TDRPD shall encourage the formation of a community trails association.

7.E.11. The County and TDRPD shall encourage the use of native materials in trail construction as appropriate.

7.E.12. The County and TDRPD shall encourage that all trails have identification and directional signs.

IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Trails Section and throughout the Plan.

   Responsible Agency/Department: Parks Department
   Time Frame: Ongoing
   Funding: Application fees

2. As new development occurs, the County shall consider forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees to be used for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

   Responsible Agency/Department: Parks Department
   Time Frame: Ongoing
   Funding: Various

3. The County shall prepare and periodically update a trail master plan. The trail plan should designate trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

   Responsible Agency/Department: Parks Department/Planning Department
   Time Frame: 2001-2002
   Funding: General Fund

4. Review new trail construction for consistency with the County's Trail Guidelines.

   Responsible Agency/Department: Development Review Committee/Parks Department
   Time Frame: On-going
   Funding: Permit fees

5. As new development occurs, the County will require the dedication of right-of-way and/or the actual construction of those trail segments identified in this plan, which are affected by the development project.

   Responsible Agency/Department: Development Review Committee
   Time Frame: On-going
   Funding: Permit Fees

6. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated in the project whenever feasible.

   Responsible Agency/Department: Caltrans/Department of Public Works
   Time Frame: On-going
   Funding: Road funds

E. DISCUSSION

Typically, when subdivisions are designed, little emphasis is placed on trail design, construction, or maintenance, yet trails can be of great value to the recreational and transportation needs of a community. The implementation of a comprehensive recreation trail system will require a long-term commitment from the County and TDRPD, as well as residents of the area. The designation of trail corridors in the Community Plan is the first step in implementing a trails system.

In order to assure that trails are acquired, constructed and maintained, a formal trails association consisting of local volunteers needs to be created. The trails association could help the County identify trail acquisition opportunities, set priorities, provide support for trail dedications, and solicit community volunteer labor.

The Proposed Trail Map (Figure 3) identifies existing and some of the potential locations for a variety of trails for bicycle, pedestrian, and equestrian use. The trails are located to connect parks, resorts, Forest Service trails, and residential areas. Some trails are within areas in which open space zoning is proposed. If a trail is designated on the map, the public would not be allowed to use the trail until the County or other public agency could purchase the property or obtain an easement where such easements do not currently exist. It is not the County's policy to condemn private property for the purpose of a public trail.

Those trails indicated in the plan that fall on property to be developed, or along project frontages or access roads required for such projects, should be developed as a part of the proposed project's construction activities. Trails that do not fall into this category, and which are not parallel to public roads, can be built as separate projects at any time that easements are acquired to permit logical trail connections to points of origin or destination points. Trails, especially bicycle and pedestrian trails that are not built as a part of a private project's development process (frontage improvement requirement), are most economically constructed as a part of a larger-scale public road, trail, or pathway project.

All public road projects in the Martis Valley Community Plan area that affect trails depicted in this Plan should include the construction of those trails as a part of the project. Therefore, the construction of a trail system in the Martis Valley Community Plan area must be closely coordinated with other transportation planning activities.

Trail segments contained in this section are shown in order to identify the regional trail routing plan. Additional road-adjacent trails are shown in the Transportation section of the Plan. Bicycle trails are also designated in the Placer County Bikeways Master Plan.

Five distinct trail classifications exist throughout Placer County. The following are the standard descriptions, measurements, and setbacks for the each of the five classes:

(Bike Path or Bike Trail) Class 1:

Provides a completely separated facility designed for the exclusive use of bicycles and pedestrians with cross flows by motorists minimized. It must be at least 8-10 feet wide, and setback more then five feet from any automobile traffic. Class one bike trails shall be constructed to this minimum standard: two inches asphalt concrete over 6 inches of aggregate base with the upper six inches of subgrade compacted to 95%. This type of bikeway is referred to as a bike path or a bike trail.

(Bike Lane) Class 2:

Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited. It must be at least four feet in width, and is separated from automobile traffic by a six inch white painted strip. This type of bikeway is referred to as a bike lane. Class 2 trails are typically maintained as a part of the road system by the Department of Public Works.

(Bike Route) Class 3:
Provides a right-of-way designated by signs or permanent markings and shared with pedestrians and motorists. It must be at least three feet wide. This type of bikeway is referred to as a bike route. Class 3 trails are typically maintained as a part of the road system by the Department of Public Works.

Pedestrian Trails:
While it is the county's policy to provide multi use trails whenever possible, occasionally pedestrian only trails may be appropriate. They are distinguished from multi-use trails by their narrower width and height requirements and by their pedestrians-only status. The circumstances where pedestrian only trails would be appropriate are in scenarios such as extreme topographic conditions that will not safely accommodate multi-use trails or in areas that are environmentally sensitive and a large trail would create substantial impacts. Pedestrian trails need to be cleared to a height of eight feet and need to be graded four feet in width. The tread shall be built from native soil whenever possible.

Multiple Use Trails:
Multiple use trails are designed to support pedestrian, bicycle, and equestrian traffic. Multiple use trails shall be constructed to the following standards, unless otherwise approved by the Placer County Parks Division. The trail corridors shall have a minimum five foot separation from road right-of-ways. There must be a trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Depending on the trail location, tread shall be rough graded native soil or formed by the use of decomposed granite. Decomposed granite must be at least four inches deep and compacted to 90%. The decomposed granite must rest over at least six inches of sub grade base rock compacted to 90%. Tread shall be a minimum of ten feet wide with an outslope of 0.5 inches per foot. Clearing should be ten feet above ground and one foot on each side of the trail tread. Excessive clearing is undesirable. The trail should be occasionally cleared and widened to allow passing. Water must be diverted by the use of outslopes, grade dips, water bars and lead ditches, in conjunction with inslopes or culverts.

SECTION VIII: CULTURAL RESOURCES

A. PURPOSE

The Martis Valley Community Plan area, and all of Placer County, derives much of its sense of identity from the rich fabric of its local history. This heritage is retained and made more tangible to the present generation through the existence of historical properties and prehistoric sites that have survived the passage of time.

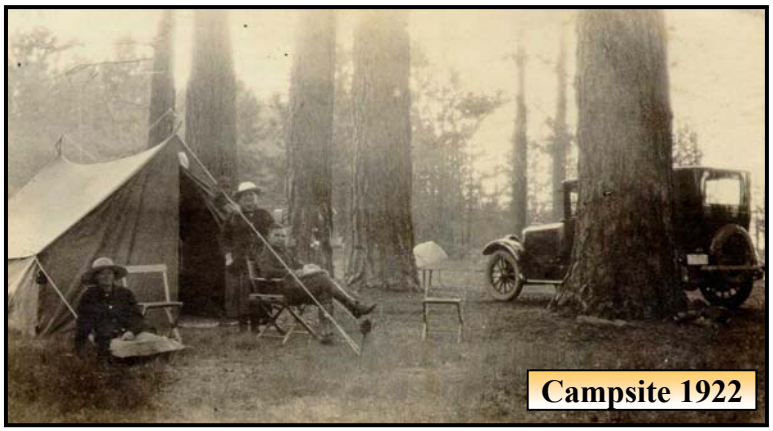
It is imperative that strong measures be taken to preserve and protect these material elements of our heritage from the encroachment of development. If these physical remnants of our history are allowed to deteriorate or be destroyed, we will be losing a significant portion of our identity as a community. Such losses are irreversible and a tragedy for both present and future generations. The following goals, policies and implementation programs are intended to assure that future generations will have the opportunity to form a sense of community pride and identity from the achievements of the people who have lived before them.

B. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Goal 8.A: To identify, protect, and enhance Martis Valley's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policies



8.A.1 The County shall assist the citizens of Martis Valley in becoming active guardians of their community's cultural resources.

8.A.2. The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.

8.A.3. The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

8.A.4. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.

8.A.5. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource database, to be maintained by the Department of Museums.

8.A.6. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

8.A.7. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

8.A.8. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.

8.A.9. It is important that all historical sites are protected from destruction or demolition. Therefore, avoidance/protection is preferred over recordation and destruction. The few remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public agencies.

8.A.10. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, the Placer Land Trust, and the Truckee Donner Land Trust.

IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies and specific discussions contained in the Cultural Resources Section and throughout the Plan.

   Responsible Agency/Department: Board of Supervisors, Planning Commission, Land Development Departments
   Time frame: Ongoing
   Funding: Application fees

2. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 50 years of age or older.

   Responsible Agency/Department: Board of Supervisors, Planning Department, Department of Museums
   Time frame: Ongoing
   Funding: Mitigation fees, Permit fees

3. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

   Responsible Agency/Department: Planning Department, Department of Museums, Assessor
   Time frame: Ongoing
   Funding: Grants, General Fund

4. The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally significant historical properties that do not qualify for State or Federal listings.

   Responsible Agency/Department: Department of Museums
   Time frame: Ongoing
   Funding: General Fund, Grants

5. Because of the moderate to high sensitivity rating for most of the Plan area, future projects which will involve potential ground disturbance shall provide a project specific record search as a part of environmental review. Based on the results of the record search, specific recommendations for archaeological or historical field survey, archival research, architectural evaluations, etc., could be made. In most cases, a field survey may be required.

   Responsible Agency/Department: Department of Museums/Planning Department
   Time frame: On-going
   Funding: Permit fees/mitigation fees

6. Site specific studies of archaeological or historical sites within the federal government's definition of "historical context" shall be required where land development has the potential to have a detrimental impact on these sites.

   Responsible Agency/Department: Department of Museums/Planning Department
   Time frame: On-going
   Funding: Permit fees/mitigation fees

7. If, as a result of an archaeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may recommend a listing of the site with the State of California as a National Register nomination, a State Landmark nomination, or a Point of Historical Interest.

   Responsible Agency/Department: Department of Museums/Planning Department
   Time frame: On-going
   Funding: Permit fees/mitigation fees

8. In the event that Native American remains and/or associated grave goods are discovered at any time during project review or construction, the project proponent shall stop work (if during construction or excavation) and contact the County Coroner and the Department of Museums.

   Responsible Agency/Department: Department of Museums/Planning Department
   Time frame: On-going
   Funding: Permit fees/mitigation fees

C. DISCUSSION

Prehistory

The Plan area lies within the middle of historic Washoe territory, inhabited primarily by the northern Washoe. Washoe settlements are known to have existed in the Plan area. The Town of Truckee is on the site of a large Washoe village called *K'ubuna detde'yi'*. The ethnographic record suggests that during the mild season, small groups traveled through high mountain valleys collecting edible and medicinal roots, seeds and marsh plants. In the higher elevations, men hunted large animals and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. The Washoe have a tradition of making long treks across Sierran passes for the purposes of hunting, trading and gathering acorns. These trek routes, patterned after game trails, were often the precursors of historic and modern road systems.

While some Washoe trekked long distances for desired resources, most groups circulated in the vicinity of their traditional habitation. They appear to be less inclined to cover large expanses of land than other Native American groups due to the large variety of resources close at hand. Their relatively rich environment afforded the Washoe a degree of isolation and independence from neighboring peoples and may account for their long tenure in the area.

The Martis Valley is rich in cultural resources and while many prehistoric sites and resources have been identified, many prehistoric resources remain undiscovered. A comprehensive cultural resources inventory was completed by the Placer County Department of Museums. The survey did not indicate that prehistoric resources had been located in the area. However, previous environmental impact reports have identified a number of culturally sensitive sites in the area.

History

The first Euro American visitors to the Martis Valley area arrived in the 1840 using the Emigrant Trail. Between 1841 and 1869, it is estimated that 300,000 to 500,000 people traveled this route to California and Oregon in search of a new life or gold. A portion of the Trail passed through the Town of Truckee.

Logging began in the Martis Valley shortly after the discovery of the Comstock Lode in 1859. By 1863 the valley had become a major lumbering center. Lumber mills were prevalent throughout the area. Mills owned by George Schaffer were scattered around the valley. The Schaffer's Mill chairlift at Northstar-at-Tahoe is located near the site of one of his mills. The Martis Valley was also used historically for cattle grazing. The meadows provided feed for cattle herds from the Sacramento Valley during the hot summers. The historic Joerger Ranch is located between Schaffer Mill Road and SR 267 north of the Lahontan development.

The history of the Truckee community began with the arrival of Joseph Gray, who built a stage station near the present-day downtown in 1863. Gray was soon joined by a blacksmith named S.S. Coburn and the tiny settlement of Gray's Toll Station was renamed Coburn's Station. This small way station grew into a thriving town that accommodated emigrants, stagecoach travelers and freight wagons enroute westward to California's gold fields and eastward to the Comstock load in Nevada. In 1868, Coburn's Station burned and the name was changed to Truckee. The completion of the transcontinental railroad gave rise to other developments in transportation, lumber, ice, agriculture and tourism, which were becoming the essential economic base of Truckee.

By the 1920s, the industrial economy and society of the Truckee/Martis Valley had largely disappeared, due to the relocation of the train-switching yard to Roseville, the depletion of the local timber supplies and the development of mechanized refrigeration. In its place, the area began to develop into a recreation-based economy.

Previous Cultural Resource Surveys in the Plan Area

A comprehensive cultural resources inventory was completed by the Placer County Department of Museums. Phase III of the inventory focused on the unincorporated areas of the county, including Martis Valley. While the survey did not indicate that prehistoric or historic sites(?) had been located in the Plan area, this survey was not exhaustive and it is clear the such resources do exist in the Valley. Recent environmental impact reports prepared for development projects in the area have identified a number of potential prehistoric and historic sites. There are also a number of important known historical sites in the vicinity of the Plan area, including the Donner Monument and the First Transcontinental Railroad.

SECTION IX: NATURAL RESOURCES

A. PURPOSE

The purpose of this section is to identify existing natural resources which comprise the physical environment of Martis Valley and develop goals and policies to allow for their preservation, use, and enhancement. The majority of technical data and descriptive information relating to each of the following sections is contained in the Plan's EIR.

Any discussion of the conservation of natural resources acknowledges that resources are both finite and renewable. Conservation is the planned management of a natural resource to prevent exploitation, destruction, or neglect. The wise use of these resources depends on the willingness to accept their importance and limitations. There are several resource constraints which, when viewed individually or together as a composite, represent impediments to the use of land, water, and air. Policies and implementation programs contained in this section will allow for the necessary compromise in the competition for limited resources while implementing policies contained in other sections of this Community Plan and in the Placer County General Plan.

B. GOALS, POLICIES, AND IMPLEMENTATION PROGRAM

GOALS AND POLICIES

Geology

Goal 9.A: To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policies

9.A.1. The County shall require the preparation of a soils or geologic investigation prior to permitting development in areas of known or suspected geological or seismic hazards (i.e., seismically induced ground shaking, landslides, liquefaction, critically expansive soils, avalanche).

9.A.2. The County shall require submission of a preliminary soils report, prepared by a registered civil or geotechnical engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.

9.A.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.

9.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.

9.A.5. In landslide hazard areas, the County shall prohibit alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.

9.A.6. The County shall require drainage plans for development in mountainous and sloping areas that direct runoff and drainage away from unstable slopes.

