

## ATTACHMENT A

As discussed in the staff report, pursuant to Government Code sections 65354 and 65453 and Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C), the Planning Commission is required to make a written recommendation on proposed amendments to the County's General Plan or Community Plan and the adoption of a proposed specific plan. Pursuant to state law and County Code, Planning Staff is required to bring the Planning Commission's recommendations forward for the Board's consideration.

Under Government Code section 65356, and Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D), the Board of Supervisors "may approve, modify or disapprove" the above recommendations of the Planning Commission, "provided that no ordinance amendment or rezoning shall be approved unless the Board of Supervisors first finds that the proposed change is consistent with all applicable provisions of the Placer County General Plan."

The process for the Board to accept the Planning Commission's recommendations is outlined in the staff report. The other options available for the Board's consideration are as follows:

### **Modify the Planning Commission Recommendations**

This can take many forms and directions, including direction by the Board to consider one of the EIR alternatives. Modifications may require further CEQA review/analysis and may require the modifications to return to the Planning Commission. (See Government Code Section 65356: "[A]ny substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation.")

Should the Board wish to consider modifications, staff requests the Board provide direction and continue this matter off calendar.

## **Reject the Planning Commission Recommendations, in whole or in part**

If the Board wishes to disapprove/reject the recommendations of the Planning Commission, in whole or in part, staff has prepared the following, with the findings criteria for each item and any minimum voting requirements. Where specific findings are required by state law (see item 6), these are specifically identified.

Should the Board wish to approve any of the following items, draft ordinances and resolutions with the basic statutory criteria have been prepared and included for the Board's consideration during their public hearing on this matter.

Should the Board wish to take action on any or all of the following staff requests the **Board take tentative action on each, direct staff to incorporate the Board's findings in support of their actions, final the ordinances and resolutions with said findings and bring all such items back to the Board for final action on a future Board agenda.**

- 1) Adopt a resolution to certify the Martis Valley West Parcel Specific Plan Final Environmental Impact Report (SCH# 2014032087) and Errata prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program (See Exhibit 1 for draft Resolution).

### *Findings Criteria for Item 1:*

- The Findings of Fact and Statement of Overriding Considerations are separately attached to the staff report (Attachment I) for the Board's consideration. Staff will augment the same by incorporating the Board's additional findings.
- 2) Adopt a resolution to approve the Martis Valley West Parcel Specific Plan (MVWPSP) (See Exhibit 2 for draft Resolution).
  - 3) Adopt an ordinance to approve the MVWPSP Development Standards (See Exhibit 3 for draft Ordinance).
  - 4) Adopt a resolution to approve the MVWPSP Design Guidelines (See Exhibit 4 for draft Resolution).

### *Findings Criteria for Items 2-4:*

- The proposed MVWPSP must be found to be consistent with the County General Plan and the Martis Valley Community Plan. (Govt. Code Section 65451).
- The proposed MVWPSP must be found to be consistent with the Truckee-Tahoe Airport Land Use Plan (Govt. Code Section 65302.3).  
(See also Attachment N to staff report)

5) Adopt a resolution to amend the Martis Valley Community Plan (MVCP) (See Exhibit 5 for draft Resolution) as follows:

- Amend the MVSP Land Use Diagram to incorporate the MVWPSP land use designation; and
- Amend the Martis Valley Community Plan to add Goal 6.J. and associated policies related to emergency preparedness as follows:

## **SECTION VI: PUBLIC FACILITIES AND SERVICES**

### **Emergency Preparedness and Evacuation Plans**

**Goal 6.J. To establish protocols for emergency events, such as fire, avalanche, seismic and flood protections measures.**

#### **Policies**

6.J.1. The County shall require all new development projects prepare and implement an emergency preparedness and evacuation plan consistent with Government Code Section 65302(g) (protection from unreasonable risks associated with the effects of seismic, geologic or flooding events or wildland fires, etc.) and in furtherance of the Placer Operational Area Eastside Emergency Evacuation Plan (Update 2015).

6.J.2. The Placer Operational Area Eastside Emergency Evacuation Plan, as updated by the Board of Supervisors in 2015 is hereby incorporated by reference.

#### *Findings Criteria for Item 5:*

- The proposed amendments to the Martis Valley Community Plan MVWPSP must be found to be consistent with the County General Plan and the Martis Valley Community Plan. (Govt. Code Section 65451)
- The proposed amendments to the Martis Valley Community Plan must be found to be consistent with the Truckee-Tahoe Airport Land Use Plan (Govt. Code Section 65302.3)  
(See also Attachment N to staff report)

***Please note: Approval of Item 6 requires a 4/5 vote of the Board.***

6) Adopt an ordinance for a tentative immediate rezone of 662± acres of the “West Parcel” of the MVWPSP from TPZ (Timber Production Zone) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan) (See Exhibit 6 for draft Ordinance).

#### *Required Findings Criteria for Item 6:*

Pursuant to Government Code section 51134(a), findings must be made that establishes that **all** of the following criteria exist:

- The immediate rezoning would be in the public interest.
- The immediate rezoning does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land zoned as timberland production and situated within one mile of the exterior boundary of the land upon which immediate rezoning is proposed.
- The soils, slopes and watershed conditions will be suitable for the uses proposed by the applicant if the immediate rezoning is approved, and
- The immediate rezoning is not inconsistent with the purposes of subdivision (j) of Section 3 of Article XIII of the Constitution.

*Further Required Findings Criteria for Item 6:*

- The existence of an opportunity for an alternative use of the land shall not alone be sufficient reason for granting a request for immediate rezoning. Immediate rezoning shall be considered only if there is no proximate and suitable land which is not zoned as timberland production for the alternate use not permitted within a timberland production zone. (Government Code section 51134(b).)
- The uneconomic character of the existing use shall not be sufficient reason for the approval of immediate rezoning. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable timber-growing use to which the land may be put. (Government Code section 51134(c).)
- The proposed immediate rezoning complies with all applicable provisions of state law and County Code. (Government Code section 51134(d).)

(See also Attachment N to staff report)

- 7)** Adopt an ordinance to rezone all remaining acreage in the “West Parcel” from OS (Open Space) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan); and rezone 670± acres of the “East Parcel” of the MVWPSP from RS (Single-Family Residential) and C-1 (Neighborhood Commercial) to TPZ (Timberland Production Zone) (See Exhibit 7 for draft Ordinance).

*Findings Criteria for Item 7:*

- The proposed rezones must be found consistent with the County General Plan.
  - The proposed rezone must be found consistent with the Martis Valley Community Plan.
  - The proposed rezone must be found consistent with the MVWPSP.
- (See also Attachment N to staff report)

- 8)** Adopt an ordinance approving the “Development Agreement by and between the County of Placer and MVWP Development LLC Relative to the Martis Valley West Parcel Specific Plan” (See Exhibit 8 for draft Ordinance).

*Findings Criteria:* Pursuant to Section 17.58.240, the Board must find that the proposed development agreement satisfies the following:

- The proposed development agreement is consistent with the objectives, policies, general land uses and programs specified in the general plan;
- The proposed development agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
- The proposed development agreement is in conformity with public convenience, general welfare and good land use practice;
- The proposed development agreement will not be detrimental to the health safety and general welfare of persons residing in the county; and
- The proposed development agreement will not adversely affect the orderly development of property or the preservation of property valued.

