EXHIBIT 2

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 September 13, 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 having concluded that the approval of the Specific Plan would enable the conservation of over 6,300 acres of open space in perpetuity and reduce the number of overall residential units previously allocated to the site from 1360 to 760 as well as lead to the orderly development of the "West Parcel" through the adopted policies and standards set forth in the Specific Plan, and

WHEREAS, on September 13, 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, including but not limited to General Plan Goal 1.A., Policy C-2 and Goal 6.E.. General Plan Goal 1.A. promotes the "wise, efficient and environmentally–sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses." By requiring a specific plan and designating the property as such on the MVCP Land Use Diagram, the Board will ensure that the area is developed pursuant to said Specific Plan and its Design Guidelines and Development Standards and in an environmentally-sensitive manner to the surrounding area in Martis Valley. Consistent with Policy C-2, the Specific Plan as implemented in the Development Agreement will require the construction of employee housing for 47 Full Time Equivalent Employees and the payment of an in lieu fee for the remaining employee housing obligation. The employee housing construction will be phased to coincide with construction of market rate housing to ensure employee housing needs are met with the pace of market rate development. Goal 6.E. seeks to "preserve and enhance open space lands to maintain the natural resources of the County." The Specific Plan through its policies and accompanying development standards and as implemented in the Development Agreement will ensure conservation of the "East Parcel" (6,300 ± acres) that will result in approximately 50,000 acres of contiguous open space in the Martis Valley.

b. The Specific Plan is consistent with the applicable objectives, policies, general land uses and programs specified in the Martis Valley Community Plan. The MVCP anticipated development of a maximum of 1360 residential units with a small commercial component provided the plan for development complies with design/development standards outlined in the MVCP "and is developed consistent with an approved comprehensive master plan." (MVCP, p.52). The Specific Plan proposes to shift this anticipated development capacity to the "West Parcel", retire 600 residential units of the 1360 residential units allocated under the MVCP and

"master plan" the remaining residential units and commercial site through the Specific Plan and Specific Plan Development Standards and Design Guidelines. The Specific Plan will ensure that all future development of the subject area is consistent with the adopted Specific Plan policies and complies with the adopted Development Standards and Design Guidelines.

c. The Specific Plan contains all of the elements required by Government Code section 65451. It includes text and diagrams specifying the distribution, location and extent of land uses, the proposed distribution, location and extent and intensity of major components of public and private infrastructure, standards and criteria by which development will proceed and a program of implementation measures.

d. 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.

e. 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.

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

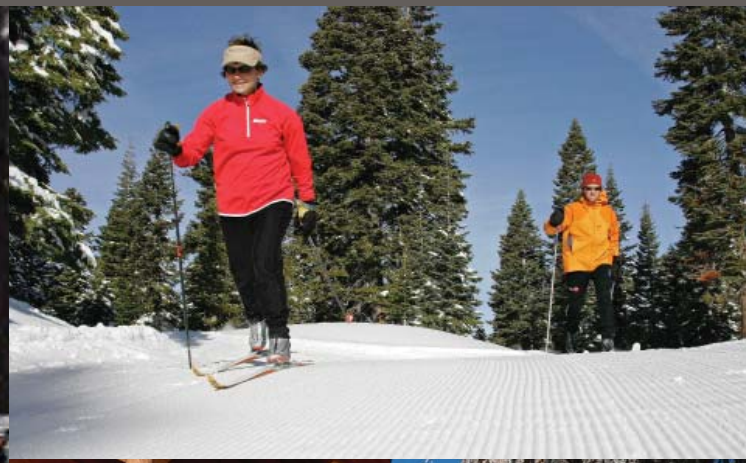
(1) The Martis Valley West Parcel Specific Plan, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved in accordance with Section 17.58.200(F) of the Placer County Code.

(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.

May 2016

Martis Valley West Parcel Specific Plan

Revised Public Review Draft



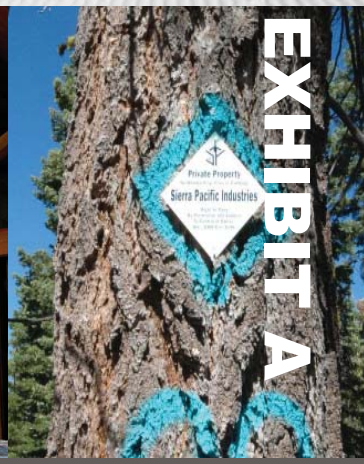


EXHIBIT A

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A collaborative conservation and development endeavor.

Martis Valley West Parcel Specific Plan

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Martis Valley West Parcel Specific Plan

1. INTRODUCTION

1.1 Purpose and Intent

Building from the adopted Martis Valley Community Plan, the Martis Valley West Parcel Specific Plan (MVWPSP) establishes the planning framework for development of 662 acres within the 1,052 acre West Parcel, and provides for preservation of the 6,376-acre East Parcel. The MVWPSP provides a comprehensive set of goals and policies, project objectives and implementation measures to guide the development of the West Parcel, and establishes development standards for parcel layout, buildings and facilities, as well as design guidelines for architecture, landscaping and other project elements.

1.2 Project Location and Context

The MVWPSP site is located midway between the Town of Truckee and the north shore of Lake Tahoe and within the Martis Valley Community Plan (MVCP) in Placer County on either side of SR 267 (see Figures 1-1 and 1-2). The Martis Valley encompasses approximately 44,800 acres and is located in both Nevada and Placer Counties. Within Placer County only, the Martis Valley includes approximately 25,570 acres.

The West Parcel is located southeast of Northstar Resort, and uphill and east from Sawmill Reservoir (see Figure 1-3). The East Parcel is located on forested land that is harvested for timber.

Vehicular access to the East and West parcels is from SR 267. The primary access point to the West Parcel is a gated, dirt road located approximately 1 mile south of Northstar Drive. Logging roads also intersect Fibreboard Freeway. Primary access to the East Parcel is provided by a road approximately 1.5 miles south of Northstar Drive. The West Parcel can also be accessed by non-vehicular traffic, such as on foot, bicycle and cross-country skis from Fibreboard Freeway and nearby trails, such as the Tahoe Rim Trail and Tompkins Memorial Trail.

The East Parcel consists of a total of 6,376 acres. Of this total, 6,160 acres are located within Placer County, including 130 acres that are located in the Tahoe Basin. A small portion of the East Parcel, approximately 216 acres, is located within Nevada County. The Specific Plan encompasses the portion of the East Parcel that is located in Placer County, except for the 130 acres located in the Tahoe Basin, which is under the jurisdiction of both Placer County and the Tahoe Regional Planning Agency (TRPA). Policies in the Specific Plan call for the preservation of the entire East Parcel (in both Placer and Nevada Counties and inclusive of the portion in the Tahoe Basin) as permanent open space.

The preservation of the East Parcel as permanent open space would be accomplished in two ways. First, in approving the Specific Plan, the County would change the land-use designations and zoning on the 670-acre portion of the East Parcel so that the entire 6,030 acres of East Parcel located in the Specific Plan would be designated "Forest" and zoned "TPZ." Thus, those portions of the East Parcel that are currently designated and zoned for residential or retail commercial uses would no longer be authorized for such development. Second, the East Parcel – in both Placer (including the 130 acres in the Basin) and Nevada Counties – would be permanently preserved as open space. The mechanism for preserving the East Parcel would consist of either (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting use of the East Parcel. The sale of land or recordation of a conservation easement on the East Parcel will be carried out by private parties, and does not require approval or action by Placer or Nevada Counties. Nonetheless, the commitment to preserve the East Parcel is a central component of the Specific Plan. For this reason, the Specific Plan includes policies ensuring that, if the Specific Plan is approved, the entire East Parcel will be permanently preserved as open space. These policies are located in Chapters 3 and 6 of the Specific Plan.

Existing Uses

West Parcel

The West Parcel is undeveloped and consists of coniferous forest. There are no permanent structures on the West Parcel. The West Parcel is located on undeveloped forested land that has been regularly maintained through harvest procedures. Historically, the site has been used for logging and cross-country skiing, snowmobiling, and snowshoeing. Mountain biking and hiking also occurs throughout the site.

The West Parcel is mainly characterized as two benches--an upper and lower bench. The upper bench forms a natural amphitheater with moderate to minor slopes. The lower bench is nestled between two ridgelines and runs parallel to SR 267. The majority of slopes fall between a minimum of 10% and 15%. Slopes greater than 25% occur along the ridge that runs northwest/southeast through the plan area, and within the northeast portion of the area. The steepest portions of the ridge exceed 30% in some

Figure 1-1 Project Location

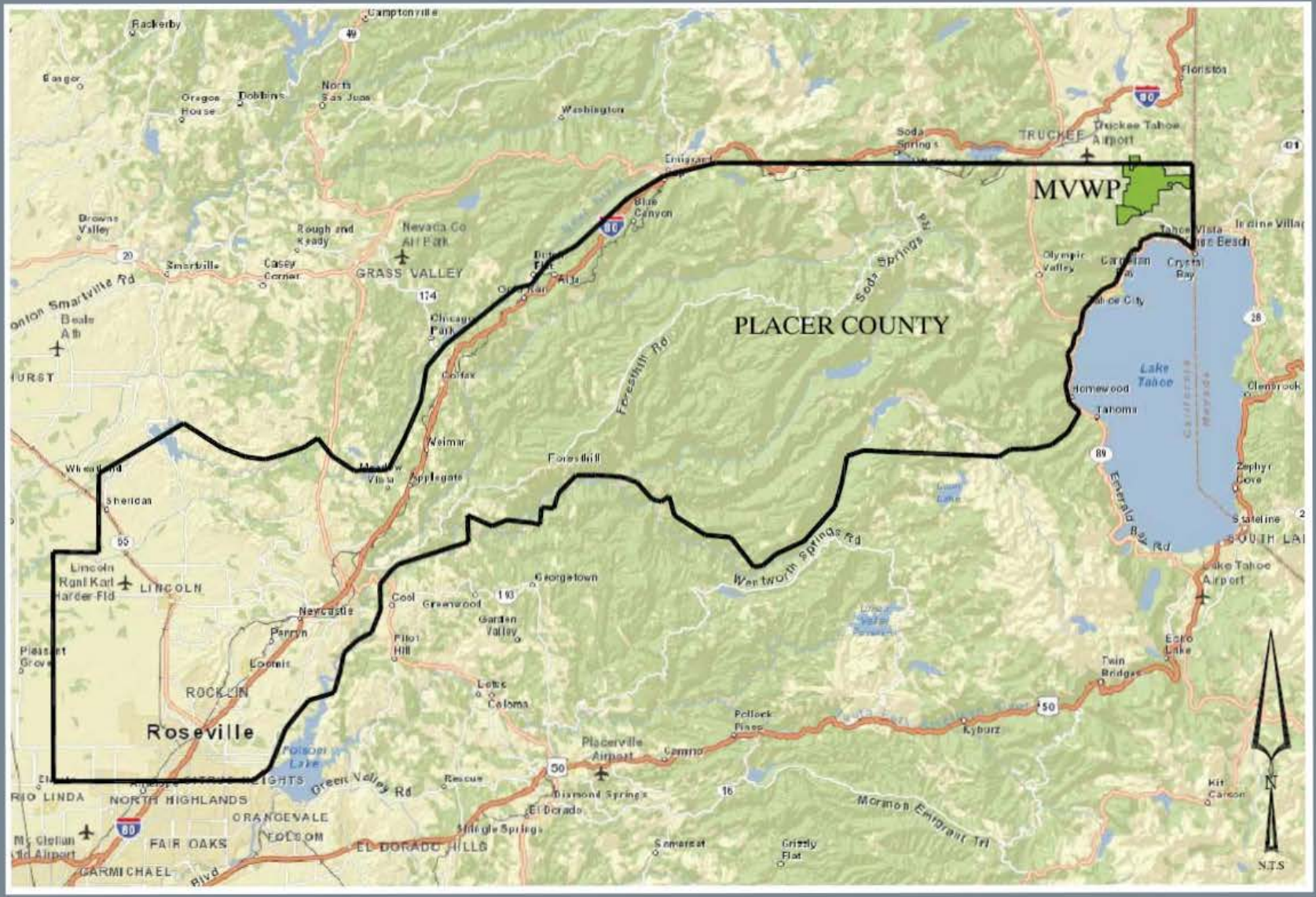

Figure 1-2 Regional Context

isolated areas. The parcel's elevation varies from approximately 6,600 to 7,800 feet, a rise of roughly 1,200 feet.

The West Parcel falls primarily in the upper portions of the West Martis Creek watershed. Mixed conifer forests are predominate in the West Parcel, which also contains white fir/red fir forest. Existing Timber Stand data reflect that the average conifer on the West Parcel is 70 feet in height and 12 inches in diameter at breast height (dbh).

The only roads within the West Parcel are dirt logging roads. There are no public or private utility facilities within the West Parcel. A single utility line crosses the West Parcel (the CalPeco transmission line).

The majority of the West Parcel is designated Forest in the MVCP and is zoned Timberland Production Zone (TPZ).

East Parcel

The East Parcel is similar in character to the West Parcel, with expansive forests and no structures. The parcel has historically been used for logging and mining. There are dirt roads throughout the East Parcel, but no utility lines or facilities.

The East Parcel is located within the Martis Creek watershed. An unnamed tributary to Monte Carlo Creek is located adjacent to the northeast boundary of the East Parcel. A small portion of the East Parcel drains into the Tahoe Basin, approximately 130 acres; however, no portion of the 670-acre area currently zoned for development drains into the Tahoe Basin.

The majority of the 6,030-acres of the East Parcel located within Specific Plan is designated Forest and zoned Timberland Production Zone (TPZ). Approximately 670 acres are designated low density residential and zoned Single-Family residential, which would currently allow for up to 1,360 dwelling units. In addition, 6.6 acres are designated General Commercial and zoned Neighborhood Commercial (C-1), which allows for small-scale, day-to-day convenience shopping and services for residents of the immediate neighborhood. Allowable uses in the C-1 zone include but are not limited to retail stores, shopping centers, grocery stores, restaurants, bars, fast food restaurants, day care centers, plant nurseries, financial services, offices, storage facilities, multi-family dwellings, schools, theaters, event centers, houses of worship (PCZO Section 17.30.010).