9.A.7. The County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous conditions in Placer County.

9.A.8. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.

9.A.9. The County shall limit development in areas of steep (in excess of 30% or in some cases between 20 and 30%) or unstable slopes to minimize hazards caused by landslides or liquidefaction and to reduce grading and disturbance to such slopes.

Avalanche Hazards

Goal: 9.B. To minimize the risk of loss of life, injury, and damage to property due to avalanche.

9.B.1. The County shall maintain maps of potential avalanche hazard areas.

9.B.2. The County shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.

9.B.3. The County shall not issue permits for new development in potential avalanche hazard areas (PAHA) as designated in the Placer County *Avalanche Management Ordinance* unless project proponents can demonstrate that such development will be safe under anticipated snow loads and conditions of an avalanche.

Soils

Goal 9.C: To promote the conservation of soils as a valuable natural resource.

Policies

9.C.1. The County shall support and encourage existing special district, state, and federal soil conservation and restoration programs.

9.C.2. The County shall require topographic and slope analysis maps during the environmental review process or at the first available opportunity of project review to evaluate future grading activity, building location impacts, and road construction impacts.

Water Resources

Goal 9.D: To protect and enhance the natural qualities of Martis Valley's creeks and groundwater.

Policies

9.D.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part 1 of the PCGP).
In some cases, buffers shall be required which are substantially larger than noted above. Conversely, based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or

should be modified based on the new information provided. In addition, the County may allow exceptions, such as in the following cases:

a. Reasonable use of the property would otherwise be denied;

b. The location is necessary to avoid or mitigate hazards to the public.

c. The location is necessary for the repair of roads, bridges, trails or similar infrastructure; or

d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement

9.D.2. The County shall require that any permitted disturbance in the 100-year floodplain comply with the provisions of the Placer County Flood Damage Prevention Ordinance and any other existing regulations.

9.D.3. The County shall require development projects proposing to encroach (where it has been determined to be appropriate) into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;

b. Replace riparian vegetation (on-site, in-kind);

c. Restore another section of creek (in-kind) and/or;

d. Pay a mitigation fee for restoration elsewhere (e.g. wetland mitigation banking program).

9.D.4. The County shall require public and private development to address creeks and riparian corridors as follows:

a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;

b. Designate such easement or dedication areas (as described in a. above) as open space;

c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other General Plan policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1)turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment off site; and/or 2) temporary vegetation is established sufficient to stabilize disturbed areas, and;

f. Provide for long-term creek corridor maintenance.

9.D.5. The County shall continue to require the use of both temporary and permanent Best Management Practices (BMPs) with every development project, to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for recreational development.

9.D.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to area residents (and the public where appropriate access is available) and provide a positive visual element.

9.D.7. The County shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.

9.D.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas to a more natural condition which may include landscaping, revegetation, or similar stabilization techniques.

9.D.9. The County shall encourage the preservation and protection of open space located in watersheds which serve reservoirs due to its importance in the adequate performance of those reservoirs for their intended purposes.

The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and within 5,000 feet of the reservoir shall be considered as having an immediate effect. For Martis Valley, this includes Martis Creek Lake.

9.D.10. The County shall encourage the protection of flood plain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Vegetation

Goal 9.E: To preserve and protect the valuable vegetation resources of Martis Valley

Policies

9.E.1. The County shall encourage landowners and developers to manage the integrity of existing terrain and native vegetation in visually-sensitive areas such as mountainsides, ridges, open meadows, and along important transportation corridors consistent with fire safety standards. (Note: See also fire safe standards, Goal 5.H., and related Policies.)

9.E.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.

9.E.3. The County shall support the conservation of a healthy forest including outstanding areas of native vegetation, including, but not limited to, open meadows, riparian areas, Great Basin Sage Scrub, Mixed Coniferous Forest, Montane Chaparral, Montane Meadow, and Red Fir Forest.

9.E.4. The County shall encourage the preservation of landmark trees and major groves of native trees which have special characteristics or serve an important function such as historical interest, visual screening, shading of creeks or slope stability. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.

9.E.5. The County shall seek to preserve areas where rare, threatened, and endangered plant species have been identified as potentially occurring and that may be adversely affected by public or private development projects.

9.E.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat to protect biodiversity, accommodate wildlife movement, and sustain natural ecosystems.

9.E.7. The County shall encourage the planting of native trees, shrubs, and herbaceous species in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

9.E.8. The County shall support the continued use of prescribed burning and other methods of brush suppression to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities

9.E.9. The County shall support the preservation of native trees and the use of native seed sources and seedlings and drought-tolerant plant materials in all revegetation/landscaping projects.

9.E.10. The County shall require that new development avoid ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas and heritage trees should be protected through public acquisition of fee title or conservation easements to ensure protection.

9.E.11. The County shall encourage the continued use of commercially viable timberlands for timber production and other multiple use functions which can include ski-related uses within the Plan area. Conversion of such lands to other uses is discouraged.

9.E.12. The County shall support the on-going implementation of the Forest Practices Act at the State level to ensure that timber harvest operations are conducted in an environmentally sensitive manner.

9.E.13 A mitigation monitoring plan for a minimum of two years shall be required for all tree replacement areas proposed as park of land development projects to ensure an 80% success ratio of all new plantings. Revegetation plans shall focus on creating habitat.

Wetland and Riparian Areas

Goal 9F: To protect wetland communities and related riparian areas throughout Martis Valley as valuable resources

Policies

9.F.1. The County shall encourage the preservation and enhancement of natural open space within the riparian areas of the watercourses and drainageways found in the Martis Valley as one means of minimizing the adverse effects of land development upon the chemical and physical quality of waters therein.

9.F.2. The County shall require that natural open space buffers be maintained in non-riparian areas adjacent to drainage swales and creeks to reduce erosion and to aid in the natural filtration of runoff waters flowing into these waterways. The buffers shall meet the standards contained in the PCGP unless a larger buffer is warranted based on site-specific field work.

9.F.3. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

9.F.4. The County shall require new development to mitigate wetland and riparian loss in both federal jurisdictional and non-jurisdictional wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability; (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not federal "waters of the United States" as defined by the Clean Water Act.

9.F.5. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.

9.F.6. The County shall identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and reproduction of wetland and riparian species

9.F.7. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plans; and c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

<u>Fish and Wildlife Habitat</u>

Goal 9.G. To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels

Policies

9.G.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:

a. Wetland areas

b. Stream corridors and associated riparian areas

c. Identified habitat of special status threatened or endangered animals

d. Critical deer winter ranges, migratory routes and fawning habitat

e. Large areas of non-fragmented natural habitat, including all habitat types in the Martis Valley Plan area.

f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.

g. Martis Lake, Martis Creek and its tributaries.

9.G.2. The County shall require the control of residual pesticides, herbicides, and related chemicals such as those used on golf courses, to prevent potential damage to water quality, vegetation, fish, and wildlife.

9.G.3. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.

9.G.4. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

9.G.5. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.

9.G.6. The County shall support the preservation and or reestablishment of fisheries in the rivers and streams within Martis Valley. This shall include the protection of Martis Lake as a high quality wild-trout sport-fishery and the protection of the lakes tributary streams as wild-trout habitat.

9.G.7. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific analysis.

9.G.8. The County shall cooperate with, encourage, and support the plans of private entities and other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species

9.G.9. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats; species and their habitats that have recreational value; wetland lacustrine and riverine habitats; wildlife migration corridors; and locally-important species/communities, such as wild trout.

9.G.10. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites, prepared by a wildlife biologist or other qualified professional. The evaluation shall be based upon field reconnaissance performed at the appropriate time of year, (if necessary) to determine the presence or absence of special status, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts.