(See also Attachment N to staff report)

- 9) Approve the MVWPSP Large-Lot Vesting Tentative Subdivision (Please note: No resolution or ordinance necessary).

*Findings Criteria for Item 9:*

Pursuant to Government Code section 66474.02(a), before approving a tentative map in an area located in a state responsibility area or a very high fire hazard severity zone, the Board must make the following three findings in the affirmative:

- A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
- A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
  - (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
  - (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

*Further Findings Criteria for Item 9:*

- The proposed map must be found to be consistent with the County General Plan and the Martis Valley Community Plan. (Government Code section 66473.5)
- The proposed map must be found to be consistent with the MVWSP. (Government Code section 66473.5).

(See also Attachment N to staff report)

EXHIBIT 1

**DRAFT**

Before the Board of Supervisors  
County of Placer, State of California

**In the matter of: A RESOLUTION CERTIFYING  
THE FINAL ENVIRONMENTAL IMPACT REPORT,  
ADOPTING A STATEMENT OF FINDINGS, A STATEMENT  
OF OVERRIDING CONSIDERATIONS AND A  
MITIGATION MONITORING REPORTING PLAN REGARDING  
THE MARTIS VALLEY WEST PARCEL SPECIFIC PLAN  
AND RELATED ENTITLEMENTS**

**Resolution No. 2016-\_\_\_\_\_**

**The following resolution was duly passed by the Board of Supervisors**

**of the County of Placer at a regular meeting held \_\_\_\_\_, 2016,**

**by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Robert Weygandt, Chair  
Board of Supervisors**

**Attest:**

\_\_\_\_\_  
**Clerk of said Board**

**WHEREAS, MVWP Development, LLC, (referred to hereinafter as the “Applicant”)**  
has requested the County Board take the following requested actions related to the Martis Valley  
West Parcel Specific Plan (“Plan”), which are hereinafter referred to collectively as the “Project  
Approvals”:

1. Certification of a Final Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Plan;
2. Adoption of amendments to the Martis Valley Community Plan;

3. Approval of a Specific Plan;
4. Approval of Development Standards and Design Guidelines for the Specific Plan;
5. Approval of rezonings;
6. Approval of a Large Lot Vesting Tentative Subdivision Map; and
7. Approval of a Development Agreement;

**WHEREAS**, the Project Approvals constitute the “Project” for purposes of the California Environmental Quality Act (“CEQA”--Public Resources Code sections 21000 et seq.) and CEQA Guidelines Sec. 15378 and these determinations of the Board, and

**WHEREAS**, a notice of preparation for an environmental impact report for the Project was prepared by the County and sent to the State Clearinghouse on March 28, 2014, under the title “Martis Valley West Parcel Specific Plan” and a revised notice of preparation was prepared by the County and sent to the State Clearinghouse on February 27, 2015, under the title “Martis Valley West Parcel Specific Plan” (SCH No. 2014032087), and

**WHEREAS**, on October 22, 2015, the County released a draft environmental impact report (“DEIR”) that was prepared for the Project under the direction of the County, and

**WHEREAS**, the DEIR was made available for public comment in accordance with CEQA from October 22, 2015 through December 7, 2015, and

**WHEREAS**, the County received written comments on the DEIR, in response to which the County prepared and released a Final Environmental Impact Report on May 3, 2016, (the “FEIR”), and

**WHEREAS**, the Board gave full and legal notice of a public hearing to consider and act upon the Project Approvals and the FEIR, which was held on \_\_\_\_\_, 2016, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board closed the public hearing and took tentative action to certify the FEIR based on the following findings in addition to the Findings of Fact and Statement of Overriding Considerations for the Project:

[Add findings of Board], and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took final action to certify the FEIR, and

**WHEREAS**, the Board has duly considered the FEIR for the Project, which consists of the DEIR and the Final EIR, the appendices thereto, the comments of the public, both oral and written, and all written materials in the record connected therewith, and is fully informed thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

(1) The FEIR has been prepared in accordance with all requirements of CEQA and the Guidelines.

(2) The FEIR was presented to and reviewed by the Board. The FEIR was prepared under supervision by the County and reflects the independent judgment of the County. The Board has reviewed the FEIR, and bases its findings on such review and other substantial evidence in the record.

(3) The Board hereby certifies the FEIR as complete, adequate and in full compliance with CEQA as a basis for considering and acting upon the Project Approvals and, exercising its independent judgment.

(4) The Board has considered and hereby adopts the “Findings of Fact” as set forth in Exhibit A, attached hereto and incorporated herein by reference.

(4) The Board hereby adopts the Mitigation Monitoring and Reporting Plan (“MMRP”) prepared for the Project Approvals and as set forth in Exhibit B and incorporated herein by reference. All mitigation measures proposed in the FEIR shall be implemented, and the MMRP will implement all mitigation measures adopted with respect to the Plan pursuant to all of the Project Approvals. The MMRP is hereby incorporated into the Plan and thereby becomes part of and limitations upon the entitlements conferred by the Project Approvals.

**BE IT FURTHER RESOLVED:** That notwithstanding the imposition of the mitigation measures in the MMRP as set forth above, significant impacts of the Plan have not been reduced to a level of insignificance or eliminated by changes in the proposed Plan. The Board of Supervisors finds that the project will bring substantial benefits to the County and that the Plan’s benefits outweigh the Plan’s significant unmitigated adverse impacts and pursuant to CEQA Guidelines section 15093 adopts and makes the Statement of Overriding Considerations as set forth in Section X of Exhibit A, attached hereto and incorporated herein by reference, to explain why the Plan’s benefits override its unavoidable impacts. Having carefully considered the Plan, its impacts and the foregoing benefits, the Board of Supervisors finds, in light of the important social, economic and other benefits that the Plan will bring, the adverse environmental impacts of the Plan that are not fully mitigated are acceptable.

**BE IT FURTHER RESOLVED:** That the Planning Services Division is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.

Exhibit A: Findings of Fact and Statement of Overriding Considerations  
Exhibit B: Mitigation Monitoring and Reporting Plan

Before the Board of Supervisors  
County of Placer, State of California

In the matter of: A RESOLUTION ADOPTING  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Resolution No. 2016-\_\_\_\_\_

The following resolution was duly passed by the Board of Supervisors

of the County of Placer at a regular meeting held \_\_\_\_\_, 2016,

by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, pursuant to California Government Code sections 65450-65457 the County of Placer (“County”) is authorized to adopt specific plans, and the County has adopted Placer County Code Chapter 17, Article 17.58 (“Placer County Code”), Section 17.58.200 et seq. in furtherance thereof, and

**WHEREAS**, on June 9, 2016 and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Section 17.58.200(E)(1) of the Placer County Code to consider the Martis Valley West Parcel Specific Plan (“Specific Plan”), and other land use approvals related to the Specific Plan, and the Planning Commission has made written recommendations to the Board of Supervisors (“Board”) related thereto, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing pursuant to Section 17.58.200(E)(2) of the Placer County Code to consider the recommendations of the Planning Commission and to receive public input regarding the Specific Plan and the related entitlements, and

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the Specific Plan based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to approve the Specific Plan and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this resolution and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and

**WHEREAS**, the Board finds pursuant to Section 17.58.200(F) of the Placer County Code:

- a. The Specific Plan is consistent with the applicable objectives, policies, general land uses and programs specified in the Placer County General Plan.
- b. The Specific Plan contains all of the elements required by Government Code section 65451.
- c. As set forth in Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan will have significant environmental impacts on the environment in some instances, but the Board has adopted a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act.
- d. The Specific Plan is consistent with the Truckee-Tahoe Airport Land Use Plan.