Surrounding Uses

The Specific Plan area is surrounded by forest and timberland. Nearby uses and features include Northstar ski resort to the west and north, and Sawmill Reservoir to the west. SR 267 travels north/south through the Specific Plan, bisecting the West Parcel and the East Parcel (see Figure 1-4). Tahoe City and Kings Beach are located farther south along the Lake Tahoe shoreline. The Martis Valley, Truckee Airport, Town of

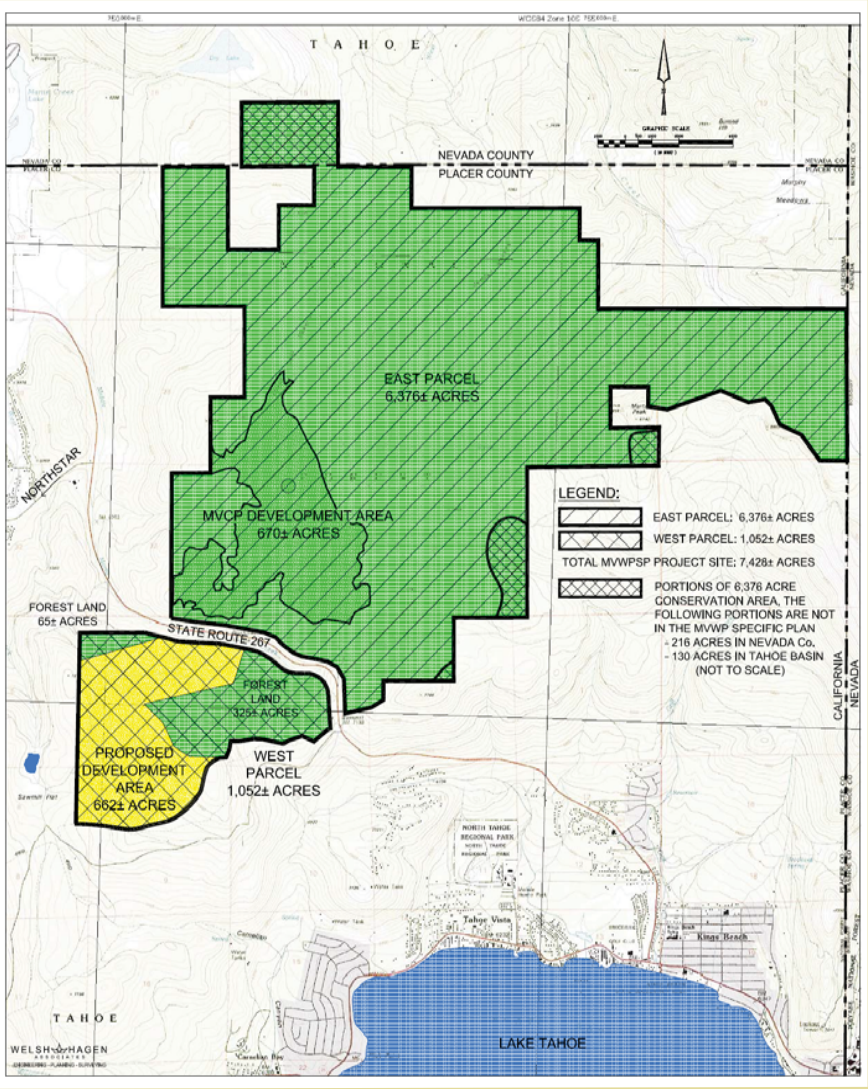

Figure 1-3 East and West Parcel Boundaries

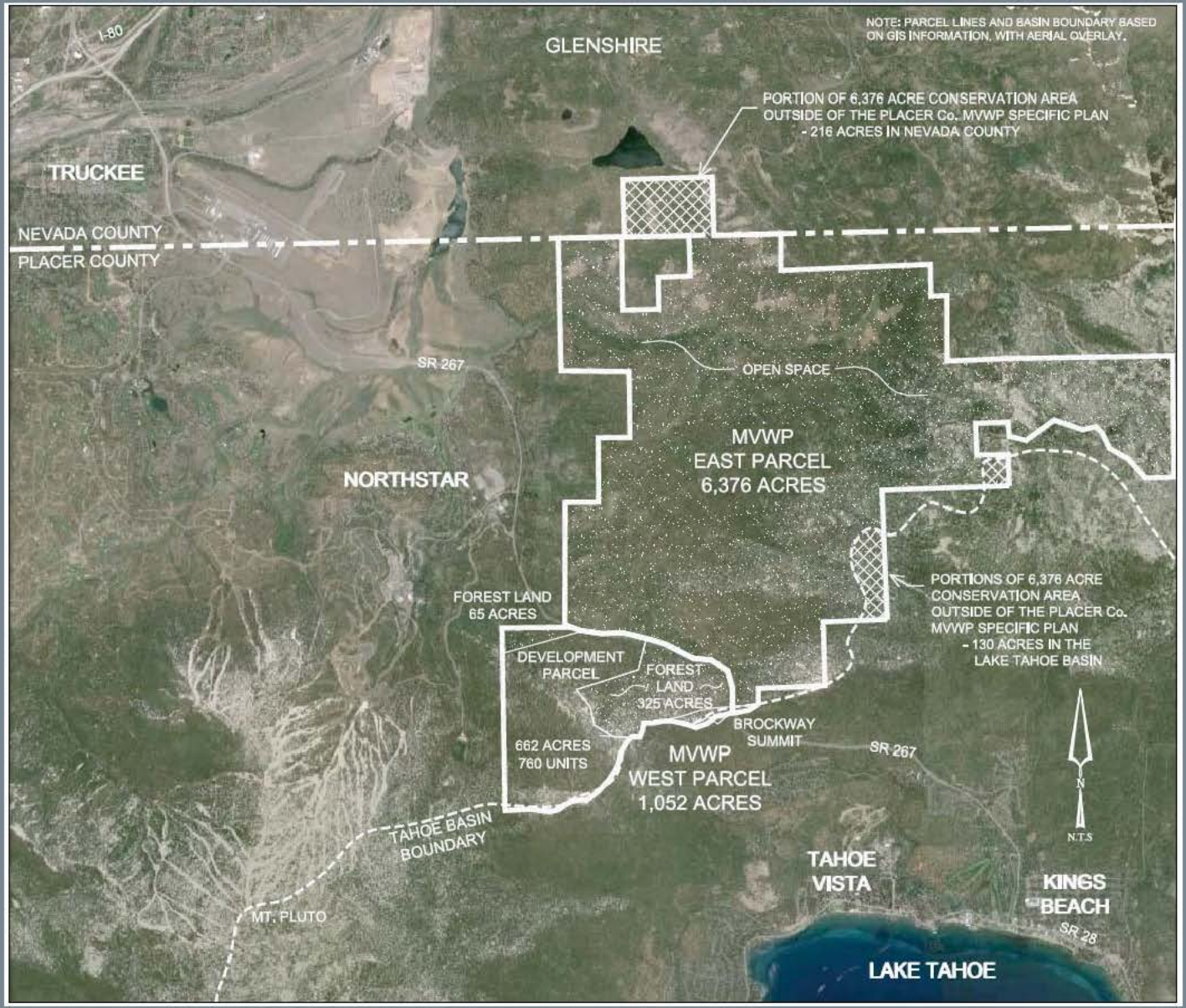

Figure 1-4 North Tahoe Context

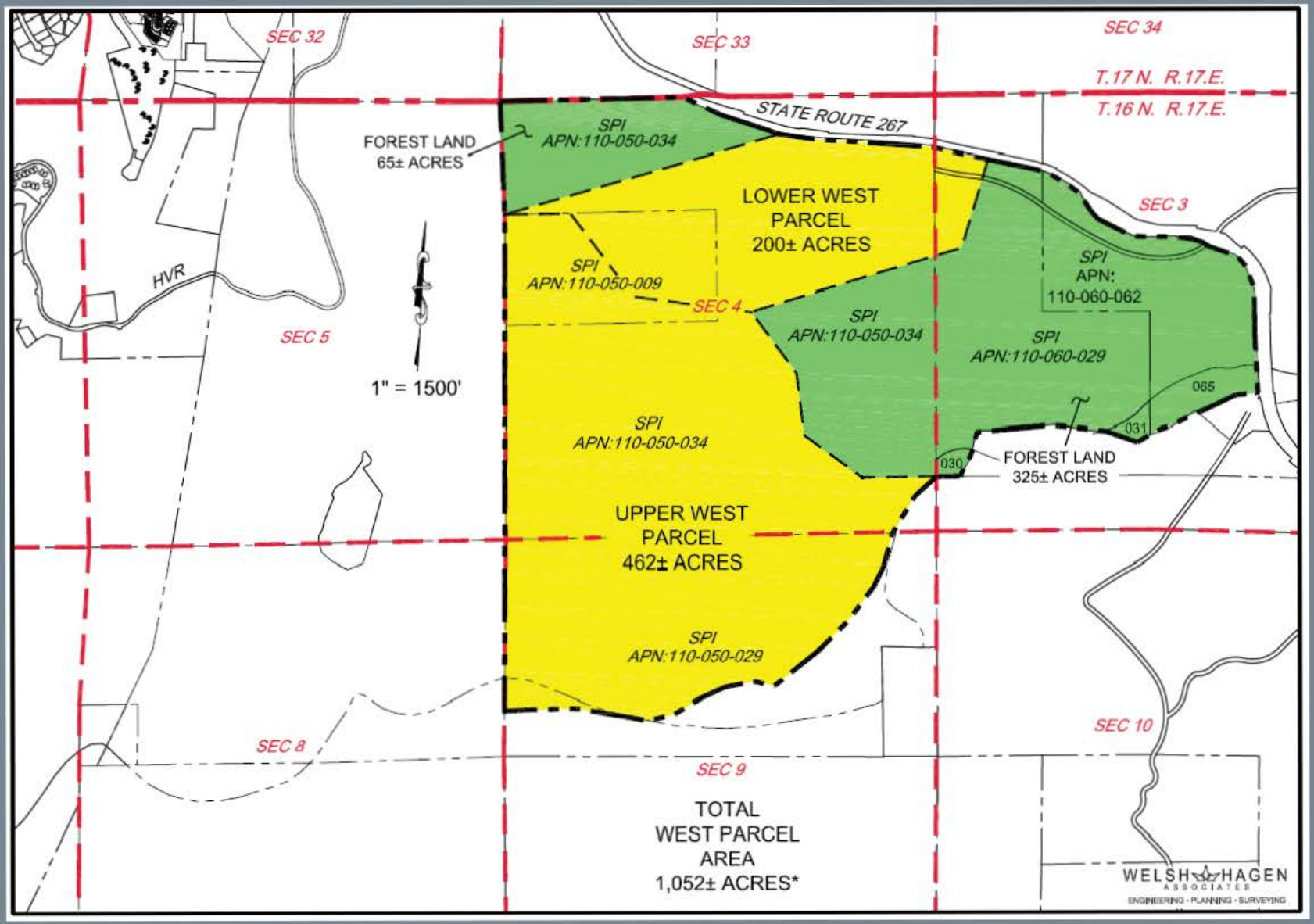

Figure 1-5 West Parcel Assessor's Parcel Numbers

Extensive Forest Lands and Open Space will be protected in perpituity.

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Truckee and residential and resort communities are located farther to the north.

Existing Ownership

Sierra Pacific Industries (SPI) is the sole owner of both the West Parcel (consisting of approximately 9 parcels) and the East Parcel (consisting of approximately 27 parcels in Placer County). Assessor Parcel Numbers for the West Parcel are shown in Figure 1-5.

1.3 Plan Authority

The entire West Parcel and the majority of East Parcel are located within Placer County. A portion of the East Parcel (216 acres) is located in Nevada County, and 130 acres are located in the Tahoe Basin. These portions of the East Parcel are not included within the Specific Plan boundaries. No changes are proposed to the land use designations or zoning of the 216 acres located in Nevada County or the 130 acres in the Tahoe Basin. No action is required by Nevada County on this Specific Plan. No action is required by the TRPA on this Specific Plan. Placer County is authorized to adopt this Specific Plan under the provisions of Sections 65450 through 65457 of the California Government Code and Section 17.58.200 of the Placer County Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located, and sets forth the contents of the Specific Plan. All projects within the plan area must be consistent with this Specific Plan, the applicable community plan (Martis Valley Community Plan) and the Placer County General Plan.

1.4 Project Background

History

The MVWPSP lies within the Martis Valley, which is within the middle of historic Washoe Tribe territory. Prehistoric sites and artifacts have been found within the Martis Valley. According to the Martis Valley Community Plan, "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 Sierra 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."

European descendants arrived in Martis Valley in 1840. As with much of northern California, gold mining was the primary interest of people moving into the Martis Valley and vicinity. As the gold rush ebbed, lumbering became a predominate industry in the Sierra. Martis Valley was a major lumber center by the 1860s, with a number of mills located throughout the valley. Lumber continues to be an important resource to this day.

The Washoe would have traveled through the West and East Parcels, possibly hunt-

ing, trapping and/or gathering plants in the area, and several prehistoric features have been identified on and near the plan area. Some mining may have been done onsite, but there are no remaining artifacts. The plan area has been logged historically through the present day, as evidenced by logging roads and remnants of logging chutes.

Planning History

The Placer County Board of Supervisors approved the initial Martis Valley General Plan (MVGP) in 1967. The primary function of the MVGP was to guide growth in the region in an orderly fashion and to allocate specific areas for development that would cause the least impact on the environment. The 1967 Martis Valley General Plan provided a land use plan for the Martis Valley. The 1967 MVGP allocated to the West and East Parcels densities allowing up to 2,500 residential dwelling units, as well as multiple commercial acres and associated infrastructure. In 2003, the Martis Valley Community Plan Update was adopted by the Placer County Board of Supervisors, which reduced and consolidated development density from both parcels solely to the East Parcel. The updated plan called for a total density allocation of 1,520 residential units and numerous acres of commercial, but at the same time pre-calculated a reduction, resulting in a total density allocation of 1,360 residential units and 6.6 acres of commercial on the East Parcel. The East Parcel was named Martis Ranch in the updated plan.

As discussed above, the MVWPSP will transfer 760 residential units and 6.6 acres of commercial land use designations/zoning from the East Parcel to the West Parcel. The balance of 600 residential units that are not reallocated to the West Parcel will be retired. Thus, the maximum amount of residential development authorized on the East and West Parcels under the MVCP will be reduced from 1,360 residential units to 760 residential units.

When the MVWPSP was originally proposed in August 2013, the West Parcel included approximately 140 acres located within the Tahoe Basin and therefore within the jurisdiction of the TRPA. In January 2015, the MVWPSP was revised to remove the 140 acres of the West Parcel within the Basin. In addition, the 130 acres of the East Parcel located within the Basin are not included in the Specific Plan. Therefore, the MVWPSP does not propose any development within the Basin and no action by TRPA is required.

Martis Valley Opportunity Agreement

The MVWPSP is the result of collaboration and agreement between the project applicant and four conservation organizations--Mountain Area Preservation, Sierra Watch, Trust for Public Land and Truckee Donner Land Trust--regarding conservation, preservation and development of the East and West Parcels. Through a private party agreement with the above conservation groups, the project applicant agreed to reduce the overall development density allowed by the adopted MVCP and current zoning by 600 residential units, from 1,360 units to 760 units. The development zoning would be transferred to the West Parcel as discussed above, and the 670-acre portion of the East Parcel would be re-designated Forest and rezoned TPZ. Furthermore, the property owner has agreed to protect the entire East Parcel (both Placer County and Nevada County portions), comprised of over 6,376 acres, as permanent open space via either fee simple or a conservation easement.

1.5 Relationship to Other Documents

Placer County General Plan

On August 16, 1994, the County Board of Supervisors adopted the Placer County General Plan. The Placer County General Plan established an overall framework for the development of the County and the protection of its natural and cultural resources, whereas community plans address characteristics unique to each community and identify specific goals, policies, and programs appropriate to the local area. In addition, community plans address land use, circulation, housing, public services, and other community-specific issues. The goals and policies contained in the Placer County General Plan are applicable throughout the unincorporated areas of the county. The Placer County General Plan establishes 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 as guidelines.

The MVWPSP is designed to be consistent with and further the applicable goals and policies of the Placer County General Plan, pursuant to Government Code Section 65454.

Martis Valley Community Plan

As discussed above, the MVWPSP is located within the MVCP area. The MVCP sets forth goals, policies, land use designations, assumptions, guidelines, standards and implementation measures to guide the physical, social

and economic development of the Martis Valley area until at least 2020. The plan envisions that the Valley will provide opportunities for summer and winter recreation, with primary and second homes and limited commercial use. The Town of Truckee is expected to continue to serve as an urban center for the community, along with Kings Beach and North Shore. New development is intended to reflect a range of community types, and to be planned in consideration of open space, wildlife habitat, forestry, recreational uses, and residential areas. The MVCP also designates large areas of forest and open space land to be managed and protected as timberland and other compatible uses.

Zoning

Upon adoption of the MVWPSP, the West Parcel portion of the plan area that is designated Residential will be rezoned with a new "Specific Plan" (SPL) zoning district (SPL-MVWPSP). The SPL zone will be combined with the MVWPSP to function as the zoning text and map for the residential portion of the plan area. In particular, the text and exhibits in Appendices A, Allowable Uses, and B, Development Standards, establish the zoning, allowable land use and site specifications for MVWPSP development. The standards in this Specific Plan amend and supersede the standards and land use designations found in the Placer County Zoning Ordinance. Standards or regulations that are not specified in this Specific Plan shall default to the provisions of the Placer County Zoning Ordinance. The portion of the West Parcel that is designated Forest will retain its Timberland Production Zone (TPZ) zoning and will be subject to the applicable TPZ provisions of the Place County Zoning Ordinance. The portion of the East Parcel that is currently zoned Residential and Commercial will be rezoned Timberland Production Zone. The remainder of the East Parcel will retain its current zoning.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared to study the potential environmental effects of the MVWPSP pursuant to the California Environmental Quality Act (CEQA, Sections 15000 et seq. of the Public Resources Code). The EIR was certified on _____ [DATE TO BE INSERTED AFTER APPROVAL].