Air Quality

Goal 9.H.: To protect and improve air quality in Martis Valley.

Policies

9.H.1. The County shall develop mitigation measures to minimize stationary source, area source, and indirect source emissions.

9.H.2. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and mitigation strategies to more adequately address the air quality impacts of new development.

9.H.3. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.

9.H.4. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and area wide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

9.H.5. The County shall encourage innovative measures, which include offsite mitigation strategies, to reduce air quality impacts. Innovative measures can be identified during a pre-application consultation process and during County staff/applicant negotiation over CEQA mitigation.

9.H.6. The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.

9.H.7. The County shall work with the Placer County Air Pollution Control District (PCAPCD) to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible. The County should include PM_{10} control measures as conditions of approval of

subdivision maps, site plans, and grading permits. The County should inform developers of the requirements of the District's PM_{10} mitigation requirements when they apply for a grading permit.

9.H.8. The County may require new development projects to submit an air quality analysis. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's current list of Best Available Mitigation Measures and/or the most recent version of the Air Quality Attainment Plan.

9.H.9. The County shall require new development to be planned to the greatest extent reasonably possible to result in smooth flowing traffic conditions for major roadways for the maximum amount of time reasonably possible. This includes traffic signals and traffic signal coordination, parallel roadways, and intra-and inter-neighborhood connections where reductions in overall emissions can be achieved.

9.H.10. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

9.H.11. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

9.H.12. The County shall consider instituting disincentives for single-occupancy vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.

9.H.13. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall either operate their own or pay its fair share of the cost of transit equipment and facilities required to serve new projects.

9.H.14. The County shall require new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.

9.H.15. The County shall require developers to limit fireplace installations in new developments. The emission potential for each new residence shall not exceed 7.5 grams per hour. The increase in particulate matter emissions from new development should be completely offset through on-site or off-site mitigation strategies.

9.H.16. The County shall allow residences above retail uses in commercial developments.

9.H.17. The County shall encourage the use of photovoltaic power generation on roofs and solar hot water heaters.

IMPLEMENTATION PROGRAMS

General

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Natural Resources Section and throughout the Plan.

   Responsible Agency/Department: Land Development Departments/Planning Commission/Board of Supervisors
   Time Frame: On-going
   Funding: Application Fees

2. The County shall continue with cooperative efforts to develop, adopt, and implement a countywide Natural Communities Conservation Plan (NCCP) (Fish and Game Code Sections 2800-2840), and Habitat Conservation Plan (HCP) (Section 10 of the Federal Endangered Species Act (FESA)) to address the long-term conservation and maintenance of sufficient natural habitat to support indefinitely the diversity of plants and wildlife species currently represented in Placer County. The HCCP/HCP will serve as a means of achieving programmatic regulatory compliance with these statutes and Federal wetland statutes (Section 404 of the Clean Water Act). These habitat management plans shall also address the need to balance economic development and land management activities with the objective of providing permanent conservation of the County's natural habitats. The NCCP/HCP applicable to Martis Valley should address at least the issues raised in Appendix A - "Conservation Planning Principles - Martis Valley Community Plan Area".

   Responsible Agency/Department: Planning Department/DFG/COE/USFWS
   Time Frame: 2003-2007
   Funding: Grants, Private Sources, General Fund

3. Until such time as a NCCP or HCP, and implementing mechanisms are adopted, the County shall employ interim measures which assure that all new development contributes to the long-term conservation goals for the area, mitigate for the loss of open space, habitat, and diversity lost with new development, and contribute financially to open space preservation efforts.

   Responsible Agency/Department: Planning Department
   Time Frame: On-going
   Funding: Mitigation fees

Geology

4. Require the preparation of a soils and/or geologic investigation prior to permitting development in areas of known or suspected geological or seismic hazards (i.e., seismically induced groundshaking, landslides, liquefaction, critically expansive soils).

   Responsible Agency/Department: Department of Public Works
   Time Frame: On-going
   Funding: Permit Fees/ Plan Review Fees

5. Continue to enforce the Placer County Grading Ordinance to ensure that areas of slope instability are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.

   Responsible Agency/Department: Department of Public Works
   Time Frame: On-going
   Funding: Permit Fees/ Plan Review Fees

6. Require the preparation of drainage plans that direct runoff and drainage away from unstable slopes for construction in hillside areas.

   Responsible Agency/Department: Department of Public Works
   Time Frame: On-going
   Funding: Permit Fees/Plan Review Fees

7. Enforce the Uniform Building Code for seismic concerns, including masonry building design requirements.

Responsible Agency/Department: Building Department
Time Frame: Ongoing
Funding: Permit Fees

Avalanche Hazards

8. The County shall update avalanche hazard designations as new information becomes available.

   Responsible Agency/Department: Planning Department
   Time Frame: On-going
   Funding: General Fund

9. The County shall enforce existing building and notification requirements within known avalanche hazards zones.

   Responsible Agency/Department: Planning Department
   Time Frame: On-going
   Funding: Permit Fees

Soils

10. During the review of private development projects, required site specific studies shall include soil reports, slope analyses, grading plans, and erosion control and rehabilitation plans during environmental review, or at the first available opportunity, as needed.

    Responsible Agency/Department: Development Review Committee
    Time Frame: On-going
    Funding: Permit fees/Plan Review Fees

11. Through environmental review and project approval, avoid development on highly erosive soils and most slopes over 20%, if possible, and in all locations, slopes over 30%. Where development does occur in these areas, require the application of BMPs.

    Responsible Agency/Department: Development Review Committee
    Time Frame: On-going
    Funding: Permit Fees.

12. Continue the program of monitoring mitigation measures that relate to accelerated erosion and attendant problems.

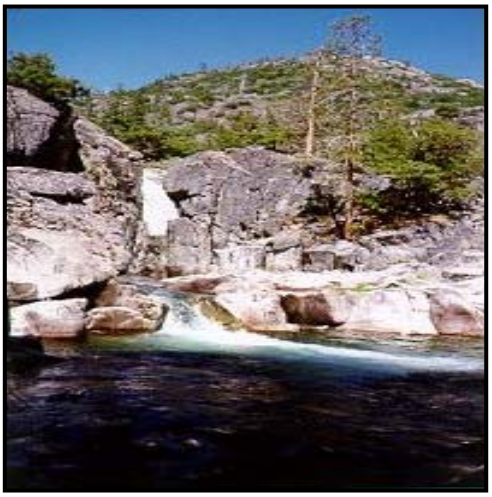
    Responsible Agency/Department: Department of Public Works
    Time Frame: On-going
    Funding: Permit Fees/General Fund

<u>Water Resources</u>

13. In consultation with the Placer County Flood Control District, the County shall require creek maintenance practices that ensure native vegetation is not removed unnecessarily. These requirements should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding activities.

    Responsible Agency/Department: P.C. Flood Control Dist., Planning Dept., Public Works Dept.

Time Frame: On-going
Funding: Permit Fees



14. The County shall inform the public and prospective developers about those sections of the California Fish and Game Code that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

    Responsible Agency/Department: Planning Department
    Time Frame: On-going
    Funding: General Fund

15. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on publicly-owned or -managed property that contains creek resources to increase public knowledge and appreciation of such resources.