**WHEREAS**, notice of all hearings required by Section 17.58.200 of the Placer County Code have been given and all hearings have been held as required by statute and ordinance, and

**WHEREAS**, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

(1) The Martis Valley West Parcel Specific Plan, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved in accordance with Section 17.58.200(F) of the Placer County Code.

(2) The Martis Valley West Parcel Specific Plan shall take effect and be in full force and effect upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement.

Exhibit A - Martis Valley West Parcel Specific Plan

Before the Board of Supervisors  
County of Placer, State of California

In the matter of: AN ORDINANCE ADOPTING  
DEVELOPMENT STANDARDS FOR THE  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Ordinance No. \_\_\_\_\_

The following ordinance was duly passed by the Board of Supervisors

of the County of Placer at a regular meeting held on \_\_\_\_\_, 2016,

by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, on June 9, 2016 and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the Martis Valley West Parcel Specific Plan (“MVWPSP”) Development Standards (the “Development Standards”) among other land use approvals related to the Martis Valley West Parcel Specific Plan and the Planning Commission has made recommendations to the Board related thereto.

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the MVWPSP and the MVWPSP Development Standards, among other issues, and the Board then closed the public hearing.

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the MVWPSP Development Standards, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the MVWPSP Development Standards based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to approve the MVWPSP and the MVWPSP Development Standards and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this ordinance and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. 2016-\_\_\_\_ to approve the MVWPSP, and

**WHEREAS**, the Board has determined that the proposed ordinance is consistent with the General Plan and the MVWPSP and is in the interests of the County.

**WHEREAS**, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Martis Valley West Parcel Specific Plan Development Standards, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Martis Valley West Parcel Specific Plan Area.

**Section 2:** The Martis Valley West Parcel Specific Plan Development Standards are hereby incorporated herein by reference into Placer County Code Chapter 17 in accordance with Subsection (E) of Article 17.51, Section 17.51.010 thereof and shall become Appendix G of Chapter 17. To the extent that a provision contained within the Development Standards is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or other applicable County Code provisions (collectively referred to as the “County Codes”), the provision of the Development Standards and Design Guidelines shall apply and shall take precedence. To the extent no specific provision within the Development Standards is applicable, the County Codes shall apply and shall take precedence.

**Section 2:** This ordinance shall apply upon its effective date to the following properties within the Martis Valley West Parcel Specific Plan:

110-051-024, 110-051-043, 110-051-045, 110-060-069, 110-051-023, 110-060-070, 110-060-014, 110-040-013, 110-040-014, 110-040-016, 110-040-017, 110-040-018, 110-040-020, 110-030-050, 110-030-048, 110-040-001, 110-040-002, 110-020-012, 110-020-029, 110-040-003, 110-020-028, 110-020-005, 110-020-003, 110-010-025, 110-020-001, 090-010-011, 090-010-014, and 090-010-015.

**Section 3:** This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage or upon the effective date of the Martis Valley West Parcel Specific Plan Development

Agreement, whichever is later. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

**Exhibit A - The Martis Valley West Parcel Specific Plan Development Standards**

EXHIBIT 4  
Before the Board of Supervisors  
County of Placer, State of California

In the matter of: A RESOLUTION ADOPTING  
DESIGN GUIDELINES FOR THE  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Resolution No. \_\_\_\_\_

The following resolution was duly passed by the Board of Supervisors

of the County of Placer at a regular meeting held on \_\_\_\_\_, 2016,

by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, on June 9, 2016 and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the Martis Valley West Parcel Specific Plan (“MVWSP”) Design Guidelines (the “Design Guidelines”) among other land use approvals related to the Martis Valley West Parcel Specific Plan and the Planning Commission has made recommendations to the Board related thereto.

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the MVWSP and the MVWSP Design Guidelines, among other issues, and the Board then closed the public hearing.

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the MVWSP Design Guidelines, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the MVWSP Design Guidelines based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to approve the MVWPSP and the MVWPSP Design Guidelines and directed staff to prepare findings in furtherance of the Board's tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this resolution and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. 2016-\_\_\_\_\_ to approve the MVWPSP, and

**WHEREAS**, the Board has determined that the proposed resolution is consistent with the General Plan and the MVWPSP and is in the interests of the County.

**WHEREAS**, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Martis Valley West Parcel Specific Plan Design Guidelines, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted and shall serve as the design criteria for development within the Martis Valley West Parcel Specific Plan Area.

**Section 2:** To the extent that a provision contained within the MVWPSP Design Guidelines is in conflict with a guideline contained within Chapter 17 of the Placer County Code or other applicable County Code provisions or adopted guidelines (collectively referred to as the "County Guidelines"), the provision of the MVWPSP Design Guidelines shall apply and shall take precedence. To the extent no specific provision within the Design Guidelines is applicable the County Guidelines shall apply and shall take precedence.

**Section 2:** This resolution take effect and be in full force and effect upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement.

**Exhibit A - The Martis Valley West Parcel Specific Plan Design Guidelines**

Before the Board of Supervisors  
County of Placer, State of California

In the matter of: A RESOLUTION AMENDING  
THE MARTIS VALLEY COMMUNITY PLAN

Resolution No. 2016-\_\_\_\_\_

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, 2016, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, on June 9, 2016, and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings to consider the Martis Valley West Parcel Specific Plan (“Specific Plan”), including certain proposed amendments to the Martis Valley Community Plan (“MVCP”) and the Planning Commission has made recommendations to the Board of Supervisors (“Board”) related thereto, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the MVCP, and the Board then closed the public hearing, and

**WHEREAS**, having considered the recommendations of the Planning Commission related to amending the MVCP Land Use diagram to incorporate the Martis Valley West Parcel Specific Plan land use designation, received and considered the written and oral comments submitted by the public thereon, and the Board has elected to reject the Planning Commission’s recommendation for denial of the amendment to the MVCP Land Use Diagram based on the following findings, and

[Add Board findings]

**WHEREAS**, having considered the recommendations of the Planning Commission related to amending the MVCP to add Goal 6.J. and Policies 6.J.1 and 6.J. 2 to Section VI of the MVCP related to emergency preparedness, received and considered the written and oral comments submitted by the public thereon, and the Board has elected to accept the Planning Commission’s recommendation to amend the MVCP to add Goal 6.J. and Policies 6.J.1 and 6.J. 2 to Section VI of the MVCP, and

**WHEREAS**, on\_\_\_\_\_, 2016, the Board took tentative action to approve the proposed amendments to the MVCP and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this resolution and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. \_\_\_\_\_ to approve the Martis Valley West Parcel Specific Plan document, and

**WHEREAS**, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the MVCP area and the County as a whole, and

**WHEREAS**, the Board finds pursuant to Section 17.60.090(F) of Chapter 17, Article 17.60 of the Placer County Code:

- a. The proposed amendments to the MVCP are consistent with the applicable objectives, policies, general land uses and programs specified in the Placer County General Plan.
- b. The proposed amendments to the MVCP are consistent with the applicable objectives, policies, general land uses and programs specified in the MVCP.
- c. As set forth in Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan and associated project requests will have significant environmental impacts on the environment in some instances, but the Board has adopted a statement of overriding considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act.
- d. The proposed amendments to the MVCP are consistent with the Truckee-Tahoe Airport Land Use Plan.