Section 65457(a) of the Government Code and Section 15182(a) of the CEQA Guidelines provide that an EIR or negative declaration is not required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Additional CEQA review may be required for projects that are non- residential, and/or that are not consistent with the Specific Plan as described and analyzed in the EIR, or as required under Public Resources Code section 21166.

Development Agreement

Pursuant to Section 17.58.210 of the Placer County Zoning Ordinance, the County and applicant shall enter into a Development Agreement that sets forth the property owner's obligations related to the construction and financing of infrastructure, facilities and services and other obligations that may be imposed by the County as a condition of development. The Development Agreement would also provide the property owner with certain vested development rights.

1.6 Specific Plan Organization

Chapter Structure and Format

Each chapter of the Specific Plan begins with an overview of the context and issues pertinent to that chapter, followed by the Goals and Policies that provide direction for meeting the overall goals and protect objectives identified in Chapter 2. Background information and references to applicable documents are also provided. Appendices B and C contain the Development Standards and Design Guidelines, respectively, which provide more detailed specifications for Specific Plan development.

Goals are overarching statements describing the purpose of the Specific Plan with respect to specific topic areas. Goals are intended to be general in nature and not measurable.

Policies are specific statements that provide guidance or standards intended to further achievement of the applicable goals. Broad policies are presented early in each chapter. Policies specific to subtopics are also provided within subsections of each chapter. Policies are identified by letters the applicable topic and numbers (e.g., LU-1.1 is the first Land Use policy).

Summary of Contents

Chapter 1, Introduction: Presents the purpose and intent of the Specific Plan, provides the history and background of the project, describes the existing environment and relationship of the Specific Plan to other planning documents and summarizes the Specific Plan components.

Chapter 2, Vision: Provides the vision and guiding principles for development of the Specific Plan and identifies project objectives.

Chapter 3, Land Use: Presents the land use designations and plan for the Specific Plan, identifies allowable uses by zone, and describes the

anticipated dwelling unit count, and commercial square footage. Employee housing is also addressed in this chapter.

Chapter 4, Transportation and Circulation: Describes the roadway and trail networks, including bicycle, pedestrian and snow trails and paths, and a transit stop, as well as presents standards for these facilities. Emergency access and transit is also addressed in this chapter.

Chapter 5, Public Utilities and Services: Describes the backbone infrastructure needed to serve Specific Plan development, such as water, wastewater, drainage and dry utilities. Public services are also addressed, including fire protection and law enforcement. The service providers for each utility and service are identified.

Chapter 6, Open Space, Trails and Recreation: Describes the open space and recreational facilities that will be provided within the Specific Plan.

Chapter 7, Environmental Resources & Management: The Specific Plan area contains a matrix of environmental resources and constraints, which are addressed in this Chapter. The existing resources are described, including forests, wetlands, drainage corridors, plant and wildlife habitat and scenic resources. Policies for protecting and managing these resources are identified. This chapter also includes policies addressing air pollutant emissions, greenhouse gas emissions, noise, snow storage, and the risk of avalanches.

Chapter 8, Implementation: Outlines the administration and implementation steps needed to achieve the goals, standards and regulations set forth in the Specific Plan. Administrative procedures for amending the plan, project phasing and financing are also addressed.

Appendices

A: Definitions: Defines each of the uses allowed by the Specific Plan.

B: Development Standards: Development Standards are specific standards and regulations that direct site layout and building specifications (e.g., setbacks and height limits), as well as other aspects of development. The Development Standards supersede and supplement the requirements of the Placer County Zoning Ordinance.

C: Design Guidelines: Design Guidelines are qualitative and provide design intent through descriptions and illustrations. Guidelines allow for flexibility and interpretation so long as the intent of the guidelines is upheld.

D. Emergency Preparedness and Evacuation Plan: Addresses potential risks from wildfire, seismic risks, avalanches, and flooding hazards within the project area, as well as, routes for evacuation of the West Parcel in case of a natural disaster or other emergency.

E. Sustainability Index: Summarizes the components of the Specific Plan that promote and encourage sustainable practices, such as the efficient use of energy and water.

F. Proposed Best Management Practices: Provides a list of Best Management Practices (BMPs) anticipated to be used to protect water quality.

2. VISION

2.1 The Vision

The MVWPSP is designed to extend and enhance natural open space within the Martis Valley by shifting residential and commercial land use designations from the east of SR 267 to the west, and by permanently placing over 6,700 acres of land into conservation. The MVWPSP further envisions the logical extension of the existing community west of SR 267 through the creation of a residential neighborhood composed primarily of second homes with a small-scale commercial element of supporting businesses and amenities.

A key element of the MVWPSP is the extensive preservation of open spaces and enhancement of recreational resources. Of the 6,160 acres of the East Parcel located within Placer County, including 670 acres originally zoned for development in the MVCP, 6,030 would be designated Forest and zoned Timberland Production, and preserved through a conservation easement and/or purchase by a land conservancy. An additional 216 acres in Nevada County and 130 acres in the Tahoe Basin would also be placed in a conservation easement or purchased by a land conservancy. The West Parcel would include a large open space area, 390 acres, as well as an extensive network of trails throughout both open space areas and residential neighborhoods.

2.2 Guiding Goals and Objectives

The MVWPSP is guided in the first instance by the Martis Valley Community Plan. The first objective of the MVWPSP is to:

Provide new residential development consistent with the vision, goals and policies of the MVCP, particularly:

- Conserve large, intact and interconnected areas of natural open space that contribute to the few remaining habitat linkages between the Sierra Nevada and Mount Rose Wilderness Area in the Carson Range (Policy 1.A.6).
- Minimize habitat fragmentation by development and roads to protect open space from human encroachment (Policy 1.A.6).
- Consider the regional implications of development in the Martis Valley on resources outside of the Valley (i.e., Truckee River, Lake Tahoe Basin, Carson Range, and Sierra Nevada) (Policy 1.A.7).
- Ensure that long-term conservation of important resource lands is achieved through a combination of regulatory actions, acquisition of easements, and both public and private land acquisitions (Policy 1.A.8).
- Encourage the concentration of multi-family housing in and near village centers and neighborhood commercial centers (Policy 1.B.1).
- 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 (Policy 1.B.2).
- Require residential land 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 (Policy 1.B.4).
- Require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design (Policy 1.B.9).
- 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 (Policy 1.C.3).
- 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 (policy 1.f.1).
- Encourage the preservation of timber producing lands as regional open space, and protect these areas from urban encroachment (Policy 1.J.1).

2.3 Projects Objectives

Additional objectives that are specific to the MVWPSP focus on the preservation and enhancement of open space and natural resources, sensitivity to community concerns, and environmentally and fiscally sustainable development.

- Implement a density transfer and retirement by permanently retiring 600 East Parcel residential units and transferring 760 residential units and 6.6 acres of commercial uses from the East Parcel to the West Parcel while preserving in perpetuity over 6,700 acres in conservation lands.
- Contribute to a large, continuous expanse of open space--over 50,000 contiguous acres--east of SR 267 through the permanent preservation of the East Parcel.

- Minimize isolated development that leads to fragmentation of open space and natural resources by developing on lands in proximity to existing development.
- Minimize visual impacts of development by using the natural features and terrain of the project site to screen buildings.
- Limit new infrastructure and disturbance by developing on lands in proximity to existing development.
- Enhance and maintain the extensive trail system and associated recreational uses, including cross-country skiing, hiking and biking trails.
- Implement a land use plan that is responsive to community concerns, such as visual character, traffic management, parking availability, recreational facilities, environmental issues, and the desire for expanded community services and amenities.
- Reduce reliance on automobiles by providing onsite services and amenities, a transit stop and extensive cross-country skiing, hiking and biking trails.
- Develop a project that is consistent with the planning guidelines and principles of adopted plans and policies, particularly the MVCP.
- Create a development that draws upon the historic Sierra and Tahoe regional architectural traditions.
- Develop a financially sustainable project that does not diminish services to existing residents.
- Incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts.
- Reinforce the North Lake Tahoe region, including the Martis Valley, as a four-season destination resort.

The MVWPSP community is designed around outdoor recreation.

3. LAND USE

This chapter sets forth the overall land use-planning framework for both development and conservation within the West and East Parcels. In tandem with the Development Standards and Design Guidelines (Appendices B and C, respectively), this section establishes the overall policies and development standards applicable to the land use activities within the plan area. It includes the types and intensities of uses for land and buildings in proposed development areas.

Figure 3-1, Existing Land Use Designations, and Figure 3-2, Existing Zoning, illustrate the land use designations and zoning assigned to the MVWPSP by the Martis Valley Community Plan. The MVWPSP would alter the designations and zoning as described below.

The Land Use Plan designates land uses; however, refinements to the boundaries between land uses, in substantial compliance with this Plan, may be required to accommodate technical issues that arise during subdivision design.

This chapter is to be used in conjunction with the other chapters of the Specific Plan. The Development Standards presented in Appendix B establish the specific regulations for the various land use designations in the plan area. These standards amend and supersede the applicable sections of the Martis Valley Community Plan (MVCP) and Placer County Zoning Ordinance (PCZO) as they apply to the plan area. However, standards or regulations that are not specified in this Specific Plan shall default to the MVCP and PCZO for applicable provisions. The Design Guidelines, found in Appendix C, will guide the visual character and design of development within the plan area.

A small portion of the East Parcel, approximately 216 acres, is located within Nevada County. An additional 130 acres are located in Placer County, but within the Tahoe Basin. No changes in land use or zoning are proposed for these parcels. The only action that would occur on these parcels is a conservation easement or acquisition by a land trust, which would be done through private parties. For these reasons, no action by Nevada County or TRPA is required to implement the Specific Plan.

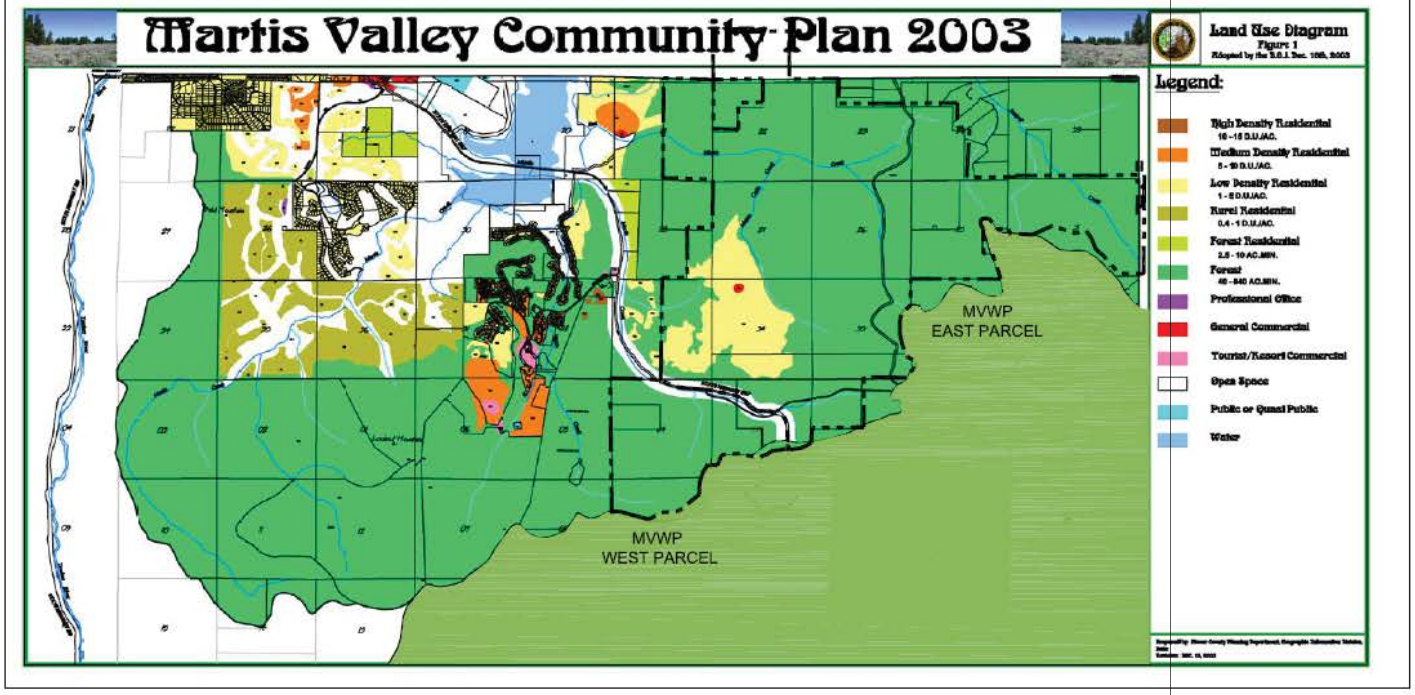
3.1 Land Use Concept

The MVCP envisioned a residential development on the East Parcel, with 1,360 dwelling units and 6.6 acres of commercial uses on 670 acres. The MVWPSP reduces the anticipated level of development to 760 units and 6.6 acres on 662 acres on the West Parcel, which is closer to existing development and less biologically diverse than the East Parcel. The MVCP sets forth a number of goals for land use within the Martis Valley, including promotion of wise, efficient and environmentally sensitive use of land to meet current and future needs of Martis Valley residents, visitors and businesses; conservation of large, intact and interconnected areas of open space east of SR 267; providing a range of housing types; designating commercial land uses to meet the needs of residents and visitors, and to maintain economic vitality; designating land for and promoting development and expansion of public and private recreation facilities; and maintaining a healthy and diverse local economy. The MVCP also includes extensive discussion of aesthetic considerations, such as building types, layout, colors and materials, and landscaping.

The MVWPSP embodies the land use goals of the MVCP by shifting development from the east of SR 267 to the west, through the range and type of residential, recreational and commercial development that would be created, and through goals and policies that promote development that is sensitive to the natural environment and the Martis Valley community. The vision of the MVCP is further refined through the MVWPSP development standards and design guidelines, set forth in Appendices B and C, which address the aesthetic quality of project development.

The Specific Plan land use plan embodies the spirit of conservation, preservation and recreation in both of its two primary components. The 670-acre portion of the East Parcel currently designated for development would be re-designated Forest. Timber related uses would be allowed; residential and retail commercial development would be prohibited. Importantly, the East Parcel would become part of a larger area that would be permanently preserved as open space. This 6,376-acre conservation area on the East Parcel would largely complete the preservation of over 50,000 acres east of SR 267, extending bi-state and into Nevada. It should be noted that over 24,000 acres of the 50,000 contiguous acres is in the Tahoe Basin.