    Responsible Agency/Department: Parks Division
    Time Frame: On-going
    Funding: General Fund

16. The County shall cooperate with the Placer County Water Agency, Northstar Community Services District, and Truckee Donner Public Utility District in the preparation and implementation of a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. This water management program shall include at least the following elements:

    a. County leadership of the process and a commitment to its integrity and inclusiveness;

    b. Coordination and cooperation with other public and private agencies, organizations, and groups that have an interest in water resources management in the county or surrounding areas.

    c. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;

    d. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;

    e. Identification of existing ongoing water management and regulatory polices, programs, and standards by the various agencies and organizations with an interest in water resources management;

    f. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this General Plan;

    g. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;

h. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls,

i. Application of sustainable multiple-use water management principles and incorporation of diverse and potentially compatible land use objectives, including provision of open space and recreation opportunities, watershed and habitat protection, flood control, and water provision to meet future recreational, ecological, and community development needs; and

j. Utilization of innovative and alternative funding mechanisms from sources outside of the County.

Responsible Agency/Department: PCWA, TDPUD, Environmental Health Department, Planning Department, Public Works Department
Time Frame: FY 2002 and beyond
Funding: Cooperative MOU with other agencies/private grants/impact fees/General Fund

17. Within the Martis Valley, temporary BMPs are required while construction is underway and permanent BMPs are required to be in place prior to the development project being completed. Both temporary and permanent BMPs must be graphically shown on project plans and construction sites inspected periodically to insure such measures are in place and functioning appropriately.

Responsible Agency/Department: Department of Public Works
Time Frame: On-going
Funding: Permit Fees

Vegetation

18. The County shall prepare and maintain an updated list of state and federal rare, threatened, and endangered species known or suspected to occur in the Martis Valley. The following other uncommon or special-status species which occur or may occur in the Plan area should also be included on the list: 1) plant species included in the California Native Plan Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Game. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

Responsible Agency/Department: Planning Department
Time Frame: FY 02-03; every two years thereafter
Funding: General Fun

19. Maintain large parcel zoning to protect timber producing lands and large unfragmented areas of the coniferous forest environment.

Responsible Agency/Department: Planning Department
Time Frame: On-going
Funding: General Fund

20. Review each development project at the earliest possible stage to ensure that open spaces are designed to create the largest contiguous areas of differing vegetation types, and that habitats containing rare, threatened, or endangered species are avoided.

Responsible Agency/Department: Planning Department
Time Frame: On-going
Funding: Permit Fees

Wetland and Riparian Areas

21. The County shall work toward the permanent conservation of creek corridors, wetlands, and significant ecological resource areas where such areas cannot be effectively preserved through the regulatory process. Protection may take the form of fee acquisition or conservation easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for monitoring maintenance and management in perpetuity.

    Responsible Agency/Department: Planning Department
    Time Frame: On-going
    Funding: Mitigation Fees/State and federal grants

22. Make the public aware of the sections of the Fish and Game code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material through educational materials distributed with building permits and as a part of project review.

    Responsible Agency/Department: Planning Department/Department of Public Works
    Time Frame: On-going
    Funding: General Fund

23. Include mitigation measures for new development projects adopted pursuant to the Lahontan Regional Water quality Control Board's requirements and permits issued under Section 404 of the Federal Clean Water Act.

    Responsible Agency/Department: Development Review Committee
    Time Frame: On-going
    Funding: Permit Fees

Fish and Wildlife Habitat

24. The County shall maintain current maps that indicate the extent of critical habitat for important fish and wildlife species, as these maps are made available by the California Department of Fish and Game (CDFG), U.S. Fish and Wildlife Service (FWS), and the National Marine Fisheries Service (NMFS). The relative importance of these fish and wildlife species shall be determined by the County, in consultation with CDFG, FWS, and NMFS, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed community plans, specific plans, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

    Responsible Agency/Department: Planning Department
    Time Frame: On-going
    Funding: General Fund

25. The County shall continue with cooperative efforts to address the long-term conservation and maintenance of sufficient natural habitat to support indefinitely the diversity of plants and wildlife species currently represented in the Martis Valley. Such efforts may include any or all of the implementing tools discussed in the Placer Legacy Open Space Conservation Program.

    Responsible Agency/Department: Planning Department

Time Frame: On-going
Funding: General Fund, Grants, Development Fees

26. The County shall require all new development to install bear-proof garbage collection devices.

    Responsible Agency/Department: Environmental Health
    Time Frame: On-going
    Funding: Development cost

Air Quality

27. The County shall require subsequent projects to fully mitigate their construction air pollutant emissions that are in excess of Placer County Air Pollution Control District's (APCD) thresholds of significance for emissions. This may include the use of low emission construction equipment, particulate matter control measures, and/or participation in Placer County's Air Pollution Control District's offsite mitigation program.

    Responsible Agency/Department: Planning Department
    Time Frame: On-going
    Funding: Application Fees

28. County staff will develop, with the advice of the Placer County APCD, a mitigation fee program for indirect sources similar to that in use in western Placer County. Mitigation targets will be identified, appropriate off-site mitigation programs developed, and equitable fees established.

    Responsible Agency/Department: Planning Department/APCD
    Time Frame: FY2003-04
    Funding: General Fund

29. The County shall develop a woodstove replacement/upgrade ordinance for consideration by the Board of Supervisors which would require the replacement of old, less efficient, non-clean burning woodstoves at a specific point in time or when properties are resold.

    Responsible Agency/Department: CEO/Planning Department/APCD
    Time Frame: FY 2003-04
    Funding: General Fund

30. The County shall cooperate with the Town of Truckee in establishing an implementation strategy for protecting air quality in the Martis Valley

    Responsible Agency/Department: BOS/CEO/Town of Truckee
    Time Frame: On-going
    Funding: General Fund

C. DISCUSSION

Geology

The Martis Valley is situated east of the Sierra Nevada crest, in a geologic zone of primarily volcanic rocks, created by block faults resulting in the "basin and range" topography typical of the area. The topography of Martis Valley ranges from gently sloping in the northern portion, along the border with

Nevada County, to steep slopes on the eastern and southern boundaries of the Plan Area. A majority of the Plan area is classified as having moderate to high slope stability. Low stability areas are generally located east of State Route 267 in the northeastern portion of the Plan area, and low stability areas have generally been assigned "Open Space" or "Forest" classifications under this Plan. There are a number of faults found throughout the Martis Valley Community Plan area, and earthquakes have been identified as a potential hazard for the area.

Soils

The Natural Resource Conservation Service of the federal government employs a soil rating system, that classifies soils into eight categories of soil capability, designated as Classes I through VIII. Class I and II soils have few limitations, the widest range of use and the least amount of soil deterioration. Class III and IV soils are those that are considered suitable for limited cultivation. Class V, VI, and VII soils are considered suitable for range woodlands or habitat environments, and Class VIII are considered to have severe land use limitations. Generally speaking, the Martis Valley Plan restricts development to the higher (Class I-IV) soils, and restricts the lower class (V-VIII) to "Open Space" or "Forest" designations.

Water Resources

Surface water resources in the Plan area are part of the greater Truckee River watershed, and include a network of streams, a seasonal lake, and a reservoir. Surface water is not an important source of domestic water in the Martis Valley Plan area, but the Truckee River watershed surface waters are the main source of domestic water for the communities of Reno and Sparks, in Nevada. The quality of surface waters in the upper reaches of the stream networks is generally excellent, with few contaminants or nutrients. These plan policies are intended to maintain the quality of all surface waters.

BMPs are structural and non-structural practices proven effective in soil erosion control and management of surface runoff. They are the primary tool used to protect water quality. Eroding soils and surface water runoff transport pollutants, particularly plant nutrients and sediments, to the area's rivers and streams. Turf herbicides, pesticides, fertilizers, oil and grease contribute to the problem. Declines in water quality are directly attributable to the flow of non-point source pollutants into streams, rivers, and lakes. BMPs shall be implemented with every development project in the Martis Valley. The goal is to [1] stabilize the soil, [2] prevent erosion, and [3] divert runoff from impervious surfaces into infiltration systems.