**WHEREAS**, the Board further finds the proposed amendments are consistent with the provisions of the MVCP and are in compliance with applicable requirements of State law, and

**WHEREAS**, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

**WHEREAS**, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER** that:

1. The Martis Valley Community Plan Land Use Diagram is hereby amended to incorporate the Martis Valley West Parcel Specific Plan land use designation as set forth in Exhibit “A”, attached hereto and incorporated by reference.

**BE IT FURTHER RESOLVED** that the Martis Valley Community Plan is amended to add the following Goal and Policies to Section VI as follows:

**SECTION VI: PUBLIC FACILITIES AND SERVICES**

**Emergency Preparedness and Evacuation Plans**

**Goal 6.J. To establish protocols for emergency events, such as fire, avalanche, seismic and flood protections measures.**

**Policies**

6.J.1. The County shall require all new development projects prepare and implement an emergency preparedness and evacuation plan consistent with Government Code Section 65302(g) (protection from unreasonable risks associated with the effects of seismic, geologic or flooding events or wildland fires, etc.) and in furtherance of the Placer Operational Area Eastside Emergency Evacuation Plan (Update 2015).

6.J.2. The Placer Operational Area Eastside Emergency Evacuation Plan, as updated by the Board of Supervisors in 2015 is hereby incorporated by reference.

**BE IT FURTHER RESOLVED**, the Martis Valley West Parcel Specific Plan shall take effect and be in full force and effect upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement.

Exhibit A – Martis Valley Community Plan Land Use Diagram

Before the Board of Supervisors  
County of Placer, State of California

**In the matter of: AN ORDINANCE APPROVING  
A TENTATIVE IMMEDIATE REZONE OF  
A PORTION OF THE PROPERTY WITHIN THE  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN**

**Ordinance No. \_\_\_\_\_**

**The following ordinance was duly passed by the Board of Supervisors**

**of the County of Placer at a regular meeting held on \_\_\_\_\_, 2016,**

**by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Robert Weygandt, Chair  
Board of Supervisors**

**Attest:**

\_\_\_\_\_  
**Clerk of said Board**

**WHEREAS**, on June 9, 2016, and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the Martis Valley West Parcel Specific Plan (“MVWSP”) and other land use approvals related to the Specific Plan, including the proposed immediate rezoning of 662± acres of the “West Parcel” of the MVWSP from TPZ (Timber Production Zone) to SPL-MVWSP (Specific Plan – Martis Valley West Parcel Specific Plan) (“Proposed Immediate Rezoning”), and the Planning Commission has made recommendations to the Board related thereto.

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Martis Valley West Parcel Specific Plan and the Board then closed the public hearing, and

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the Specific Plan and associated Proposed Immediate Rezoning based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to approve the Specific Plan and the Proposed Immediate Rezoning and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this ordinance and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. \_\_\_\_\_ to approve the Martis Valley West Parcel Specific Plan document, and

**WHEREAS**, the Board has determined that the Proposed Immediate Rezoning is consistent with the General Plan, the Martis Valley West Parcel Specific Plan and the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines and Placer County Code Chapter 17, Article 17.51 (Specific Plan District) and in the best interests of the County by facilitating logical and efficient land use within the Martis Valley West Parcel Specific Plan.

**WHEREAS**, pursuant to Government Code section 51134(a), the Board finds that the Proposed Immediate Rezoning satisfies all of the following criteria:

1. The immediate rezoning would be in the public interest.
2. The immediate rezoning does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land zoned as timberland production and situated within one mile of the exterior boundary of the land upon which immediate rezoning is proposed.
3. The soils, slopes and watershed conditions will be suitable for the uses proposed by the applicant if the immediate rezoning is approved, and
4. The immediate rezoning is not inconsistent with the purposes of subdivision (j) of Section 3 of Article XIII of the Constitution.

**WHEREAS**, the Board bases its affirmative findings on the following evidence and facts that the Board considered during its \_\_\_\_\_, 2016 hearing on this matter:

[Add as directed by Board]

**WHEREAS**, pursuant to Government Code section 51134(b), the Board finds the there is no proximate and suitable land which is not zoned as timberland production that can be utilized for the uses

proposed in the MVWPSP that are currently not permitted within a timberland production zone and bases this finding on the following:

[Add findings as directed by the Board]

**WHEREAS**, pursuant to Government Code section 51134(c), the Board finds that the uneconomic character of the existing use can be considered in this case because there is no other reasonable or comparable timber-growing use to which the land may be put and bases this finding on the following:

[Add findings as directed by the Board]

**WHEREAS**, pursuant to Government Code section 51134(d), the Board finds that the Proposed Immediate Rezoning complies with all applicable provisions of state law and County Code.

**WHEREAS**, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Board hereby **tentatively** approves the immediate rezoning of 662± acres of the “West Parcel” of the MVWPSP from TPZ (Timber Production Zone) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan) as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

**Section 2:** The Board directs the Planning Director to forward this ordinance to the State Board of Forestry and Fire Protection, together with the application for the immediate rezoning, a summary of the public hearing and any other information required by the State Board of Forestry.