The West Parcel Land Use Plan provides for the creation of residential neighborhoods with neighborhood-serving commercial, recreation and related amenities. The West Parcel contains 1,052 acres, of which approxi-



LEGEND:

- High Density Residential: 10 - 15 DU./Ac.
- Medium Density Residential: 5 - 10 DU./Ac.
- Low Density Residential: 1- 5 DU./Ac.
- Rural Density Residential: 0.4 - 1 DU./Ac.
- Forest Residential: 2.5 - 10 Ac. Min.
- Forest: 40 - 640 Ac. Min.
- Professional Office
- General Commercial
- Tourist/Resort Commercial
- Open Space
- Public or Quasi Public
- Water
- Basin Area

GRAPHIC SCALE

WELSH & HAGEN ASSOCIATES
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Figure 3-1 Existing Land Use Designations
Source: Martis Valley Community Plan

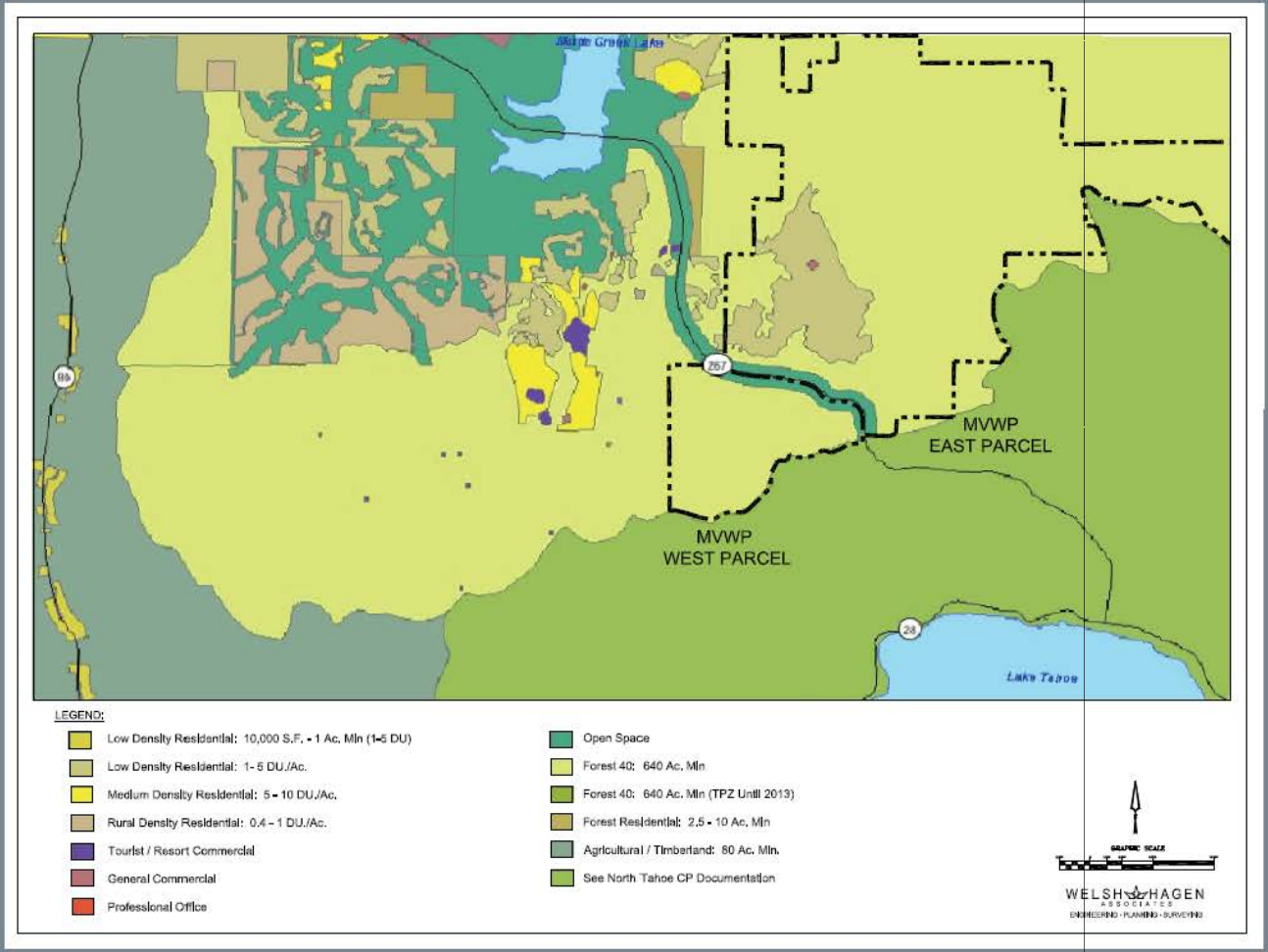

Figure 3-2 Existing Zoning
Source: Martis Valley Community Plan

mately 390 acres would be designated Forest; this land would retain its current zoning of Timberland Production Zone (TPZ). Smaller open space areas and trails would be located throughout the 662-acre development area. Trails and paths will wind throughout both the East and West Parcels. There are already 40 miles of existing trails on the East Parcel. The MVWPSP anticipates providing for development of 14 miles of trails on the West Parcel.

Building from the adopted Martis Valley Community Plan, the Martis Valley West Parcel Specific Plan (MVWPSP) establishes the planning framework for development of the 1,052-acre West Parcel, and provides for permanent preservation of the 6,376-acre East Parcel as open space. The MVWPSP provides a comprehensive set of policies to guide the development, and establishes standards for parcel layout, buildings and facilities, as well as guidelines for architecture, landscaping and other project elements.

3.2 Land Use Goals & Policies

Goal LU-1: Create a residential community consistent with the vision, goals and policies of the Martis Valley Community Plan.

Policy LU-1.1: Concentrate higher density and multi-family housing in and near neighborhood cores that provide services and amenities for local residents.

Policy LU-1.2: Single family residences shall generally be located farther from the neighborhood cores, but shall be linked to recreational and retail uses via pedestrian and bike trails and paths.

Policy LU-1.3: Prepare Development Standards and Design Guidelines that ensure that residential subdivisions are of high quality and that the form, scale, and general character are compatible with adjacent neighborhoods.

Policy LU-1.4: 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.

Policy LU-1.5: Design, develop and establish amenities that attract residents year-round, in order to reinforce the Martis Valley area as a four-season destination resort.

Policy LU-1.6: Set architectural standards that draw upon the historic Sierra and Tahoe regional architectural traditions.

Policy LU-1.7: Create clusters of multifamily development in proximity to commercial services and/or homeowner amenities in order to create a community feeling and to minimize the development footprint.

Goal LU-2: Preserve natural resources and features through dedication and protection of open space and development practices that are sensitive to the natural environment.

Goals and Policies are created to preserve and protect natural resources as well as maintain and enhance recreational resources.

Policy LU-2.1: Transfer a portion of the MVCP density allocation on the East Parcel to the West Parcel.

Policy LU-2.2: Designate the East Parcel and portions of the West Parcel "Forest," such that residential or retail commercial development will not be allowed in these areas.

Policy LU-2.3: Ensure the permanent preservation of the 6,376-acre East Parcel. The permanent preservation of the East Parcel will provide a large, intact and interconnected area of natural open space, contributing to the last remaining habitat linkages between the Sierra Nevada and Mount Rose Wilderness Area in the Carson Range.

Policy LU-2.4: Protect significant natural resources by placing steep slopes, waterways and other key environmental features in non-development zones, as shown in Figure 3-3.

Policy LU-2.5: Incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts.

Goal LU-3: Maintain the quality of scenic vistas and minimize adverse effects on existing communities.

Policy LU-3.1: Concentrate development in areas that are not easily viewed from surrounding communities, open space areas and recreational areas.

Policy LU-3.2: Use natural features, such as native trees, and terrain to help screen buildings and maintain the character and visual quality of the area.

Policy LU-3-3: Minimize removal of trees, except as required to create building pads, for infrastructure construction, recreation,defensible space and for fuel maintenance.

Policy LU-3.4: Ensure that public services and utilities, including the street system, are adequate to accommodate Specific Plan development without diminishing service to existing residents in Martis Valley.

Policy LU-3.5 A buffer is established along SR 267 as shown in Figure 3-3. No residential or retail commercial development is allowed within this buffer. Transportation and improvements needed to access the project site, which could include roads, a covered-bridge, bus stop, an entrance kiosk/check-point hut and related structures, are permitted. Additionally utilities and trails may be placed within the buffer.

The buffer shall be land that falls within the following:

- 150 feet from the edge of the SR 267 right-of-way
- 100-year floodplain of Martis Creek
- Wetlands as defined by the US Army Corps of Engineers
- 100 feet of the centerline of perennial streams including Middle Martis Creek
- 50 feet of the centerline of intermittent streams

In addition, within 500 feet of the edge of SR 267, in areas where views from the highway are not blocked by topography, any residential or commercial development shall maintain a minimum of 30-feet of vegetative screening between the development and SR 267.

Policy LU-3.6 Building heights on the knoll shown in Appendix B shall not exceed 60 feet, measured pursuant to County Code Section 17.54.020B.

Goal LU-4: Maintain and enhance existing natural and recreational resources accessible to the public.

Policy LU-4.1: Maintain and extend the extensive trail system and associated recreational uses, such as cross-country skiing, snowshoeing, hiking, and biking.

Policy LU-4.2: Connect trails within the West Parcel plan area to adjacent regional trail connections.

Policy LU-4.3: Maintain and extend public access to the trail system within both the West and East parcels where such access does not interfere with other allowed uses (e.g., preservation, timber harvest).

3.3 Land Use Plan and Designations

The following section describes the intent of each of the Specific Plan land use designations and the types of land uses that are allowed in each category for the West Parcel. The land use designations and zoning for the East Parcel would be unchanged, except for the 670-acres that would be redesignated Forest and rezoned TPZ. All uses within 6,030 acres of the East Parcel located within Specific Plan would be subject to the requirements of the MVWPSP and its Development Standards or, in the event of no such requirement, the uses shall be subject to the Placer County General Plan, MVCP and Placer County Zoning Ordinance. In the event of a conflict, the stricter of the requirements shall apply. The 216 acres of the East Parcel within Nevada County and the 130 acres within the Tahoe Basin are not subject to this Specific Plan, except for policies addressing the conserva-

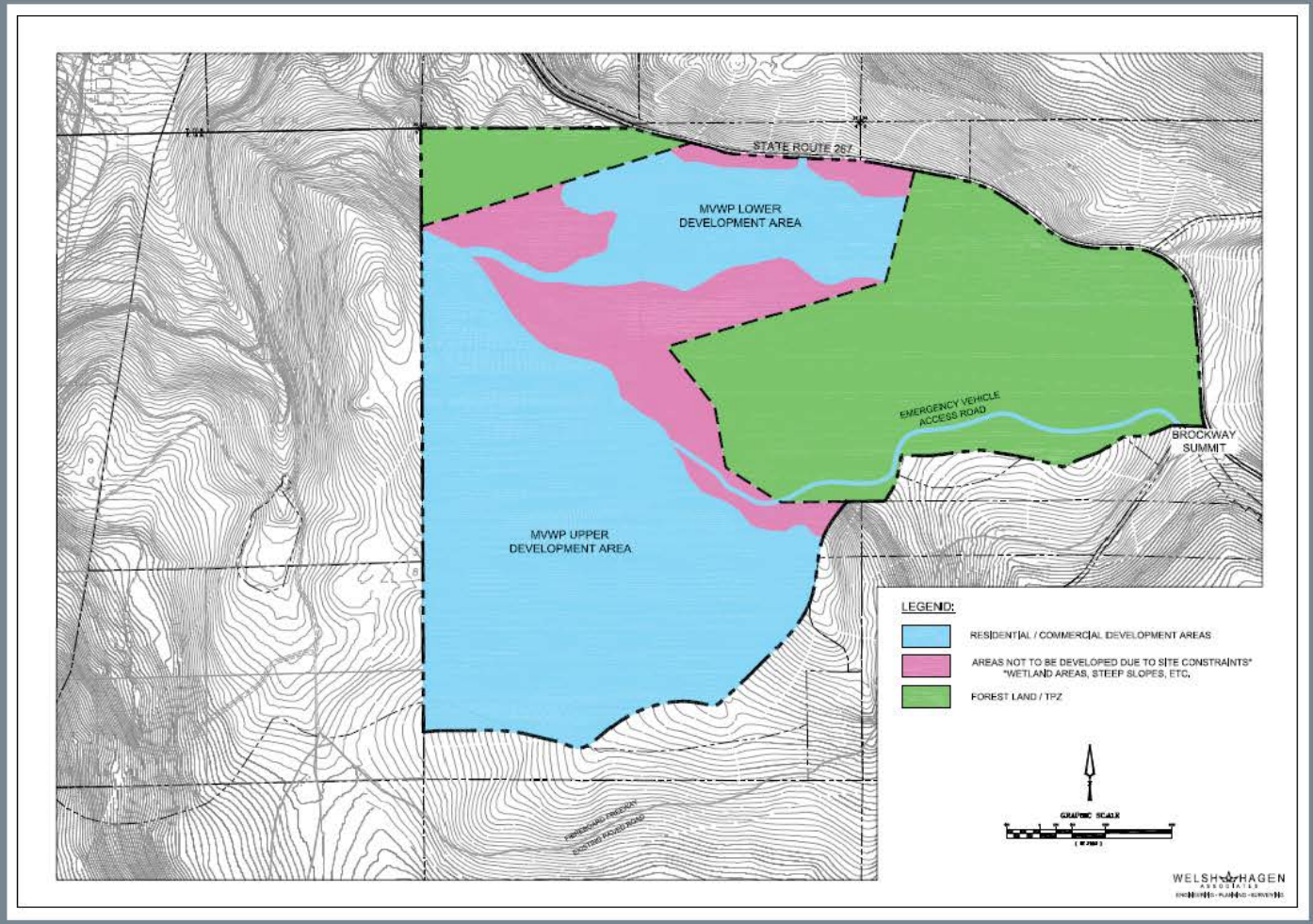

Figure 3-3 Development Areas and Non-Development Areas

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tion of the entire 6,376 acres of the East Parcel.

Table 3-1 summarizes the land use designations and acreage shown in Figure 3-4, Proposed Land Use Designations and Zoning. Appendix A lists the land uses within each designation that are allowed, in some cases with a minor or conditional use permit. The land use designations and the accompanying figure and table provide the framework for future land use decisions within the plan area. The Development Standards and Design Guidelines in Appendices B and C, respectively, are crafted to ensure that Specific Plan development is of high quality and consistent with the land use policies identified above. It is anticipated that Small Lot Tentative Maps will be processed for each development within the plan area, along with Conditional and/or Minor Use Permits. Additionally, a Design Review application will be submitted to the County for each project or every parcel to ensure compliance.

Table 3-1
MVWPSP Land Use and Zoning Summary

Land Use Designation/Zoning	Acreage		
	East Parcel	West Parcel	Total
Forest/TPZ	6,030	390	6,420
Residential/SPL-MVWPSP	0	662	662
	6,030	1,052	7,082

As shown in Table 3-2, the number of each type of residential unit is flexible, but in total the number shall not exceed 760. Section 8.3.5 in Chapter 8, Implementation, describes the mechanism to be used to ensure that the densities shown in Table 3-2 and the total unit count for the plan area are not exceeded.

Table 3-2
Residential Unit Range

Unit Type	Probable Mix	Possible Unit Mix Range			
Single Family Lots	375	300	375	360	500
Townhomes/multiplexes	265	250	125	350	200
Cabins	120	40	200	50	60
Condominiums	0	170	60	0	0
Total Units	760	760	760	760	760

Possible low unit types
Possible high unit types

Notes:
1. Any combination of unit type may occur up to 760 units. Unit type will be determined by market demand and project terrain.

The West Parcel is located in a State Responsibility Area, as is most of the surrounding area. Please see Chapter 5 for a detailed discussion of Fire and Life Safety issues.

The Specific Plan includes the following land use designations for the West Parcel. The definitions are based on the MVCP land use definitions and are amended as needed to implement this Specific Plan.

Residential: This designation is applied to the majority of the MVWPSP, and allows for a variety of residential and tourist accommodation units. Typical allowed land uses include detached single-family dwellings, secondary dwellings and residential accessory structures, smaller-scale multi-family dwellings, condominiums, churches, parks, homeowner recreational facilities, childcare facilities and necessary public utility and safety facilities. In addition, other non-residential uses that would be considered commercial and would serve the resident population include small retail stores, a small grocery store, restaurants, offices, sports equipment rentals and community centers.

The intent of allowing small commercial/retail uses within the Residential designation is to provide services and amenities to residents and visitors within the MVWPSP in order to minimize the need for trips outside of the area. The total commercial/retail acreage is limited to 6.6 acres, which could be distributed throughout the Residential designation in any size parcels.

Forest: This designation is applied to 390 acres within the West Parcel. The terrain within this designation is mountainous and forested. This land use designation is intended for limited, low-intensity recreational uses and timber harvesting. Allowable uses include timber production and facilities, incidental camping, improved campgrounds (but no recreational vehicle parks). Residential development is not allowed in the Forest designation. The acreage within Nevada County and the Tahoe Basin would retain its current land use designations and zoning.