Groundwater is the primary source of domestic water in the Plan area. The northern portion of the Plan area is underlain by the Martis Valley Aquifer, and is part of a larger basin with an estimated storage capacity of 1,050,000 acre-feet, with about 20 percent of the basin footprint being in Placer County. (See Public Services - Section VI for additional discussion of water supply issues.)

Vegetation

The dominant vegetation communities present in the Plan area include mixed coniferous forest, Great Basin sage scrub, Red fir forest, montane chaparrel, montane meadow, and riparian scrub with the mixed coniferous forest being the dominant habitat type. The primary tree species found in the mixed coniferous forest include Jeffrey pine (Pinus jeffreyi), White fir (Abies concolor), Sugar pine (Pinus lambertiana), Ponderosa pine (Pinus ponderosa), Lodgepole pine (Pinus contorta\murrayana), and Western White pine (Pinus monticola). The Red fir forest type is characterized by dense stands of Red fir (Abies magnifica), with sparse understory vegetation.

Three vegetation associations, Bitterbrush, Basin sagebrush, and Western juniper are found within the Great Basin sage scrub habitats in the Plan area. Dominant species are Sagebrush (Artemesia tridentate), Rabbitbrush (Chrysothamnus nauseosus), Western juniper (Juniperous occidentalis), and Bitterbrush (Purshia tridentate).

The Montane chaparral habitat consists of montane mixed chaparral, Huckleberry oak, and Snowbrush. Montane chaparral is characterized by Manzanita (Arctostaphylos patula), Huckleberry oak, (Quercus vaccinifolia), Tobacco brush (Ceonothus velutinus), and Snowbrush (Ceonothus cordulatus). Montane meadow habitats are typified by four vegetation associations, which include annual grasses\forbs, wet meadows, perennial grass, and mixed meadow. Riparian scrub habitats within the Plan area are comprised of three vegetation associations: Willow, (Salix sp.), Quaking aspen, (Populus tremuloides), and Willow-Aspen.

Special status species are plant and animal species that have been afforded special recognition by federal, state, or local resource agencies or organizations. The United States Congress passed the Federal Endangered Species Act FESA) in 1973 to protect those species that are endangered or threatened with extinction. The State of California enacted a similar law, the California Endangered Species Act (CESA) in 1984. There are six (6) special status plant species that are potentially found in the Plan area.

Wetland and Riparian Areas

The Clean Water Act, administered through the regulatory program of the United States Army Corp of Engineers, regulates the water quality of all discharges into waters of the United States, including wetlands and intermittent stream channels. Policies related to wetlands are also administered by the U.S. Fish and Wildlife Service.

In addition to federal regulation, the California State Water Resources Control Board and Regional Water Quality Control Board (Lahontan region) (RWQCB), enforce State of California statutes, equivalent to, or more stringent that the federal statutes. For the Martis Valley Plan area, RWQCB is responsible for protecting surface and groundwaters from both point and non-point sources of pollution. The California Department of Fish and Game is also involved in wetland protection.

Placer County typically acts as Lead Agency for purposes of administering the California Environmental Quality Act (CEQA), and coordinates with federal and state agencies in wetland protection. The policies contained herein are reflective of similar policies found in the Placer County General Plan.

Fish and Wildlife Habitat

Each of the primary vegetation habitat types discussed previously provide areas for cover, foraging, and breeding for a variety of fish and wildlife species in the Plan area.
As with special status plant species, special status fish and wildlife species in the Plan area are protected through federal and state legislation, which is supported by the County through the Placer County General Plan policies, CEQA, and the project review process. A number of special status species have been identified as potentially occurring in the Plan area, including one invertebrate, two amphibians, one fish, seven birds, and thirteen mammals.

The Martis Valley, in addition to providing prime habitat for a number of indigenous species, also includes wildlife movement corridors. With increasing development in recent times, wildlife movement corridors have become more restricted. The Community Plan policies with respect to wildlife will seek to preserve areas of prime habitat and prime movement corridors.

Air Quality

Ambient air quality standards for common pollutants have been established by the U.S. Environmental Protection Agency, and the California Air Resources Board. These ambient air quality standards represent levels of contaminants that represent safe levels for the avoidance of adverse health effects. In some cases, there are conflicts between the adopted standards of the federal and state governments. Common pollutants for which quality levels have been established include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulate matter (PM10).

Under the federal Clean Air Act, Placer County is considered "Unclassified" or "Attainment" for all pollutants except ozone. For state standards, Placer County is "Non-Attainment for PM10 and ozone, and either "Attainment" or "Unclassified" for other pollutants. The ozone rating reflects ozone transported from upwind air basins primarily to the west.

The Plan area's most significant air quality problem is particulate matter, of which the most important local sources are wood burning and road dust from roads sanded for traction. The various strategies identified in the "Goals\Policies\Implementation" sections of the Plan are intended to bring the County back into "attainment" for all pollutants.

SECTION X: NOISE

A. PURPOSE

The purpose of this section of the Martis Valley Community Plan is to establish a policy framework for the identification and reduction of potential noise sources. Noise can be an intrusive part of our daily lives. In the Martis Valley, where the ambient noise levels are significantly affected by Hwy 267, the airport, and in isolated areas, snow-making operations. Therefore, it is particularly important that existing and new noise sources be carefully evaluated and mitigation measures are applied as needed.

B. GOALS, POLICIES, AND IMPLEMENTATION PROGRAM

GOALS AND POLICIES

Goal 10.A: To protect Martis Valley residents from the harmful and annoying effects of exposure to excessive noise.

Policy

10.A.1 New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 10-1 as measured immediately within the property line or within a designated outdoor activity area (at the discretion of the Planning Director) of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 10-1.

10.A.2 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 10-1 as measured immediately within the property line of lands designated for noise-sensitive uses.

10.A.3 The County shall continue to enforce the *State Noise Insulation Standards (California Code of Regulations*, Title 24) and Chapter 35 of the *Uniform Building Code* (UBC).

10.A.4 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 10-1 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are given by Table 10-2.

10.A.5 New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 10-3, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 10-3.

10.A.6 Noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 10-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Policy

10.A.7 It is anticipated that roadway improvement projects will be needed to accommodate build-out of the community plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. may occur. It may not be practical to reduce increased traffic noise levels consistent with those contained Table 10-3. Therefore, as an alternative, the following criteria may be used as a test of significance for roadway improvement projects:

a. Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and

b. Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and

c. Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

10.A.8 Adjustments to noise level criteria contained within Table 10-1, based upon the following criteria:

a. Where ambient noise levels are determined to exceed the appropriate noise level criteria contained within Table 10-1, the appropriate noise level criteria contained within Table 10-1 may be allowed, at the discretion of the Planning Director, to be increased to the background ambient noise level(s).

b. Were ambient noise levels are determined to be less than the appropriate noise level criteria contained within Table 10-1, the appropriate noise level criteria contained within Table 10-1 may be allowed, at the discretion of the Planning Director, to be decreased by up to 3 dB above the background ambient noise level(s).

The ambient noise levels will be determined based upon a minimum of 24-hours of continuous hourly noise level measurements when the noise source in question is operating under typical conditions.

The daytime ambient noise level will be determined based upon the average of the hourly noise level measurements during the daytime period (7 a.m. to 10 p.m.)

The nighttime ambient noise level will be determined based upon the average of the hourly noise level measurements during the nighttime period (10 p.m. to 7 a.m.)