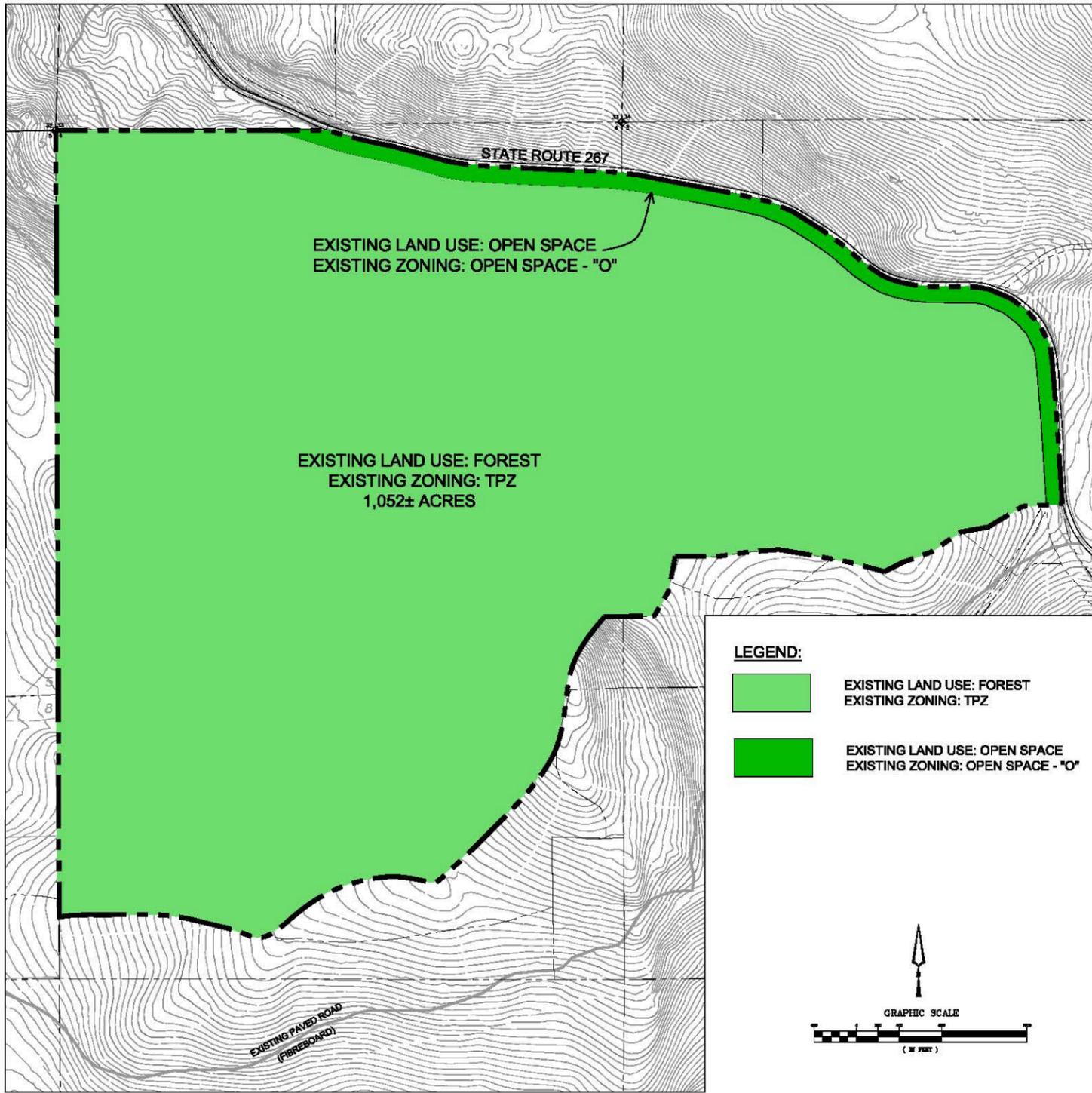
**Section 3:** The Board expressly states that their action taken pursuant to this ordinance remains tentative and said ordinance does not become effective until such time as the State Board of Forestry and Fire Protection formally notifies the Board of its approval of the removal of the real property depicted in Exhibit A from the timberland production zone.

**Section 4:** This ordinance shall become effective on the date the State Board of Forestry and Fire Protection formally notifies the Board of its approval of the removal of the real property depicted in Exhibit A from the timberland production zone. At such time, the Board directs the Clerk to notify the County Assessor and County Planning that the property depicted in Exhibit A is removed from the timberland production zone and zoned SPL-MVWPSP (Specific Plan-Martis Valley West Parcel Specific Plan).

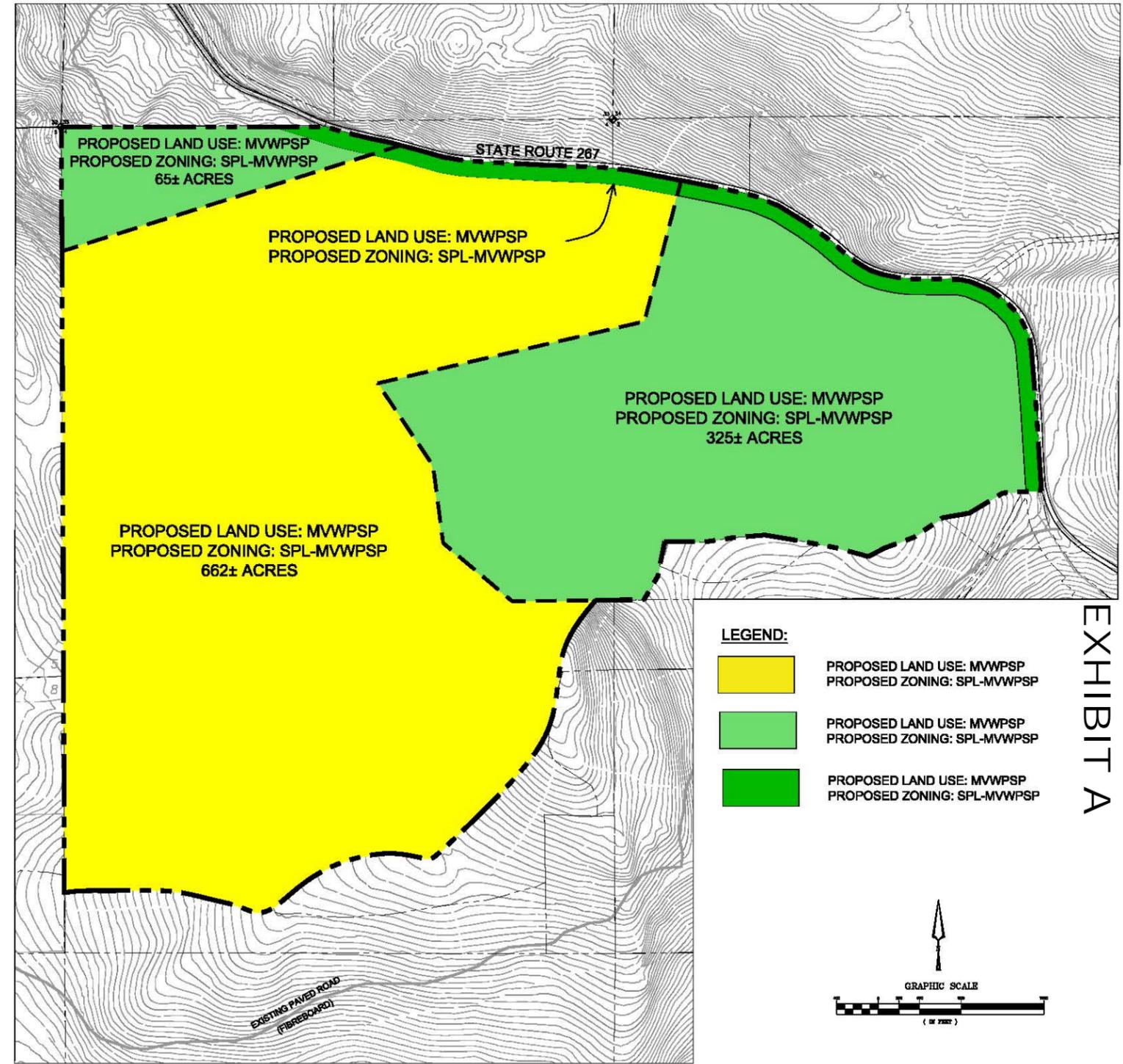
**Section 5:** At such time as this ordinance is effective, the Board directs that the following Assessor Parcel Numbers be designated SPL-MVWPSP (Specific Plan-Martis Valley West Parcel Specific Plan):

110-051-024, 110-051-043, 110-051-045, and 110-060-069

Exhibit A: Proposed Immediate Rezoning Area



EXISTING LAND USE & ZONING



PROPOSED LAND USE & ZONING

EXHIBIT A

WEST PARCEL - RE-ZONE EXHIBIT

MARTIS VALLEY WEST PARCEL  
SPRING 2016

Before the Board of Supervisors  
County of Placer, State of California

In the matter of: AN ORDINANCE REZONING  
PROPERTIES WITHIN THE  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Ordinance No. \_\_\_\_\_

The following ordinance was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held on \_\_\_\_\_, 2016,  
by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

\_\_\_\_\_  
Robert Weygandt, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, on June 9, 2016, and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.090(C) to consider the Martis Valley West Parcel Specific Plan (“Specific Plan”) and other land use approvals related to the Specific Plan, including the rezoning of certain property within the Specific Plan boundaries, and the Planning Commission has made recommendations to the Board related thereto.