Figure 3-5, Conceptual Plan, provides an example of how the land use designations and zoning could be implemented. As shown in Figure 3-3, development would not be allowed on the steepest portions of the plan area, due to slope constraints (see Chapter 7 for more detail).

3.4 Zoning Designations

This Specific Plan establishes a zoning district that implements the desired densities and character of the West Parcel plan area. Regulations or components not described within this Specific Plan shall default to the MVCP and/or the Placer County Zoning Ordinance. For the MVWPSP, the zoning

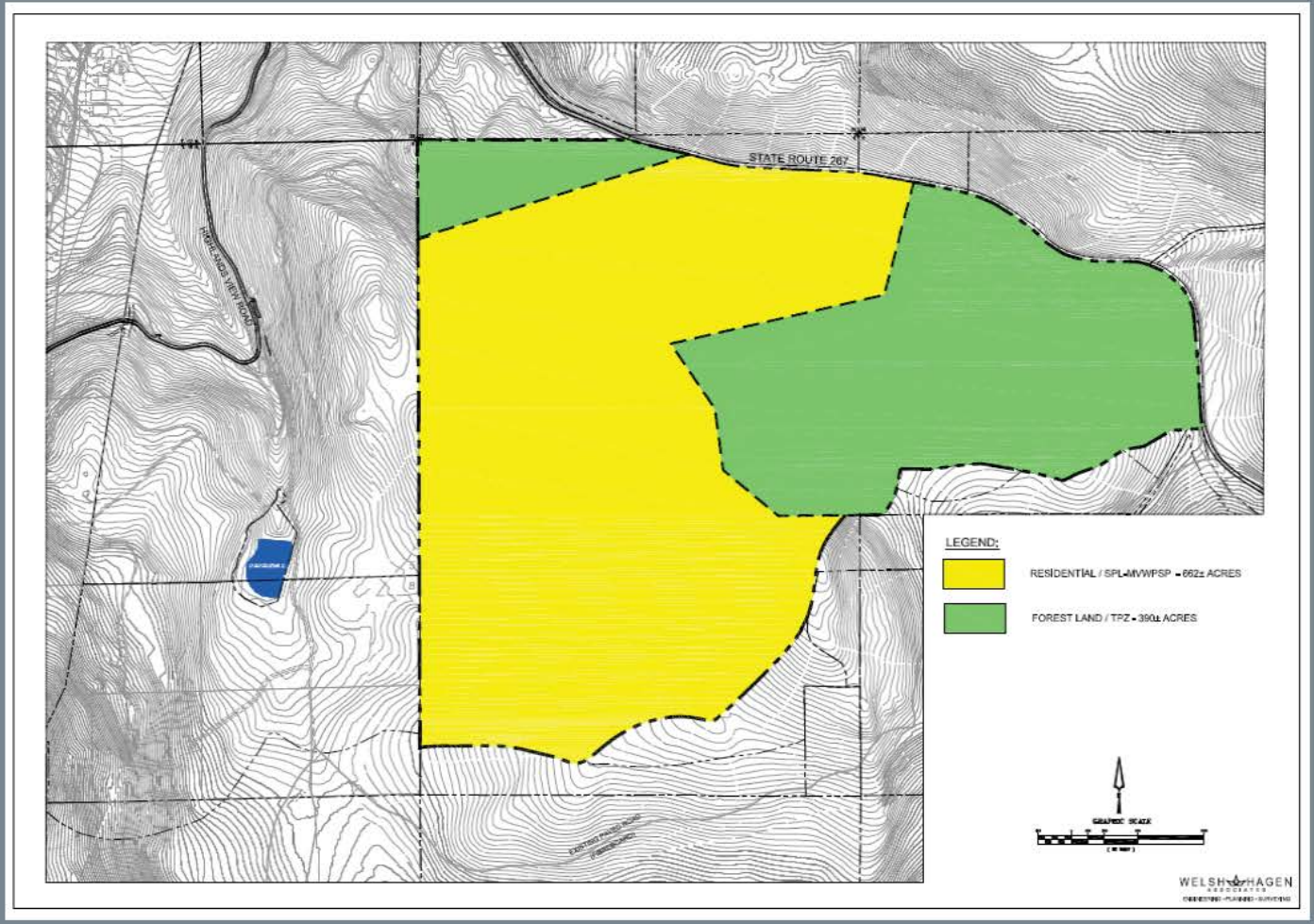

Figure 3-4 Proposed Use Designations and Zoning

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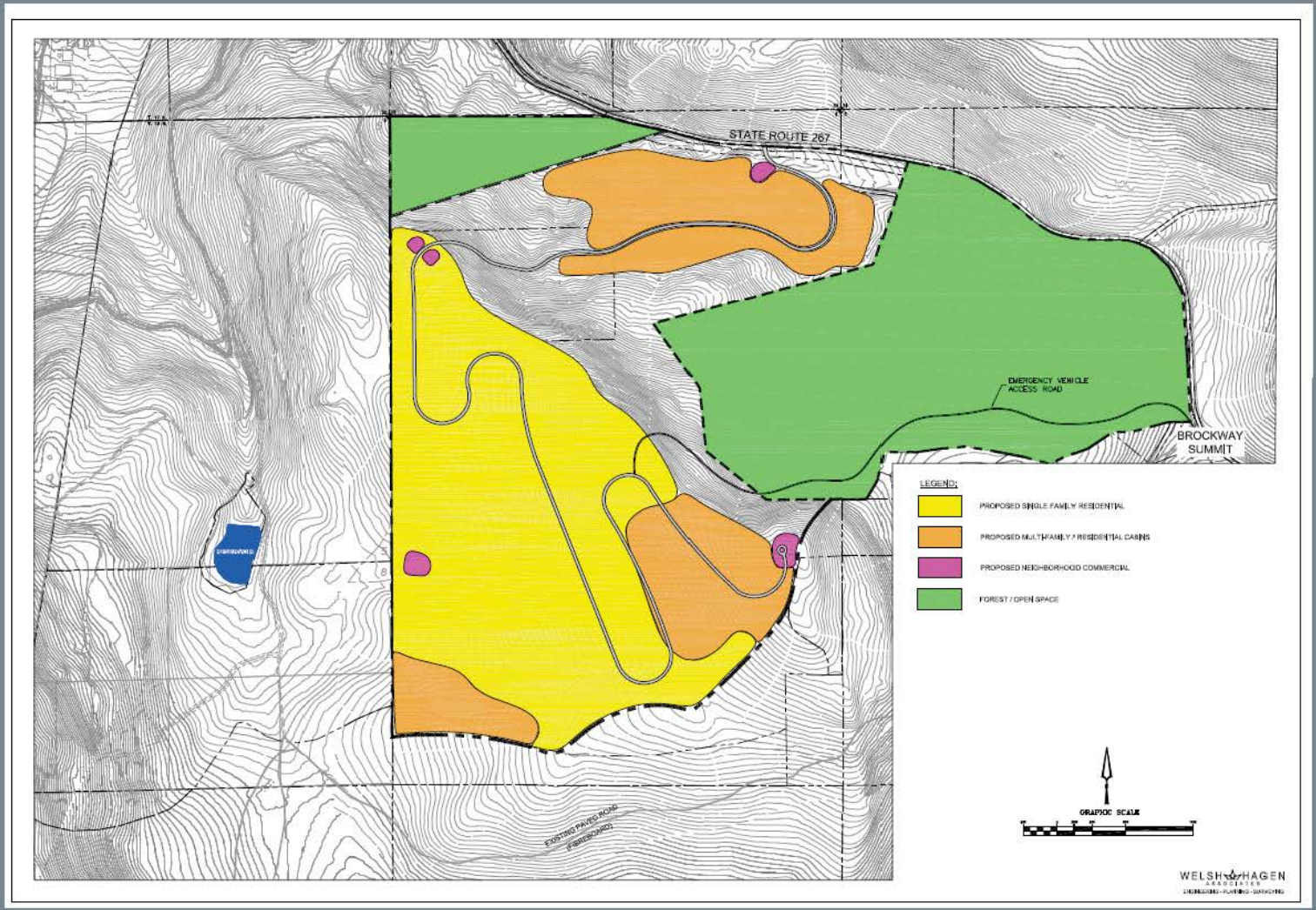

Figure 3-5 Conceptual Plan

for the Residential designation will be SPL-MVWPSP. The Forest land use will remain zoned Timberland Production Zone (TPZ) and subject to Placer County Zoning Ordinance provisions for TPZ.

3.5 Land Use Analysis

Population

The MVCP concludes that the ultimate population within Martis Valley will be approximately 21,500 persons (based on 2.5 persons per household, Section 1.2, Growth Projections on page 36 of the MVCP, and a holding capacity of 8,600 dwelling units, as stated in Section 2, Holding Capacity on page 29 of the MVCP). Using the same population rate, the Specific Plan population could reach an average of approximately 1,900 persons. Only a small portion, approximately 10 percent, of this population is expected to be full-time permanent based on patterns at nearby development, such as Northstar. Most of the West Parcel population would be seasonal and/or transient, because the dwelling units within the Specific Plan area would be primarily second homes, fractional units and/or transient lodging. There would be no population on the East Parcel.

Housing

The MVCP has a holding capacity of approximately 8,600 dwelling units (see Section 2, Holding Capacity on page 29 of the MVCP). The MVWPSP re-designates the East Parcel from residential and commercial uses to Forest. The prior zoning on the East Parcel allowed for up to 1,360 dwelling units, or about 16% of the total Martis Valley holding capacity. The MVWPSP allows for 760 dwelling units, a reduction of 600 units, or approximately 9 percent of the estimated holding capacity in Martis Valley. This would reduce the holding capacity of the MVCP to 8,000 units. No dwelling units would be constructed on the East Parcel.

Employment

The land use plan designates 6.6 acres for commercial uses, which would require employees. Other employee-generating uses within the residential designation would include recreational and related amenities for homeowners. The commercial/retail uses and homeowner amenities are intended to serve the local population, and would be composed primarily of small retail operations, such as a small restaurant, coffee shop and/or sundry shop, and recreational equipment rental. In addition to commercial uses, owner amenities, such as a spa, recreation center and/or swimming pool, could be developed in the residential zone. Up to 34,500 square feet of commercial and 22,000 square feet of homeowner amenities could be developed. Employment would vary by season and on-site activities.

3.6 Employee Housing

The County General Plan requires that new development in the Sierra Nevada provide for housing for 50 percent of the full-time equivalent (FTE) employees generated by a development project. As discussed above, the Specific Plan would result in additional employment because of commercial/retail operations and recreational and other amenities. The exact number of employees will depend on the mix of uses that ultimately develop.

Goal LU-HS1: To provide affordable housing opportunities or a fee in-lieu for employees working within the Specific Plan area, consistent with the County Housing Element.

Policy LU-HS1: Provide affordable housing or a fee in-lieu for a portion of MVWPSP employees as specified in the County General Plan through one or a combination of the following measures:

- Payment of an in-lieu fee;
- Construction of on-site employee housing;
- Construction of off-site employee housing; and/or
- Dedication of land for needed units.

Policy LU-HS2: Provide incremental employee housing or fee in-lieu for 50% of full time employees generated by commercial development and homeowner amenities by the end of the phase during which the job was created. The calculation of the number of required employee housing units shall be based on the full-time equivalent number of new employees associated with new development under this Specific Plan.

Policy LU-HS3: Prior to approval of each small lot tentative map and/or Use Permit approval, the applicant shall prepare and the County shall approve, an Employee Housing Plan that describes how the employee housing requirement for that map or Use Permit will be met.

Policy LU-HS4: Where feasible, employee housing shall be located in close proximity to transit and to goods and services needed by the employee population (e.g., grocery stores, restaurants) in order to minimize the distances traveled by automobile.

Policy LU-HS5: If employee housing units are constructed within the plan area, they shall not be counted toward the calculation of maximum density and/or allowable units.

4. CIRCULATION

4.1 Circulation Concept

The MVWPSP is located adjacent to SR 267, approximately seven miles from the Town of Truckee and five miles from Kings Beach. Primary access to the MVWPSP will be provided by a connection to SR 267. The primary road will wind through the MVWPSP, with secondary roads providing access to phased development pods and/or parcels. Bike paths and trails will provide pedestrian access throughout the MVWPSP, with connections to off-site trails, such as the Tahoe Rim Trail and Tompkins Memorial Trail. A covered bus shelter will be located near the MVWPSP entrance.

The MVCP includes a number of goals and policies for circulation, ensuring the safe and efficient movement of people and goods; maintaining appropriate service levels on County roads; promoting transit to reduce congestion, improving the environment and promoting non-vehicular transportation; and reducing travel demand. As discussed in more detail below, the MVWPSP implements these goals and policies. The MVWPSP provides for improvements at the SR 267/Project Entrance intersection to maintain efficient operation on SR 267; provides for an efficient internal roadway system; promotes non-vehicular travel by providing trails and paths throughout the development and transit services and facilities; and provides emergency access.

4.2 Circulation Setting

The MVWPSP is located within the Martis Valley, southeast of Northstar resort. The Martis Valley is largely a resort destination area that attracts tourists and seasonal residents during the summer and winter. Traffic conditions therefore vary by season. Automobiles are the primary mode of travel in the region. Transit services are provided in the peak winter and summer months. There are myriad trails and paths throughout the region, but these tend to be used for recreational purposes, rather than commuting or basic transportation.

Both the East and West Parcels are accessed via private unpaved roads connecting to SR 267. There are no public or paved roads within the MVWPSP. There are numerous private dirt roads and trails throughout both the East and West Parcels. In addition, there is a U.S. Forest Service road (Fibreboard Freeway) that runs near the southern portion of the West Parcel.

The local circulation system is described below and shown in Figure 4-1.

Roadways

Interstate 80 provides the main access to the Martis Valley, particularly for travelers from Sacramento, the Bay Area and Reno (see Figure 1-1). Interstate 80 runs from San Francisco, through the Town of Truckee, to Reno and then continues east.

State Route 267 is a two-lane highway running in a general northwest-southeast alignment from Interstate 80 in Truckee to SR 28 in Kings Beach. SR 267 bisects the East and West Parcels, and provides access to both via private, dirt roads and the Fibreboard Freeway. SR 267 runs generally east-west adjacent to the MVWPSP (see Figure 4-1). The State Route 267 Transportation Concept Report, prepared by Caltrans District 3 in April 2012, identifies a 20-year concept level of service (LOS) of D for the segment serving the MVWPSP.

According to the County Capital Improvements Program (February 2013), several improvements are planned for SR 267 in the vicinity of the MVWPSP, including the extension of the southbound climbing lane to Brockway Summit and a northbound passing lane at Brockway Summit.

When the MVCP was approved, a connection to SR 267 was identified roughly one-half mile below Brockway Summit to provide access to the East Parcel. The Specific Plan shifts that connection to the north to allow access to the West Parcel.

Highlands View Drive is the closest improved road to the MVWPSP, located approximately 1.3 miles northwest of the MVWPSP access. Highlands View Drive, a two-lane paved road, provides access to the approved mid-mountain Highlands development, Northstar ski facilities and The Ritz Carlton, Lake Tahoe.

Northstar Drive is a two-lane roadway connecting from SR 267 west to the Northstar resort community and its associated residential, commercial, and resort areas. The SR 267/Northstar Drive intersection is located approximately 1.6 miles northwest of the proposed MVWPSP access location. A Traffic and Parking Management Plan is implemented by Northstar California Resort on peak-days of winter traffic. The plan includes coordination with Caltrans to optimize signal timing along the SR 267 corridor and implementation of manual traffic control at key intersections on Northstar Drive.