10.A.9 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 10-3 or the performance standards of Table 10-1, the County shall require submission of an acoustical analysis as part of the environmental

Policy

review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

a. The development is for less than five single-family dwellings or less than 10,000 square feet in total gross floor area for office buildings, churches, or meeting halls;

b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available, and it can be determined that the project will not exceed the appropriate criteria contained within Tables 10-1 and 10-3. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;

c. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and

d. Effective noise mitigation, as determined by the County , is incorporated into the project design to reduce noise exposure to the levels specified in Table 10-1 or Table 10-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the *Placer County Acoustical Design Manual*. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

10.A.10 Where noise mitigation measures are required to achieve the standards of Tables 10-1 and 10-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Table 10-1

Exterior Noise Level Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources

Zone District of Receptor	Exterior Hourly L_{eq}, dB		Interior Hourly L_{eq}, dB	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential Adjacent to Industrial	60	50	--	--
Other Residential [1]	55	45	--	--
Office/Professional	--	--	45	45
Transient Lodging [2]	60	60	45	45
Hospitals, Nursing Homes	60	50	–	--
Theaters, Music Halls, Auditoriums	–	–	35	35
Churches, Meeting Halls [2]	60	50	45	45
Schools, Libraries, Museums [3]	60	50	45	45

NOTES:

[1] Because snowmaking is an integral part of a modern ski area, multi-family residential structures and transient lodging close to ski trails shall be subject only to interior noise level standards.

[2] Where no outdoor activity area exists, only the interior noise level criteria will be applied.

[3] The exterior noise level criteria only apply at areas which require good speech articulation such as areas designated for learning.

- Except where otherwise noted, the noise level criteria are applied at the property line of the receiving land use.
- The noise level criteria are generally applied at the first floor receiver locations.
- If the noise source generated by, or affecting the uses shown above consists primarily of speech or music, or if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art at the time of expansion. In no case will expansion of an existing industrial operation be cause to decrease allowable noise emission limits. Increased emissions above those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision making body.
- The standards contained are not applied at incidental residential uses of noise generating uses, such as caretaker dwellings on industrial facilities and homes on agriculturally zoned land.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.
- Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercises due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.
- New noise-sensitive uses which may be affected by noise sources associated with agricultural operations shall be responsible for mitigating agricultural operations noise levels consistent with this Table. Typical operations associated with agricultural uses shall not be subject to compliance with the criteria contained within this Table at nearby noise-sensitive uses.

Table 10-2
Requirements for an Acoustical Analysis

An acoustical analysis prepared pursuant to the Noise Element shall:

1. Be the financial responsibility of the applicant.

2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

3. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.

4. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 10-1, and compare those levels to the adopted policies of the Noise Element.

5. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.

6. Estimate noise exposure after the prescribed mitigation measures have been implemented.

7. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

Note:

Industrial, light industrial, commercial and public service facilities which have the potential for producing objectionable noise levels at nearby noise-sensitive uses are dispersed throughout the County. Fixed noise sources which are typically of concern include, but are not limited to the following:

HVAC Systems	Cooling Towers/Evaporative Condensers
Pump Stations	Lift Stations
Emergency Generators	Boilers
Steam Valves	Steam Turbines
Generators	Fans
Air Compressors	Heavy Equipment
Conveyor Systems	Transformers
Pile Drivers	Grinders
Drill Rigs	Gas or Diesel Motors
Welders	Cutting Equipment
Outdoor SpeakersBlowers	
Snow -making equipment	

The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including lumber mills, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, ski areas, race tracks, landfills, sand and gravel operations, and athletic fields.

Table 10-3
Maximum Allowable Noise Exposure
Transportation Noise Sources

Land Use	Outdoor Activity Areas[a] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL,dB	L_{eq}, dB[b]
Residential	60[c]	45	--
Transient Lodging	65[d]	45	--
Hospitals, Nursing Homes	60[c]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[c]	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45

[a] Outdoor Activity Areas are generally considered to be the back yard or patio or the receiving land use. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

[b] As determined for a typical worst-case hour during periods of use.

[c] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this Table.

[d] In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

IMPLEMENTATION PROGRAMS

1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

   Responsible Agency/Department: Division of Environmental Health, Planning Department, Building Department
   Time frame: Ongoing
   Funding: Permit fees

2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Plan after completion of projects where noise mitigation measures were required.

   Responsible Agency/Department: Division of Environmental Health
   Time frame: Ongoing
   Funding: Permit fees

3. The County shall periodically review and update the Noise section of the *Martis Valley Community Plan* to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the *Plan*.

   Responsible Agency/Department: Division of Environmental Health, Planning Department
   Time frame: Ongoing
   Funding: Permit fees

C. DISCUSSION

Background

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough, they can be heard and hence are called sound. The decibel scale is used to measure sound. The hearing threshold is defined as 0 dB. Other sound pressures are then compared to this reference pressure and a logarithm is taken to keep the numbers in a practical range. For planning purposes, noise is a measure using a weighted scale. Sound Levels are then expressed in terms of dBA.d Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure ambient noise levels is the average, or equivalent sound level over the period of an hour. This average is expressed as Leq. A further refinement of the community noise measurement process is the Day-night average level (Ldn) which is based on a 24 hour noise level average, with weighting given to nighttime noise, given the increased sensitivity to nighttime noise.

Existing Community Noise Levels

The existing community noise environment in the Martis Valley Community Plan area is defined almost entirely by traffic on roads and by aircraft activity at the Truckee-Tahoe Airport. Although railroad noise is intermittently audible within portions of the Plan area, it does not significantly

contribute to the ambient noise environment. In addition, noise from snow-making equipment at the Northstar-at-Tahoe Ski Resort is known to have a localized impact.

A survey of existing noise levels was conducted for the Plan area in 2000. The survey results revealed that typical daytime ambient noise levels daytime ambient noise levels in areas not directly affected by major noise sources were in the low to mid 50s (Leq), with much lower nighttime levels. The estimated Ldn based on the short-term noise measurements were in the range of 50 to 55 dB.

Noise levels were also measured on selected roadways in the Plan area, including SR 267, Northstar Drive, Schaffer Mill Drive, Truckee-Tahoe Airport Road, and West River Street. The results of the survey can be found in the Background Report prepared for this Plan.

A portion of the Plan area is effected by noise generated by aircraft operations at the Truckee-Tahoe Airport. The Comprehensive Land Use Plan for the airport includes projected noise levels and identifies land in the vicinity effected by airport noise. Future land development decisions by the County will consider these projected noise levels to assure that new noise sensitive development will not be effected by the airport operations.

Findings and Conclusions Regarding Noise

The existing ambient noise environment in the Martis Valley Community Plan area can be generally characterized as being fairly peaceful and quiet. In the areas not immediately adjacent to major roadways or within close proximity to the airport. Development of noise-sensitive land uses within the noise-impacted areas will require adherence to the noise policies cited above. In addition, the introduction of new noise producing land uses into noise-sensitive areas would also require that the applicable policies be addressed.

APPENDIX A

CONSERVATION PLANNING PRINCIPLES
MARTIS VALLEY COMMUNITY PLAN AREA

INTRODUCTION

The County of Placer is developing an update to the Martis Valley Community Plan (1975), based on policies in the Placer County General Plan (1994), to accommodate economic development while maintaining natural resource values of the region. This area will be part of Phase II of the County's Natural Community Conservation Planning (NCCP) and Habitat Conservation Plan effort, beginning in 2003 after completion of the Martis Valley Community Plan. The County recognizes the importance of the Martis Valley to regional habitat conservation and has developed a constraints map and Plan policies and programs based upon sound conservation strategies, County General Plan policies, and substantial background information developed for the Plan.