**WHEREAS**, on \_\_\_\_\_, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Martis Valley West Parcel Specific Plan and the Board then closed the public hearing, and

**WHEREAS**, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the Specific Plan and associated rezonings based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to approve the Specific Plan rezonings and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this ordinance and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-\_\_\_\_ certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. \_\_\_\_\_ to approve the Martis Valley West Parcel Specific Plan document, and

**WHEREAS**, the Board has determined that the proposed rezoning is consistent with the General Plan, the Martis Valley West Parcel Specific Plan and the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines and Placer County Code Chapter 17, Article 17.51 (Specific Plan District) and in the best interests of the County by facilitating logical and efficient land use within the Martis Valley West Parcel Specific Plan.

**WHEREAS**, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The following properties in the “West Parcel”, identified by the following Assessor Parcel Numbers and comprising 1052 ± acres, are hereby rezoned from their respective current zoning designations to SPL-MVWSP (Specific Plan— Martis Valley West Parcel Specific Plan) and shall be subject to the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines:

110-051-024, 110-051-043, 110-051-045, and 110-060-069

A map of the property subject to this rezoning is attached hereto as Exhibit A.

**Section 2:** The following properties in the “East Parcel”, identified by the following Assessor Parcel Numbers and comprising 670± acres, are hereby rezoned from their respective current zoning designations to TPZ (Timberland Production Zones) and shall be subject to the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines:

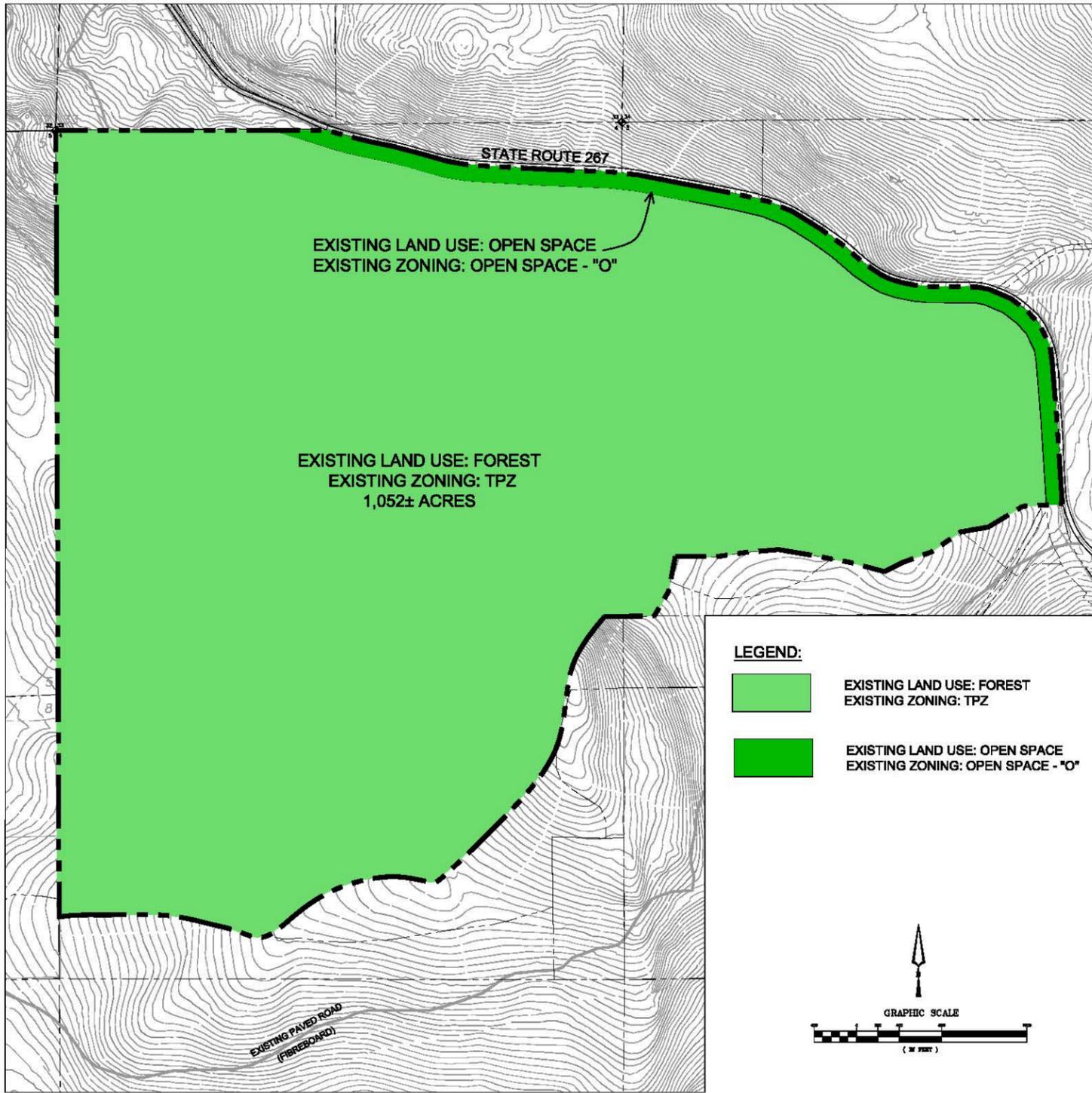
110-040-018, 110-040-020, 110-030-050, 110-030-048, and 110-040-001

A map of the property subject to this rezoning is attached hereto as Exhibit B.