Fibreboard Freeway is a paved, unstriped road of varying width that is managed by the US Forest Service and provides access to the southern

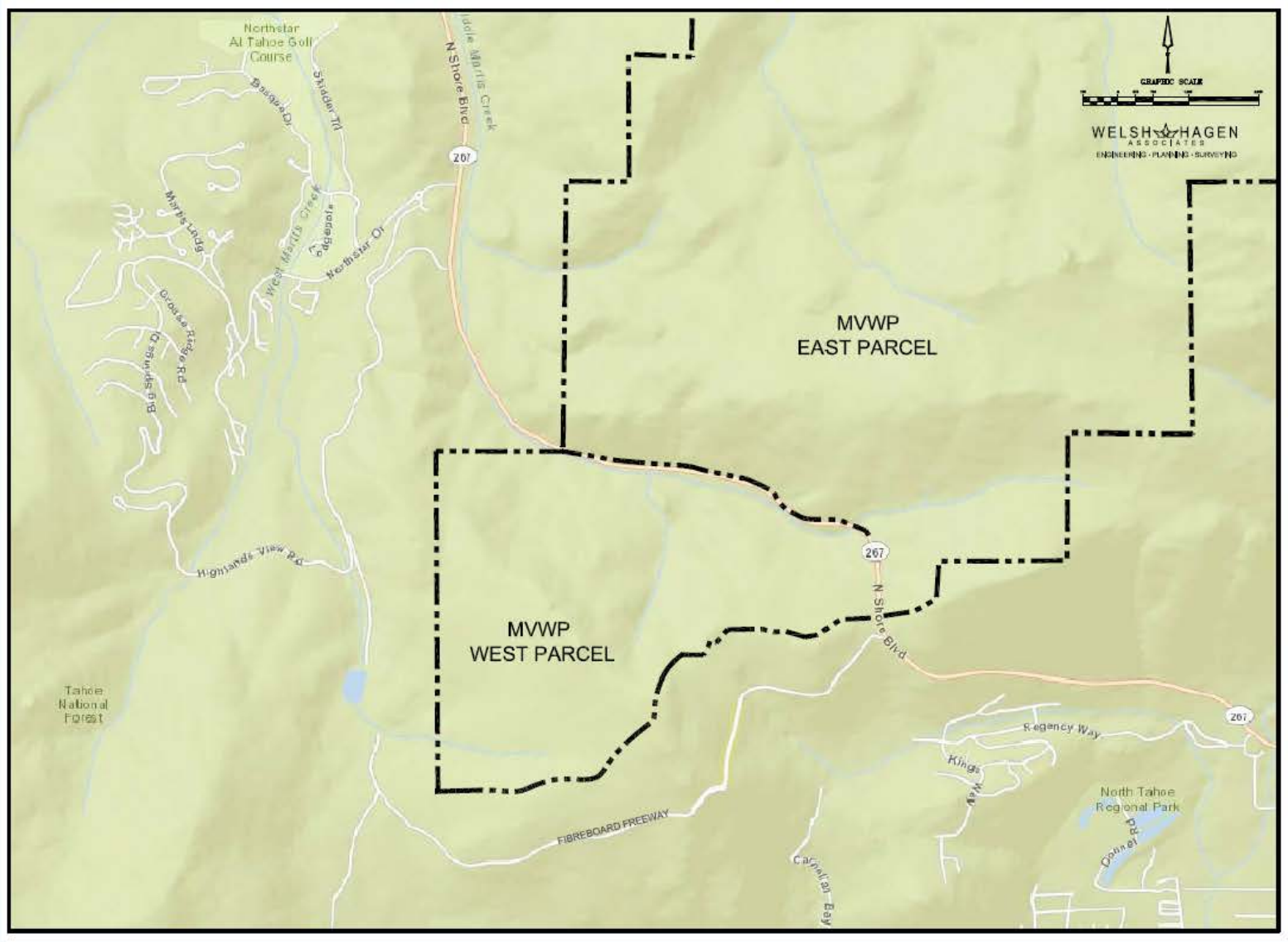

Figure 4-1 Local Circulation System

portion of the West Parcel via dirt roads, as well as lands to the south and west.

Bicycle and Pedestrian Circulation

As stated earlier, recreational biking occurs throughout the Martis Valley, but using bicycles as an alternative mode of transportation is not common, due in part to natural grades and the lack of bicycle facilities. There are no bicycle or pedestrian lanes or facilities along SR 267 in the vicinity of the MVWPSP. A relatively wide shoulder makes cycling along SR 267 feasible, and Caltrans considers SR 267 from the County line to Brockway Summit to be a "Share the Road" facility in its Caltrans District 3, State Highway Bicycle Facility Plan, June 2013.

The Tahoe Rim Trail is accessible from trails in the southern portion of the MVWPSP, and the Fibreboard Freeway provides access to a large network of hiking, cross-country ski/snowshoe and cycling trails in the plan area vicinity. While distances to activity centers and the mountainous terrain preclude significant pedestrian or cycling travel for shopping, school or employment, it can be expected that these non-auto connections will be attractive to MVWPSP residents and visitors who cycle and/or cross-country ski/snowshoe/walk/hike for recreation and exercise.

See Chapter 6 for more discussion on associated recreational uses, including cross-country skiing, hiking and biking trails.

Transit

SR 267 near the MVWPSP is served by Placer County's Tahoe Area Regional Transit (TART) transit program. TART operates hourly service during the daytime period in the winter season connecting Crystal Bay and Kings Beach on the south with Northstar and Truckee on the north. In summer, TART connects Crystal Bay and Kings Beach on the south with Northstar on the north during the day. In addition, the "Night Rider" program managed by the Truckee- North Tahoe Transportation Management Association provides evening service on a regular basis in both winter and summer between Northstar, Kings Beach and Crystal Bay.

Parking

There are no formal parking facilities within the MVWPSP. Some parking is available at the Martis Peak turnoff, which is used for access to back country skiing, and at the Brockway Summit turnout on the northwest side of 267, which is used by snowmobilers.

4.3 Circulation Goals & Policies

Goal CP-1: Provide safe and efficient access to and circulation through the MVWPSP.

Safe convenient transit stops will be provided for MVWPSP residents and visitors.

The MVWPSP will join and/or partner with local transit organizations.

Goal CP-2: Maintain and enhance access to the regional trail network for hiking, biking, snowshoeing, and cross-country skiing.

Goal CP-3: Provide opportunities to reduce single-occupancy vehicle use.

Policy CP-1: Engineer and construct roadways to meet applicable County and Caltrans standards, and to maintain appropriate levels of service and maintenance.

Policy CP-2: Provide a second access to SR 267 for emergency vehicles.

Policy CP-3: Provide a covered bus shelter/transit stop within the plan area that can accommodate transit vehicles traveling north and south on SR 267, and that is safe and convenient for MVWPSP residents and visitors. Access to the bus stop/shelter shall be adequate to accommodate regional transit vehicles without extensive off-route travel. Parking shall be provided for residents and visitors who drive to the transit stop.

Policy CP-4: Join and/or partner with local transit organizations and/or providers to extend service to the MVWPSP and to encourage the use of regional transit services.

Policy CP-5: Develop an extensive network of pedestrian, cross-country skiing, hiking and bike trails within the MVWPSP and provide internal connections or associated easements to the regional trail network.

Policy CP-6: Provide clearly marked access to public trails and, where appropriate, parking and/or other trailhead amenities.

Policy CP-7: If any roads that are used to access public trails are gated, provide a pedestrian connection with parking, passes or other means for the public to continue to be able to access the public trails.

Policy CP-8: In order to enable residents and guests to put chains on before accessing SR 267 when chain controls are in effect, Improvement Plans for the main access road shall include a chain control area adjacent to the main access road inclusive of signage. The chain control area and connection to the main access road shall be designed to have a minimum of two standard vehicle spaces.

Policy CP-9: Parking for multifamily and commercial uses and homeowner amenities shall meet County standards.

Policy CP-10: For condominiums and hotels, where feasible, parking shall be provided under buildings in order to minimize paving. Shared parking is encouraged.

Policy CP-11: Any gated subdivision access roads shall meet the Private Gated Entrance requirements of the Placer County Engineering & Surveying Division.

Policy CP-12: Project development or its associated Homeowner Associations shall become a member in perpetuity of the Truckee – North Tahoe Transporta-

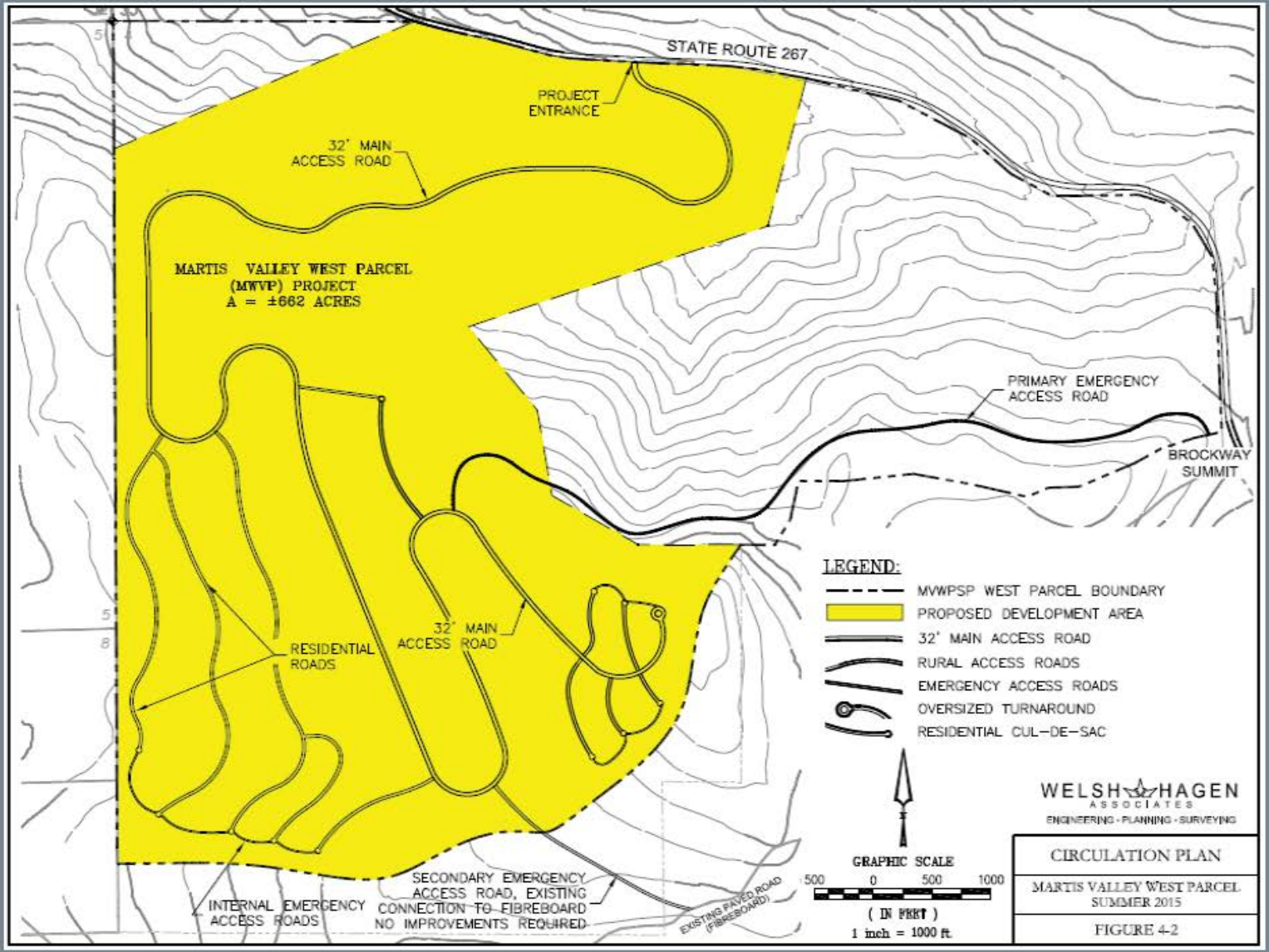

Figure 4-2 Circulation Plan

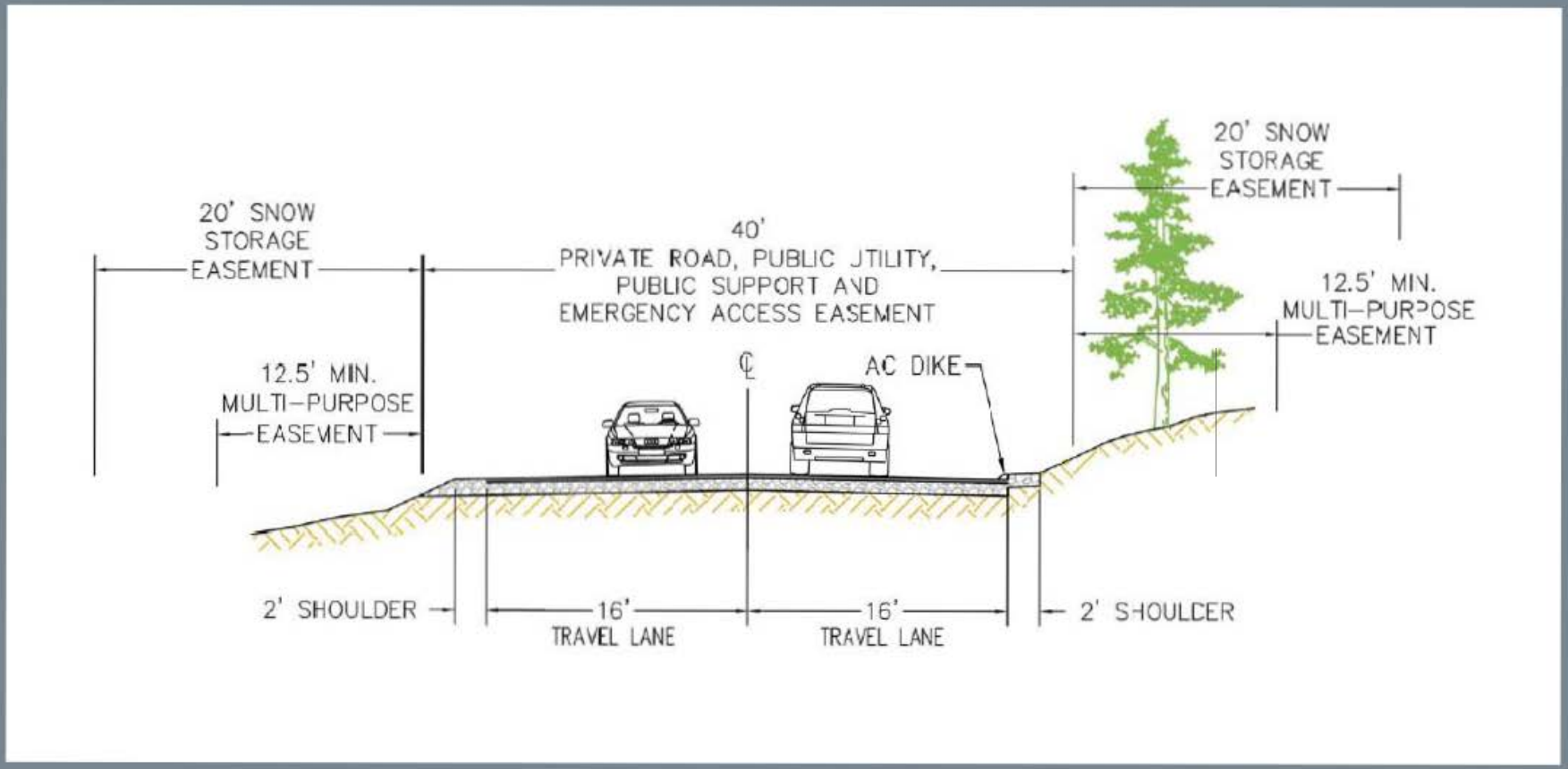

Figure 4-3 Main Access Road Cross-Section

tion Management Association.

Policy CP-13: Upon construction of the 340th residential unit, if justified by subdivision occupancy and alternating years' trip generation as demonstrated in a traffic report submitted to the Planning Director, a Homeowners Association (HOA) community shuttle will be implemented, reducing single-trip occupancy vehicles. The shuttle will transport residents and guests to local attractions, such as the neighborhood commercial, onsite recreation amenities, and Northstar Ski Resort.