BIOLOGICAL CONSTRAINTS

The Martis Valley is an ecologically significant area that supports a wide diversity of species and vegetation communities within the Sierra Nevada ecosystem. Located on the eastern slope of the Sierra Nevada, the Martis Valley contains a unique assemblage of resources, with elements of both the Sierra Nevada and Great Basin bio-geographic regions. This area provides habitat linkage between the Granite Chief Wilderness Area and other portions of the Sierra Nevada, the Mount Rose Wilderness Area within the Carson Range, and the Tahoe Basin. The California Wilderness coalition has identified the area between the Granite Chief Wilderness Area and the Martis Valley as a target Wildland Conservation Area (Shilling et.al. 2002).

Martis Creek is a low-gradient tributary of the Truckee River that supports salmonid populations and may play an important role in the recovery of the Lahontan cutthroat trout. The stream, meadows, and riparian wetlands within the Martis Creek watershed also provide habitat for a variety of wildlife and sensitive plant species. In addition to providing diverse habitat values, the plant habitats in the watershed buffer the creek and its tributaries from hydrologic alterations and changes in water quality produced by land use changes. The habitats in the valley support critical summer foraging and fawning areas for the Loyalton Truckee deer herd, and the Martis Valley itself may be used as a corridor by this herd during migrations to its winter range in Nevada.

THREATS

The Martis Valley Community Plan identifies important biological resource areas for conservation and the accompanying Environmental Impact Report (EIR) addresses current and future threats to these resources. Threats are more than the direct losses of total habitat area alone. Threats also include indirect impacts to the physical, chemical, and biological processes

that maintain natural ecosystem functions, habitat diversity, and the broad suite of species they support. For example, unconstrained development on the slopes forming the headwaters of Martis Creek could contribute to degradation of water quality and hydrologic functions of the watershed' this is particularly true in steeper sloped areas of the watershed. For this reason, the Plan includes specific policies and implementation programs which will ensure that water quality is not degraded as a consequence of development and that undeveloped open spaces and riparian corridors are maintained.

PLACER COUNTY ENVIRONMENTAL POLICIES

The Placer County General Plan and Martis Valley Community Plan include policies on Water Resources, Wetland and Riparian Areas, Fish and Wildlife Habitat, Vegetation, and Open Space for the Preservation of Natural Resources. These policies are intended to protect and enhance the natural environment for the benefit of the citizens of the County by addressing the threats identified above. The policies recognize the values of natural resources to the community, provide broad protections for species and habitats, encourage maintenance and reintroduction of game and at-risk non-game species, require full mitigation of all development-related impacts to natural resources, and encourage cooperation with governmental and non-governmental organizations working to preserve and restore important natural resources.

The County's policies must be used to guide development of the Martis Valley Community Plan. The following excerpts are pertinent to biological conservation planning in the Plan area and are only a sampling of the policies aimed at protecting natural resources found in the Martis Valley.

- Protect creek corridors and their habitat value by actions such as: (1) providing an adequate creek setback, (2) maintaining creek corridors in their natural state. (Policy 9.D.1., 9.D.4.)

- Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution). (Policy 9.D.5. and others)

- The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers (note: the Corps policy refers to losses of wetland functions and values) and the California Department of Fish and Game (Policy 9.F.3.) and expands such policies consistent with PCGP policy (Policy 9.F.4.)

- The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban developments. (Policy 9.F.5.)

- The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to protecting and sustaining wildlife populations. Significant ecological resource areas include: (a) wetland areas, (b) stream environment zones, (c) critical deer winter ranges (winter and summer), migratory routes and fawning habitat, (d) large areas of non-fragmented natural habitat, (e) identifiable

wildlife movement zones, including non-fragmented stream environment zones, avian and mammalian migratory routes. (Policy 9.G.1.)

- The County shall support the maintenance of suitable habitats for all indigenous species of wildlife through maintenance of habitat diversity (Policy 9.G.5.)

- The County shall support the preservation or reestablishment of fisheries in the rivers and streams within Martis Valley. (Policy 9.G.6.)

- The County shall support and cooperate with efforts of other agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development (9.G.8.)

- The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife. (Policy 9.E.6.)

- The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat to protect biodiversity, accommodate wildlife. (Policy 9.E.6.)

TRANSLATING CONSERVATION POLICIES INTO LAND USE DESIGN

The challenge of conservation planning in the Martis Valley Community Plan area is using the Plan policies and the biological constraints map to develop an on-the-ground land use design that conserves biological resources while accommodating reasonable economic development. The science of conservation planning provides useful guidance in this effort. An objective of conservation planning is to conserve biodiversity and ecosytem functions by preserving large, interconnected blocks of land that allow natural ecological processes to continue with minimal impact from humans (Noss et al. 1997). The following widely recognized conservation planning principles have been tailored to the resources and landscapes within the region and prioritized by the Placer County General Plan policies.

Conservation Planning Principles

1. Conserve large, intact, and interconnected areas of natural open space that contribute to the last remaining habitat linkage between the Sierra Nevada and the Mount Rose Wilderness Area in the Carson Range.

2. Minimize habitat fragmentation by development and roads to protect open space from human encroachment.

3. Maintain open space that captures an adequate representation of the biological diversity in the region and that includes a diverse representation of the biological diversity in the region and that includes a diverse representation of physical and other environmental conditions.

4. Conserve and maintain natural hydrological, water quality, and biological functions of wetlands, headwaters, stream systems, and their watersheds.

5. Encourage opportunities for recovery of rare, threatened, and endangered species and for restoration of the habitats that support them.

6. Provide protected habitat connections between open space patches to allow intergenerational dispersal of animals and plants, both within and adjacent to the planning area.

7. Consider the regional implications of development in the Martis Valley on resources outside of the Valley (i.e., Truckee River, Lake Tahoe Basin, Cason Range, and Sierra Nevada).

8. Insure that long-term conservation of important resource land is achieved through a combination of regulatory actions, acquisition of easements, purchase of developments rights, and both public and private land acquisitions.

Recommendations for Land Use Design

The following recommendations for open space or conservation lands in the Martis Valley planning area are derived from the conservation planning principles, an understanding of the significant biological resources in the region, a recognition of the existing pattern of development and current legal constraints on land use limitations.

1. Maintain the integrity of the Martis Creek watershed by maximizing the areas of unfragmented, intact ecosystems and regionally significant biological resources by:

    - Minimizing development east and north of State Road 267 through clustering of development in developable areas or purchase of development rights from those areas.

    - Maximizing the open space corridor connecting Martis Creek, west of State Road 267 and west of the existing Northstar development to the forested lands to the south through clustering of development and setbacks of upland areas adjacent to the tributaries of Martis Creek.

2. Cluster future development around existing development north of Martis Creek and around existing developed areas at Northstar.

3. Prohibit development on steep slopes, particularly those forming the headwaters of Martis Creek.

4. Maintain adequate development setbacks (upland buffers) along all tributaries to Martis Creek to decrease runoff into the creek and maintain adequate habitat and movement corridors. Site recreational greenspaces, such as parks and golf course, between development and natural open space to further improve the buffer functions.

5. Do not increase residential density in the Martis Valley to the point that new infrastructure is required or that greater demands are placed on the adjacent Tahoe Basin and national forests. Retrofit State Road 267 to enhance its permeability to wildlife underpasses. When existing roads are to be widened or otherwise improved, provide tunnels, bridges, fencing, and other design elements to enhance their permeability to wildlife movement.

6. Consider removal of the dam at Martis Lake and restoration of Martis Creek and associated wetlands. The existing dam is leaking and prevents passage by Lahontan cutthroat trout into the Martis Creek system from the Truckee River. Work with the wildlife agencies and angling community to restore the Lahontan cutthroat trout in Martis Creek.