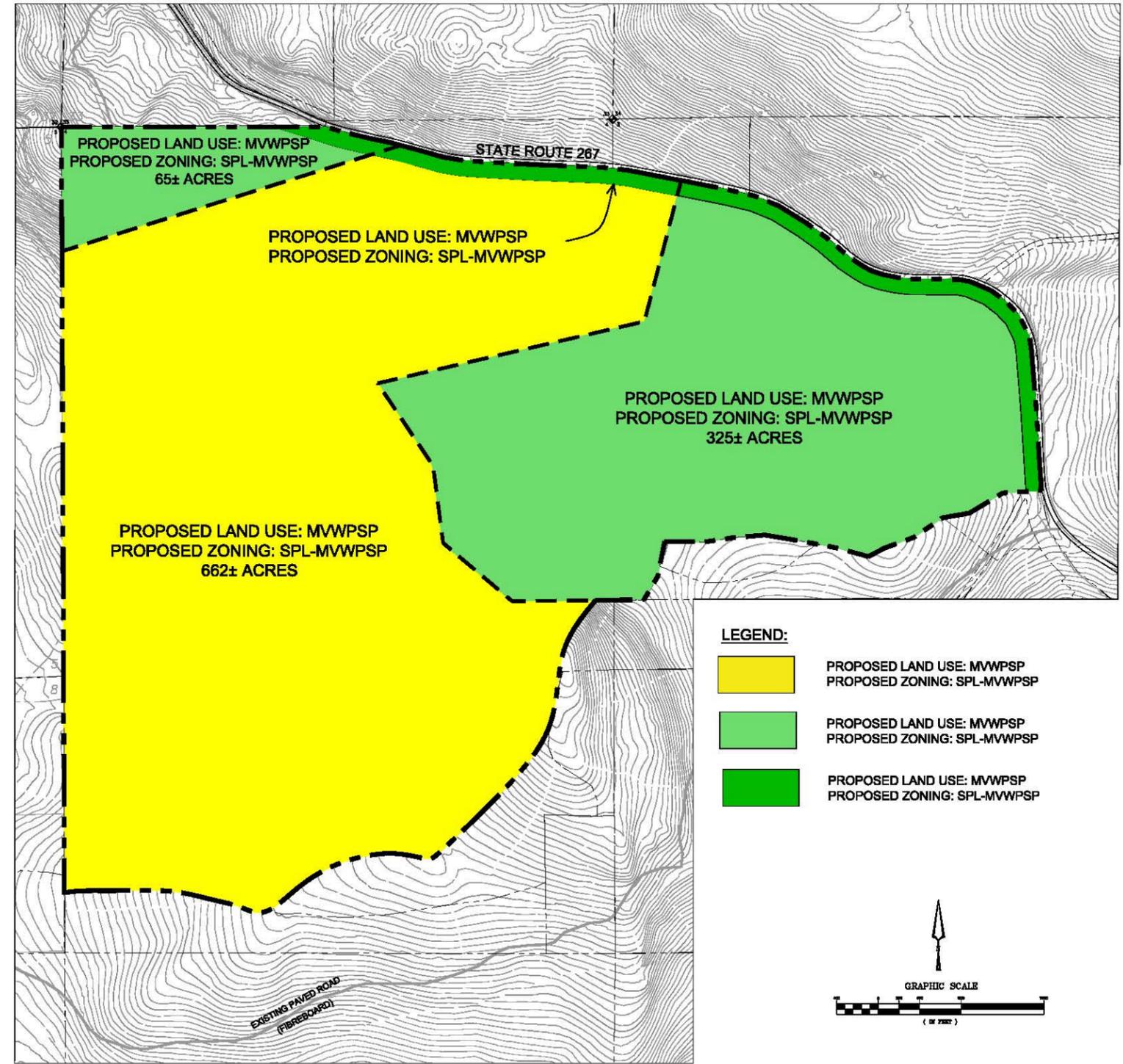
**Section 3:** This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage or upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement, whichever is later. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A: West Parcel Rezone Map