4.4 Circulation Plan

Roadways

The MVWPSP roadways are shown on Figure 4-2 and described below. A main access road will provide a connection to SR 267 and extend through the entire MVWPSP. Secondary roads will branch off the main access road to provide direct access to residential and commercial parcels. All roads within the MVWPSP will be built to the standards shown in Figures 4-3, 4-4 and 4-5, and will provide easements for snow storage and utilities. Roads within the MVWPSP will be private.

Main Access Road

The main access road will include two lanes connecting to SR 267 approximately 1.3 miles south of Highlands View Road and 1.6 miles south of Northstar Drive and winding through the MVWPSP to its terminus in the southeast (see Figure 4-2). The typical cross section for the main access road will include two 16-foot vehicle lanes, a 2-foot shoulder, a snow storage easement and a multipurpose easement that could accommodate public utilities (see Figure 4-3). The main access road will terminate in an oversized turnaround.

A new three-legged intersection will be constructed at the project entrance and SR 267 with the following configuration:

- Northbound (westbound) through lane,
- Southbound (eastbound) through lane,
- Left-turn deceleration lane on northbound (westbound) SR 267 for left turns into the MVWPSP,
- Left-turn refuge area/acceleration lane northbound (westbound) SR 267 for left turns onto SR 267,
- Right turn acceleration lane on southbound (eastbound) SR 267 for right-turns out of the MVWPSP,
- Right-turn lane on southbound (eastbound) SR 267 for right turns into the MVWPSP,
- Dedicated Right and Left-turn lanes on the main access, and
- Five foot wide class II bicycle facilities on the said portion of SR 267, constent with the Placer County Bikeway Master Plan.

During the winter, chain controls are often in place on SR 267. Traffic congestion can be increased by drivers who are unaware of the controls and/or wait until accessing SR 267 to put on chains. Therefore, MVWPSP residents and guests will be notified when chain-controls are in place, either by signage or other means (e.g., electronic media). In addition, turnouts will be provided on the Main Access road to allow drivers to put on chains before entering SR 267.

A free-span bridge will be installed across Martis Creek near SR 267. The Main Access road could be access-controlled to minimize potential parking and fire-life safety issues caused by parking on the street rather than designated parking areas by people accessing trails. Public pedestrian, bicycle, snowshoe and cross-country skier access will be provided where access-controlled roads lead to public trails.

Secondary Roads

Internal streets will have two vehicle lanes with snow storage and multipurpose easements (see Figure 4-4). As shown on Figure 4-2, some internal streets will terminate in cul-de-sacs (see Figure 4-5).

Internal roads providing access to subdivisions may be access-controlled (e.g., gated or provided with a check-in kiosk). Pedestrian, bicycle, snowshoe and cross-country skier access will be provided where access-controlled roads lead to public trails.

Trails

Hiking, cross-country skiing and bike trails will be provided throughout the MVWPSP and will allow connection to the existing and planned regional trail system. Trails are discussed in more detail in Chapter 6.

Transit

A bus shelter will be provided within the MVWPSP near SR 267. Buses will use the main access road to access the bus stop. By locating the bus stop within the MVWPSP, bus riders will not need to cross SR 267, and the stop can serve both west and eastbound travelers. Residents and visitors will access the transit stop by internal pedestrian/bike trails or will drive to it. Parking, a bike rack and a shelter will be provided at the bus stop.

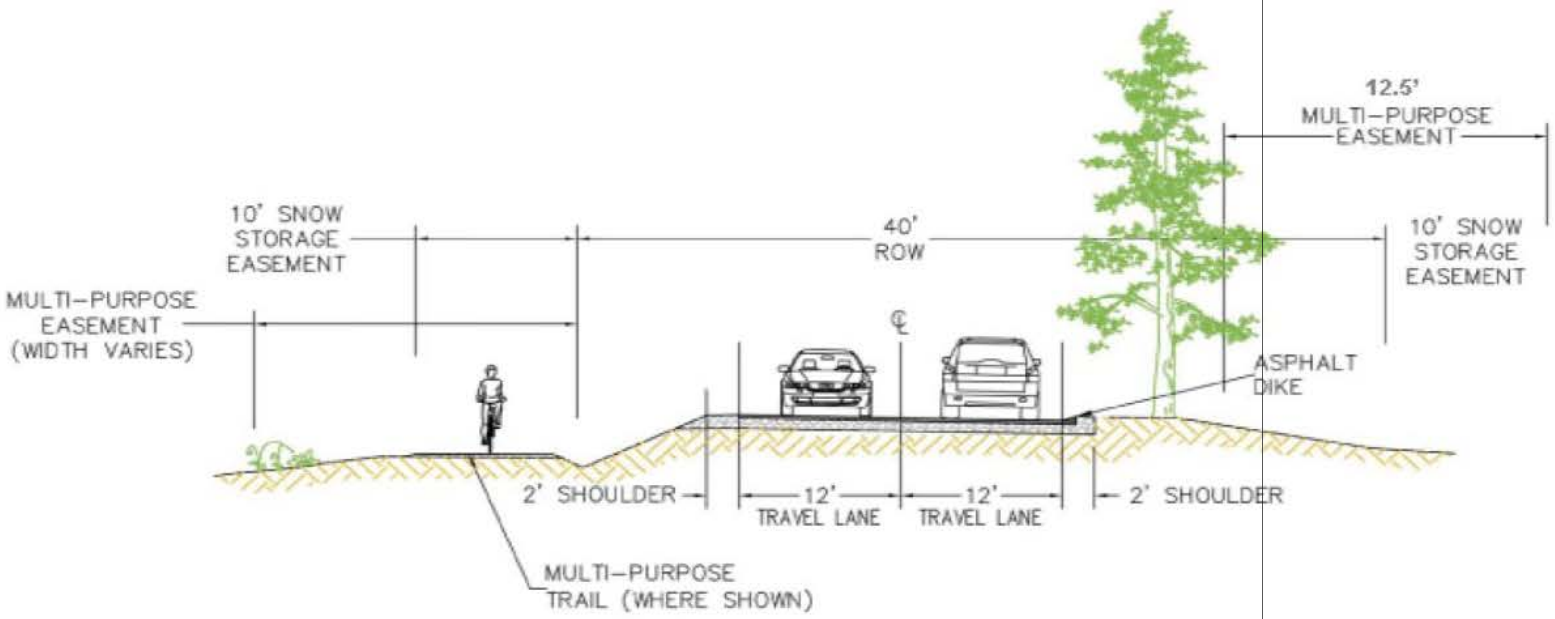

Figure 4-4 Secondary Road Cross-Section

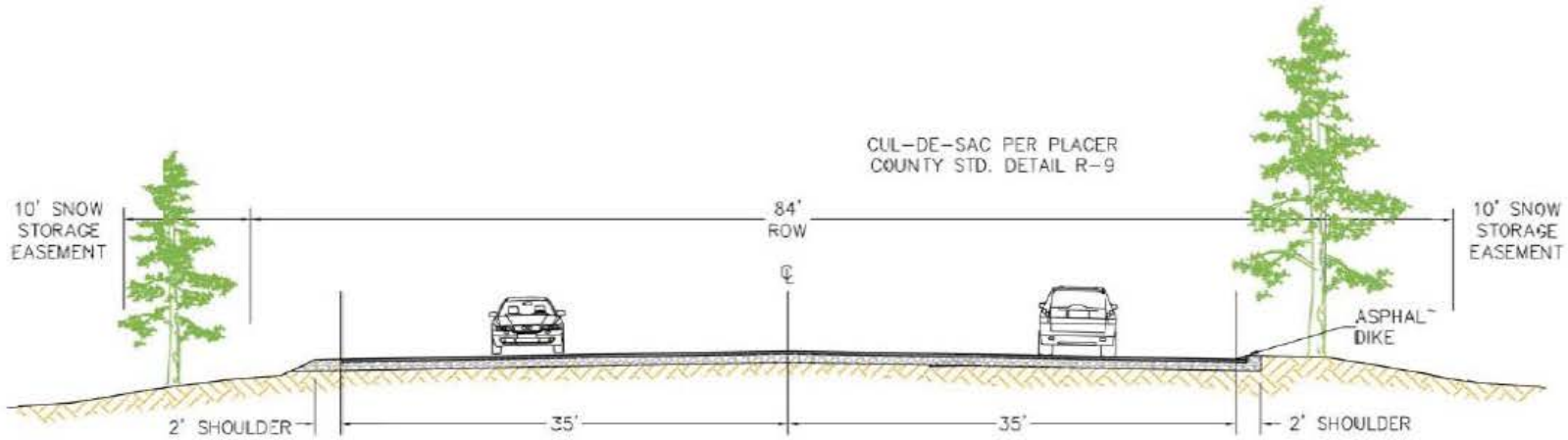

Figure 4-5 Cul-de-Sac Cross-Section

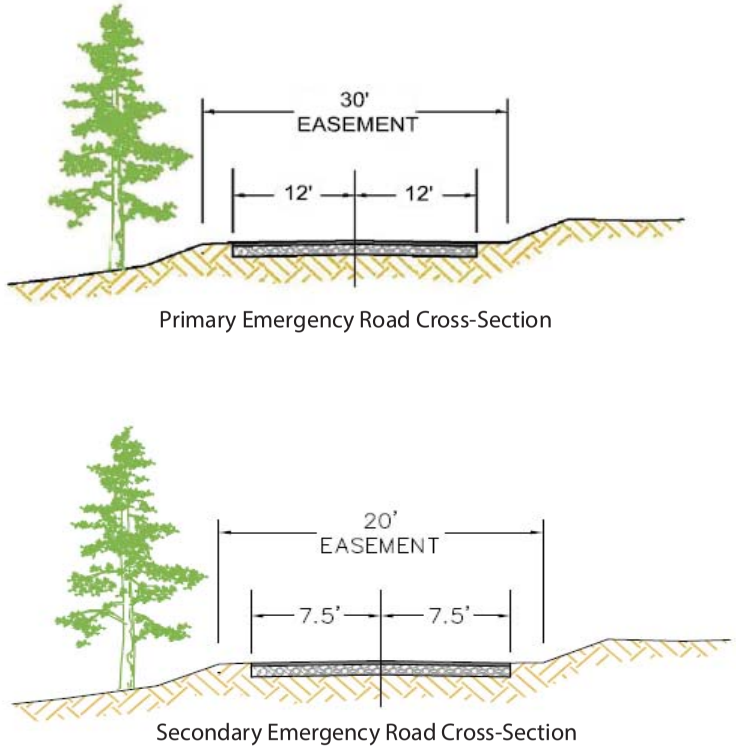

Figure 4-6 Emergency Road Cross-Sections

Parking

For single-family residential uses, a minimum of 2 off-street parking spaces will be provided for each unit. For condos, 1.5 spaces will be provided per unit. Commercial uses will provide the number of spaces required for specific uses in the Placer County Zoning Ordinance, Section 17.54.060.

All parking spaces required for any land use other than single family dwelling, cabin or halfplex/duplex/triplex shall be designed and located to enable the maneuvering of vehicles on the site so that they may leave the site to enter any public or private road in a forward direction.

Designated parking areas will be considered with each phase providing public access to trailheads. If roads providing access to trails are access-controlled, public access will be granted for designated parking areas.

4.5 Emergency Vehicle Access

A primary emergency vehicle access (EVA) road would be constructed through the 325-acre forest land, connecting to SR 267 at Brockway Summit. The EVA would be a paved road that would be accessible in all seasons and used for emergency vehicles only. A cross section of the EVA is shown in Figure 4-6. A secondary EVA is proposed to be provided by existing connections to the Fibreboard Freeway, which runs near the southeastern corner of the West Parcel and connects to SR 267. The secondary EVA would not be a new access route or an improved road and would be used only in non-winter months and for catastrophic event evacuation. Both EVAs would be used for emergency vehicles only, unless needed to also evacuate residents.

Additional EVAs, internal to the MVWPSP, will connect internal cul-de-sacs, providing multiple means of exiting the MVWPSP development during emergencies.

4.6 Transportation Management

Transportation management is intended to reduce reliance on single-occupancy vehicles, thereby reducing congestion on local and regional roadways, air pollution and the emission of greenhouse gases. The MVWPSP is composed primarily of residences that would be used as second homes and/or transient lodging. The MVWPSP does not provide for any land uses that would have a large workforce. For these reasons, the MVWPSP would contribute little to commute traffic. The focus of transportation management within the MVWPSP is therefore on providing a mix of land uses that minimizes the need for residents and guests to leave the MVWPSP and/or to travel by automobile. This is accomplished in several key ways:

- Neighborhood-serving retail/commercial uses and recreational amenities will enable residents and guests to meet many needs onsite;
- Upon construction of the 340th residential unit, a Homeowners Association (HOA) community shuttle will be implemented, reducing single-trip occupancy vehicles. The shuttle will transport residents and guests to local attractions, such as Northstar;
- Cross-country skiing, hiking and biking trails throughout the MVWPSP will link residences to each other, to the regional trail system and to retail/commercial services and recreational amenities;
- A bus stop at the entrance of the MVWPSP will provide convenient access to transit;
- Partnerships with and support of local transit providers will promote transit services;
- A County Service Area within Martis Valley will financially support public transit services;
- The area will become a member in perpetuity of the Truckee – North Tahoe Transportation Management Association; and
- Visitors and residents will have access to bicycle, snowshoe and cross-country ski rentals.

5. PUBLIC UTILITIES AND SERVICES

5.1 Public Utilities and Services Concepts

The Specific Plan ensures that a full range of public services and utilities will be available to serve the needs of MVWPSP residents, businesses and visitors by funding and/or installing infrastructure that is appropriately sized and designed, and by identifying funding sources for ongoing services (see Chapter 8). The utilities and services addressed in this section include water supply, wastewater conveyance, storm drainage, solid waste collection and disposal, law enforcement, fire and life safety, schools, and dry utilities (gas and electric). Parks, open space and trails are addressed in Chapter 6.

The Specific Plan will be served by a number of providers in the Martis Valley, shown in Table 5-1. The Northstar Community Services District (NCSD) is anticipated to provide water, sewer and wastewater treatment, fire and life safety and some recreation services. The NCSD was formed in 1990 and provides a wide range of services, including those listed above. The MVWPSP Area will be annexed to NCSD for provision of those services that will be provided by the District. Other options include provision of water from a private water company using onsite wells, maintenance of trails and recreational facilities by the Homeowners Association.

As shown in Table 5-1, other service providers include Placer County, the Truckee-Tahoe Unified School District, Tahoe Sierra Disposal Company, Liberty Energy, and Southwest Gas Corporation. Ambulance service will be provided by the North Tahoe Fire Department. The HOA or a special district would maintain the stormwater system.

The MVCP includes a number of goals and policies seeking to ensure that public facilities are provided to new development in a timely manner and that current public service levels are maintained. In addition, the MVCP seeks to protect lives and property by managing flood plains, maintaining fire protection standards and providing adequate emergency services. As discussed below, the MVWPSP implements the MVCP goals and policies by providing for water, sewer and storm drainage facilities needed to serve project development, as well as fire protection measures and emergency access to the plan area.

Table 5-1
MVWPSP Service Providers

Services to MVWPSP Area	Agency
Water Supply	Northstar Community Services District (NCSD)
Sewer and Wastewater Treatment	NCSD/Tahoe-Truckee Sanitation Agency (TTSA)
Stormwater Drainage	Private or HOA
Solid Waste Collection and Disposal	NCSD/Tahoe Truckee Sierra Disposal Company
Fire and Life safety	NCSD/NFD; North Tahoe Fire Department (Ambulance)
Law Enforcement	Placer County
Public Schools	Tahoe-Truckee Unified School District (TTUSD)
Libraries & Other County Services	Placer County
Electricity	Liberty Utilities
Natural Gas	Southwest Gas Corporation
Snow Removal	Public Road District (PRD) or HOA
Roadway Maintenance	PRD or HOA

5.2 Public Utilities and Services Goals & Policies

The following goals and policies apply generally to the provision of all services and utilities. Policies that are specific to a particular service or utility are found within the relevant sections.

Goal PU-1: Create a comprehensive network of public services and utilities that accommodates MVWPSP development.

Goal PU-2: Provide public services and utilities in a manner that ensures that existing customers are not adversely affected.

Goal PU-3: Conserve resources through the use of efficient utility systems, technologies and design.