Exhibit B: East Parcel Rezone Map



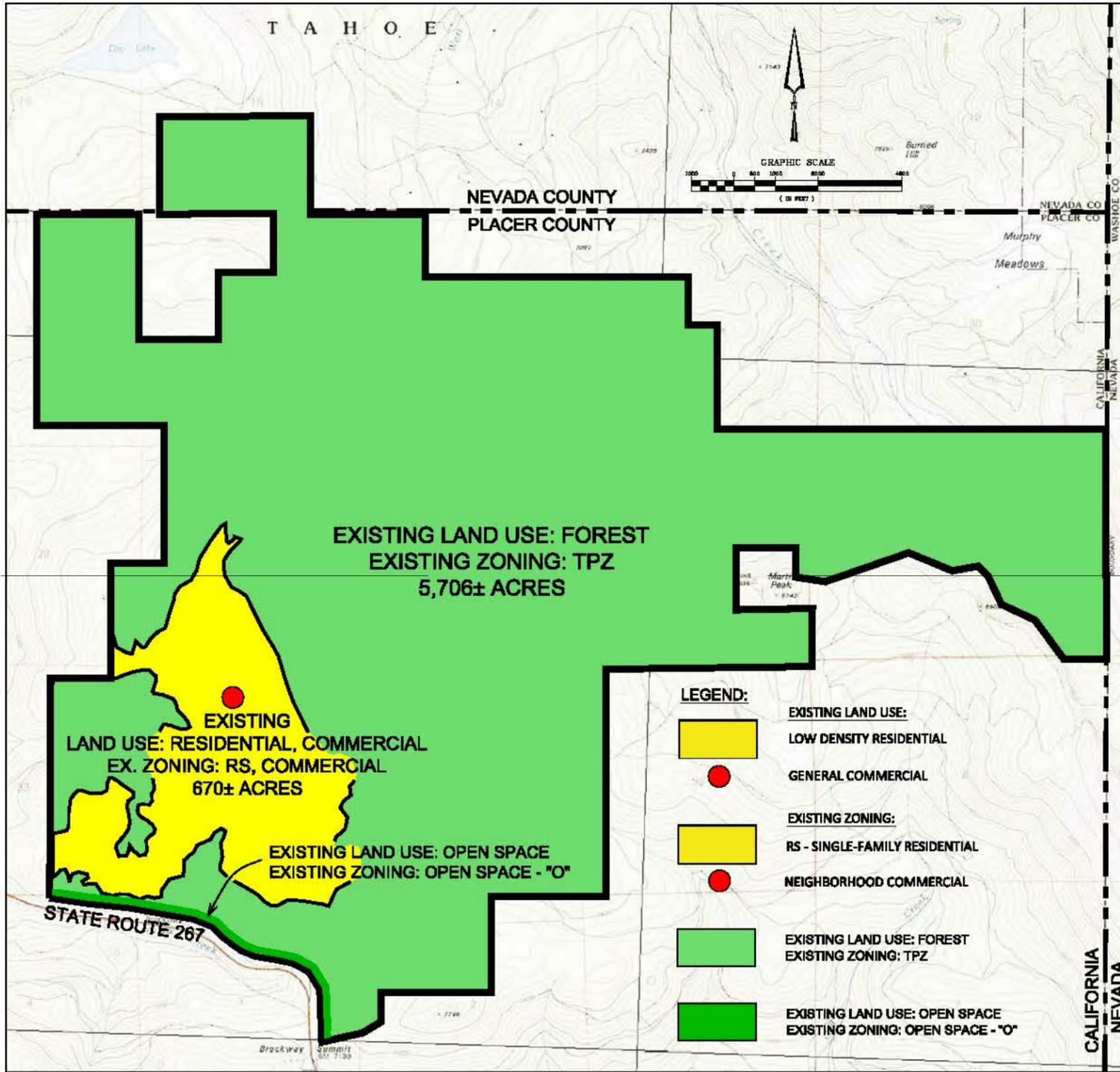
EXISTING LAND USE & ZONING



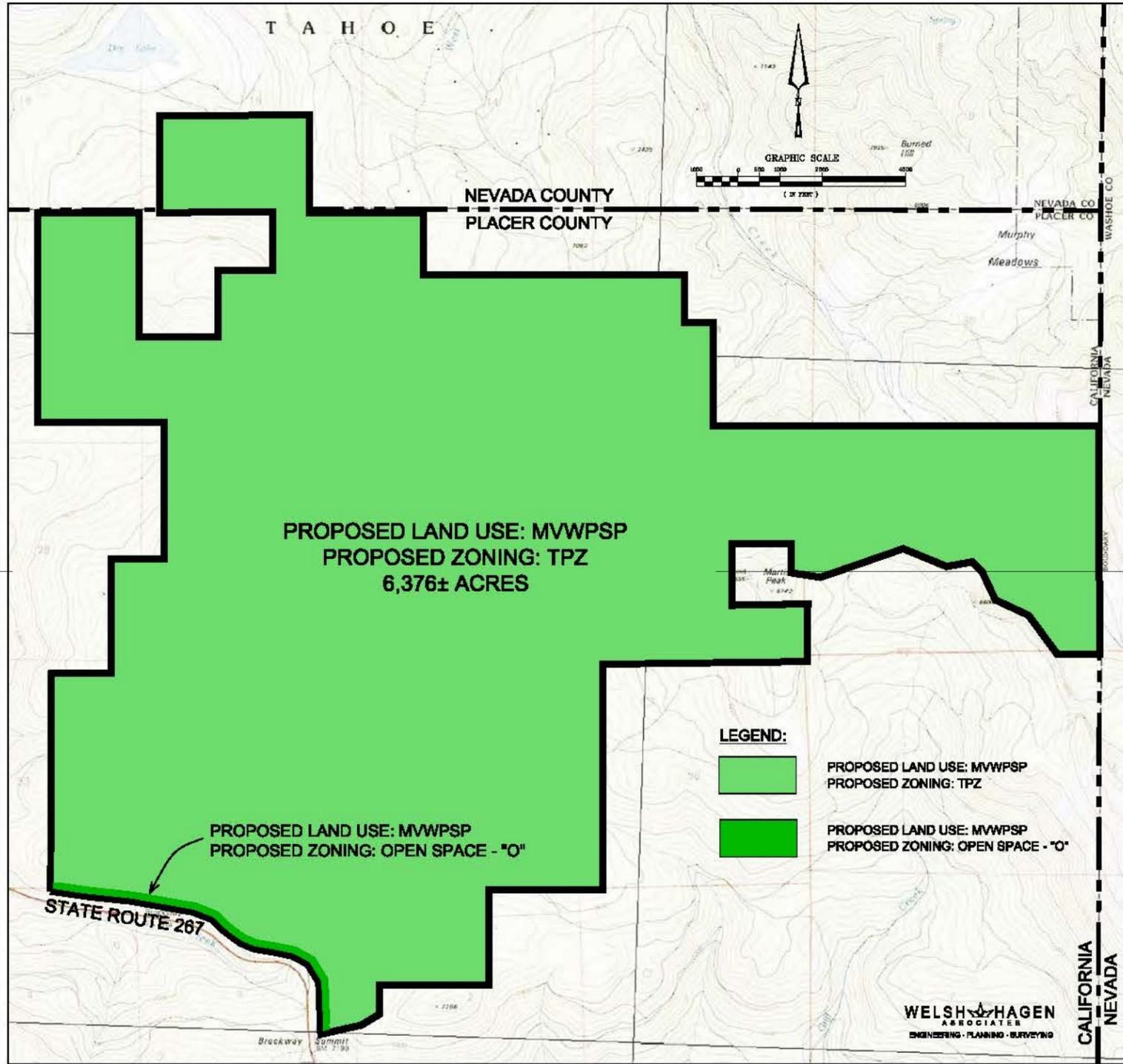
PROPOSED LAND USE & ZONING

WEST PARCEL - RE-ZONE EXHIBIT

MARTIS VALLEY WEST PARCEL  
SPRING 2016



**EXISTING LAND USE & ZONING**



**PROPOSED LAND USE & ZONING**

**EAST PARCEL - RE-ZONE EXHIBIT**

MARTIS VALLEY WEST PARCEL  
SPRING 2016

**EXHIBIT 8**  
**Before the Board of Supervisors**  
**County of Placer, State of California**

**In the matter of: AN ORDINANCE ADOPTING  
A DEVELOPMENT AGREEMENT FOR THE  
PROPERTY COMPRISING THE  
MARTIS VALLEY WEST PARCEL SPECIFIC PLAN**

**Ordinance No. \_\_\_\_\_**

**The following ordinance was duly passed by the Board of Supervisors**

**of the County of Placer at a regular meeting held on \_\_\_\_\_, 2016,**

**by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage**

\_\_\_\_\_  
**Robert Weygandt, Chair**  
**Board of Supervisors**

**Attest:**

\_\_\_\_\_  
**Clerk of said Board**

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**WHEREAS,** On June 9, 2016 and July 7, 2016, the Placer County Planning Commission (“Planning Commission”) held noticed public hearings pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.240(A) to consider, among other land use approvals related to the Martis Valley West Parcel Specific Plan (“Specific Plan”) a development agreement by and between the County of Placer (“County”) and MVWP Development, LLC., the landowners owning the property within the boundaries of the Specific Plan (the “Development Agreement”), and the Planning Commission has made written recommendations to the Board, and

**WHEREAS,** on \_\_\_\_\_, 2016, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.240(B) to consider the recommendations of the Planning Commission, and to receive public input regarding the approval of the Development Agreement, and the Board then closed the public hearing, and

**WHEREAS,** having considered the recommendations of the Planning Commission, having reviewed the Development Agreement and the Martis Valley West Parcel Specific Plan and related

entitlements and having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission’s recommendation for denial of the Development Agreement based on the following findings, and

[Add Board findings]

**WHEREAS**, on \_\_\_\_\_, 2016, the Board took tentative action to certify the Martis Valley West Parcel Specific Plan Final Environmental Impact Report and to approve the Specific Plan and to approve the Development Agreement and directed staff to prepare findings in furtherance of the Board’s tentative action as herein set forth and continued the matter to a date and time certain, and

**WHEREAS**, on \_\_\_\_\_, 2016, the Board considered said findings and this ordinance and move to take final action consistent with its tentative action by adoption of Resolution No. 20016-\_\_\_\_ certifying the Martis Valley West Parcel Specific Plan Final Environmental Impact Report and by adoption of Resolution No. 2016-\_\_\_\_ to approve the Martis Valley West Parcel Specific Plan, and

**WHEREAS**, pursuant to Section 17.58.240(c) of the Placer County Code, the Board finds:

- a. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan.
- b. The Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use district in which the real property subject to the Development Agreement is located.
- c. The Development Agreement is in conformity with public convenience, general welfare and good land use practice.
- d. The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County.
- e. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

**WHEREAS**, notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the Development Agreement.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Development Agreement entitled “Development Agreement by and between the County of Placer and MVWP Development LLC Relative to the Martis Valley West Parcel Specific Plan”, a true

and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

**Section 2:** The Chair of the Board of Supervisors is hereby authorized to execute two (2) original copies of the Development Agreement on behalf of the County.

**Section 3:** The Planning Director is directed to record the Development Agreement at landowner's cost within ten (10) days in accordance with Section 17.58.240(D) of the Placer County Code.

**Section 4:** This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

## **Exhibit A**

Development Agreement by and between the County of Placer and MVWP Development LLC Relative  
to the Martis Valley West Parcel Specific Plan