Policy PU-1: Construct the infrastructure needed for each phase at or prior to development of that phase.

Policy PU-2: Any infrastructure needed for ultimate build out and future phases shall be sized accordingly.

5.3 Water Supply & Distribution System

Overview & Context

Water supply in the Martis Valley comes primarily from groundwater. The

MVWPSP will be annexed to the Northstar Community Service District (NCSD), one of three water purveyors in Martis Valley. The MVWPSP is located upslope and to the south of the Martis Valley groundwater basin, which is defined as a low-lying area about 57 square miles in size and completely contained within a larger watershed area of approximately 167 square miles. Recent studies and modeling estimate that average recharge is approximately 32,745 acre-feet per year (afy), but ranges from approximately 12,140 to 56,790 afy, according to the NCSD.

The NCSD Master Water Plan (MWP) update identifies improvements that will be required to serve the future demands in the existing NCSD service area, including the drilling and development of additional wells and the construction of pumping stations, transmission mains, and storage tanks.

NCSD prepared a Water Supply Assessment (WSA) for the MVWPSP on behalf of Placer County. The WSA (March 2015) concludes that NCSD has access to sufficient water supply to serve the MVWPSP and anticipated cumulative development within the NCSD service area, even with the limits set by the Truckee River Operating Agreement (TROA). Water for the MVWPSP would be supplied by the NCSD's existing and planned groundwater sources within the valley, one or more wells within the MVWPSP or a combination. Well tests prepared in October 2014 by InterFlow Hydrology determined that onsite groundwater would be adequate to serve the MVWPSP.

A water distribution system within the MVWPSP would be constructed and connect to the NCSD's system and/or well sites within the MVWPSP.

Water Supply & Distribution Policies

Goals PU-1, PU-2 and PU-3 and Policies PU-1 and PU-2 (see Section 5.2) would apply to water supply as well as other services and utilities. Additional policies that apply specifically to water supply are provided below.

> Policy PU-3: In collaboration with NCSD, identify and develop necessary infrastructure to provide water to the MVWPSP Area, including storage facilities, water lines and possibly a new well(s).
>
> Policy PU-4: Require the efficient use of water through installation of water-efficient fixtures, use of native and drought-tolerant landscaping, and water-efficient design.
>
> Policy PU-5: Maintain water supply and pressure sufficient to serve annual and daily peak demand, and fire flows.

Water Supply & Distribution System

Water supply will be delivered to the MVWPSP Area by NCSD from either the expansion of existing NCSD facilities or from an onsite system managed and maintained by NCSD. Within the MVWPSP Area, water lines will be located within rights-of-way and NCSD utility easements. Fire hydrant assemblies will be located per NCSD standards with

The MVWPSP will work with the Northstar Community Service District to identify and develop necessary infrastructure to provide water to the MVWPSP plan area.

Water conservation will be achieved by promoting natuarl or native vegitation as well as low-water landscaping.

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6-inch laterals.

The WSA calculated water demand for the Specific Plan assuming 375 Single-family Residential, 265 Townhomes/Condos and 120 cabins, plus 34,500 square feet of commercial uses and 22,000 square feet of homeowner amenities. A maximum daily water demand of 420 gallons/day for Single Family and 300 gallons/day for Townhomes and Cabins was assumed. The Commercial and homeowners amenities demand was estimated at 0.30 gallons/day per square foot. Assuming full occupancy, Specific Plan water demand was estimated to be approximately 289,950 gallons per day or 0.29 million gallons per day (mgd), and annual demand could be approximately 325 acre-feet per year (AFY). Actual water demand would be lower, because the MVWPSP Area development will rarely, if ever, be occupied at 100%.

Option 1 - Offsite Connection

Under this option, the Northstar Community Services District (NCSD) would provide water service for the MVWPSP by expanding the existing water supply, storage, and distribution. Tentative locations of the water main connections for the MVWPSP development are shown in Figure 5-1. The potential proposed offsite water infrastructure improvements required to connect to the existing NCSD system include approximately 8,400 linear feet of water line to connect to the NCSD water system at Highlands View Road (See Figure 5-2). This option would include pump systems to new water storage tanks on site.

Option 2 – Onsite System

The NCSD would maintain and service an onsite water system consisting of one or more new wells and a pump system that would convey water to two new water storage tanks. Tentative locations of the water mains, tanks and connections for the MVWPSP development under this option are shown in the conceptual utility exhibits for the Specific Plan (Figure 5-1).

Water Storage

Water storage facilities will be adequate to store water for peak day demand and fire flows for the MVWPSP Area. It is anticipated that two 350,000 gallon water storage tanks will be constructed within the MVWPSP, at an elevation of approximately 7,750 feet mean sea level (msl). The tanks are planned to be partially buried for aesthetic purposes, with the outlet piping near existing grade.

Water Conservation Measures

The MVWPSP promotes water conservation through measures designed to reduce irrigation needs and to improve the efficiency of water fixtures. The following measures will be implemented where feasible in order to conserve water.

- Native and Low-Water Use Landscaping: Landscape and plantings in public areas

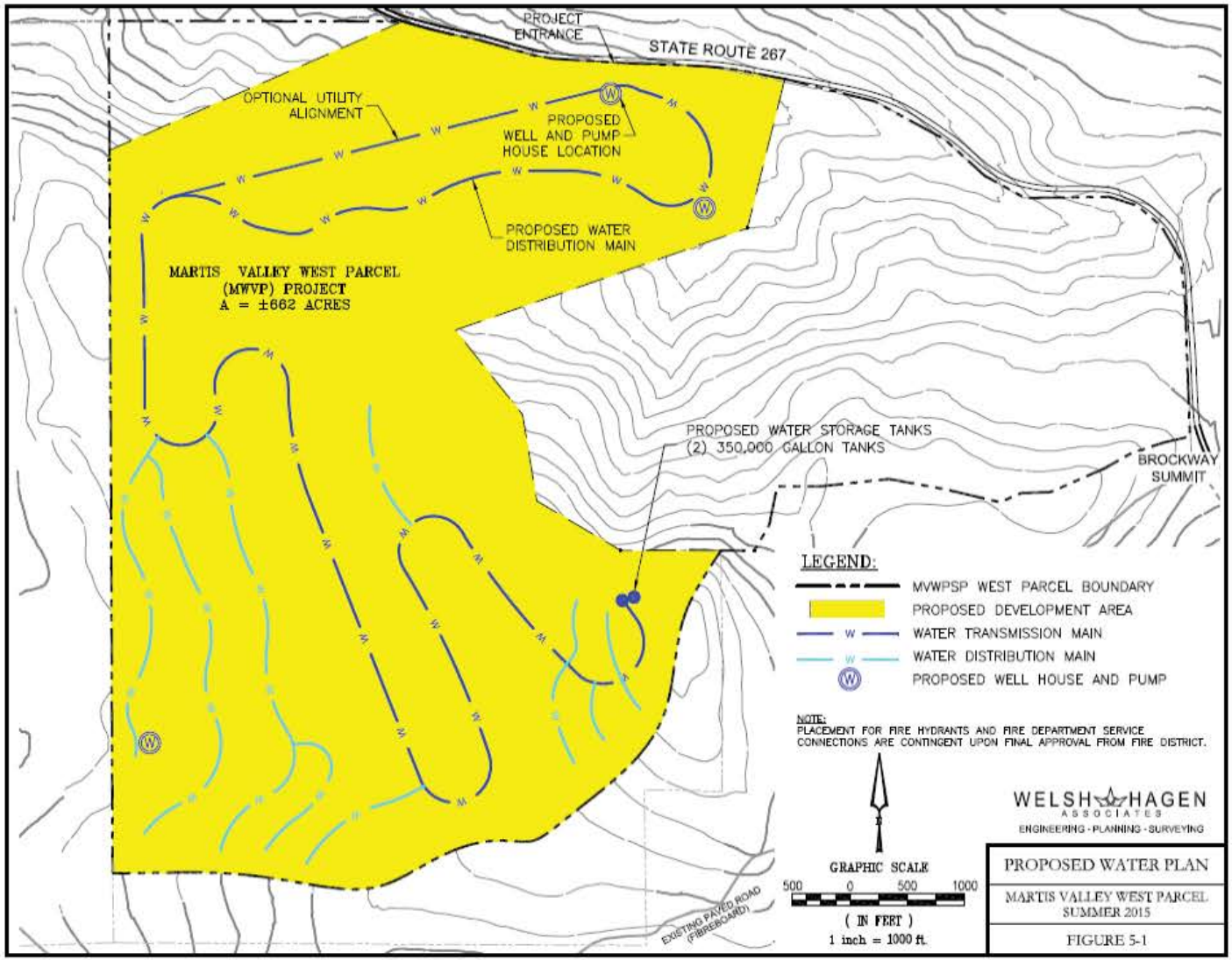

Figure 5-1 Proposed Water Plan

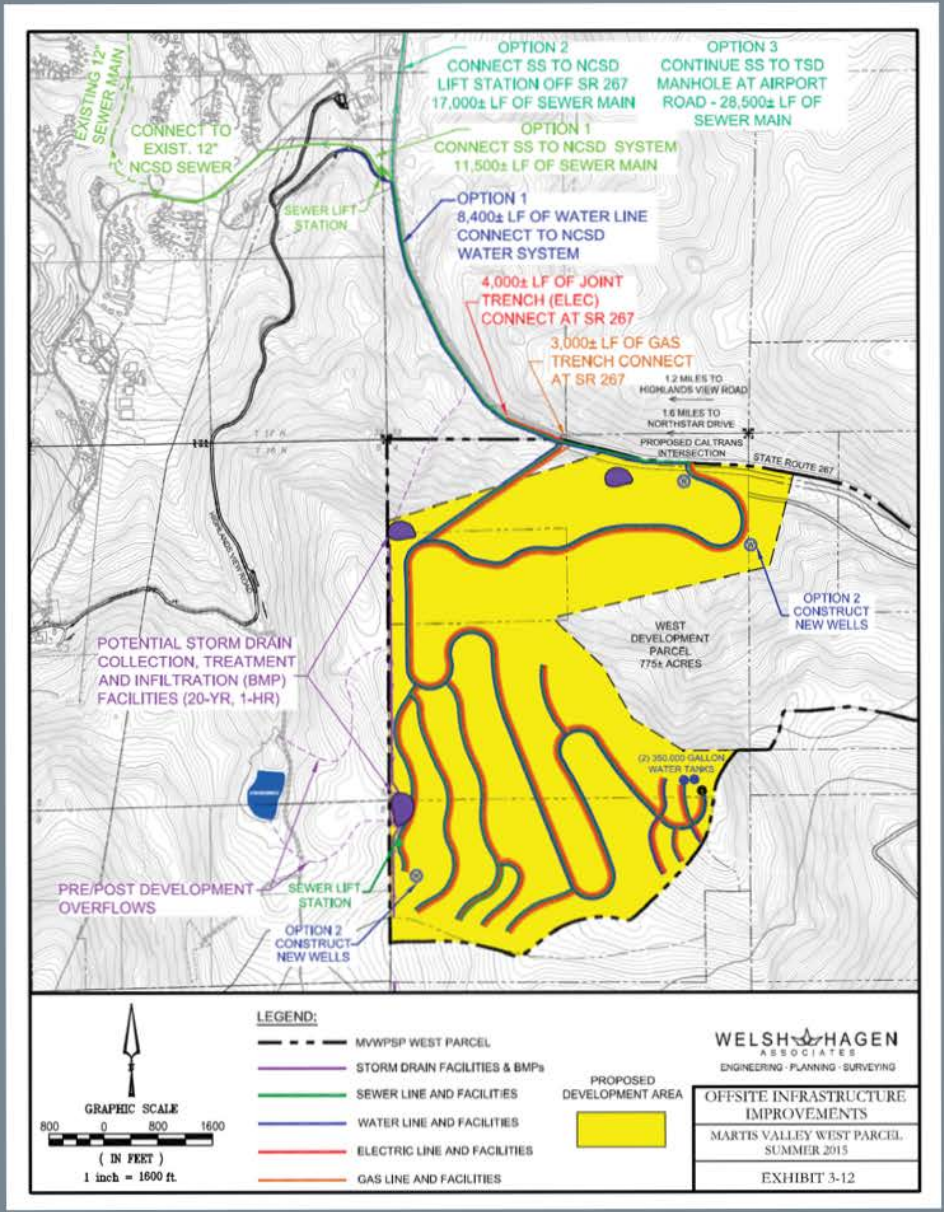

Figure 5-2 Offsite Infrastructure Improvements

shall be limited to native and drought-tolerant plants, except where a particular plant type is needed for functional reasons (e.g., lawn bowling). Lawns and other water-intensive landscaping shall not be used except where necessary, such as entries and HOA common areas, parks and activity/sports lawns, key entries, limited landscaping around commercial areas.

- Smart/Centrally-Controlled Irrigation: Smart and centrally-controlled irrigation systems shall be used throughout the MVWPSP, and shall be set to restrict irrigation to the application rates and durations necessary to maintain landscaping.
- Recirculating Hot Water Systems: Where feasible, recirculating water systems shall be used.
- Interior Fixtures and Appliances: High-efficiency water fixtures (e.g., faucets, toilets) shall be used in all MVWPSP construction.
- Energy Star: Use of Energy Star appliances that minimize water use is encouraged.

5.4 Wastewater Collection & Treatment

Overview and Context

NCSD will provide sanitary sewer services to the MVWPSP. NCSD maintains a collection and transmission system with approximately 32.5 miles of sewer mains, three pumping stations and an inverted siphon system that runs from the Northstar Golf Course to the Truckee Airport access road. NCSD conveys wastewater to the Truckee Sanitary District (TSD) main in Truckee Airport Road. TSD then conveys flows to the Tahoe Truckee Sanitation Agency (TTSA) regional wastewater treatment plant in Truckee.

Wastewater Policies

Goals PU-1, PU-2 and PU-3 and Policies PU-1 and PU-2 (see Section 5.2) would apply to wastewater as well as other services and utilities. Additional policies that apply specifically to wastewater are provided below.

Policy PU-6: In collaboration with NCSD, identify and develop necessary infrastructure to provide sanitary sewer facilities to the MVWPSP Area, including new sewer lines and lift stations.

Policy PU-7: Design and construct onsite sewer facilities consistent with Section 22-05 of the NCSD Code.

Policy PU-8: Implement the water efficiency measures described above, which will also benefit the sewer system by reducing the amount of wastewater that required collection, conveyance and treatment.

Wastewater System

Sewer facilities will be sized to accommodate flows from MVWPSP development. The average dry weather flow (ADWF), assuming 100% occupancy, will be approximately 289,155 gallons per day or 0.29 mgd. The peak hour ADWF is estimated to be 0.43 mgd and the peak wet weather flow is estimated to be 0.75 mgd. Actual peak production is likely to be lower than this because the MVWPSP will rarely, if ever, be 100% occupied, and a portion of this water will be infiltrated on site, because it will be used for irrigation.

Sewer service and wastewater treatment will be provided by NCSD through its contract with TSD. As shown in Figure 5-3, sewer lines will be located within streets and NCSD utility easements. The collection system will flow by gravity to a new sewer lift station located in the northeast portion of the MVWPSP site, near SR 267 (see Figure 5-2). It is anticipated that a 4-inch force main will be constructed within or adjacent to SR 267, Highlands View Road and Northstar Drive rights-of-way and NCSD utility easements to convey wastewater to an existing 12-inch sewer main located on Northstar Drive.

Another option would be to construct a gravity sewer main that conveys wastewater to the NCSD lift station located on SR 267. It is anticipated that approximately 17,000 feet of sewer line, a combination of both gravity line and force main, will need to be constructed for the project (See Figure 5-2).

5.5. Drainage & Water Quality

Overview & Context

The majority of the MVWPSP is situated within the West Martis Creek Watershed. A small portion of the MVWPSP is situated within the Middle Martis Creek Watershed. The Martis Creek Watershed is located on the southern border of the Truckee River Hydrologic Unit. This unit is located along the Nevada-California border on the eastern slope of the Sierra Nevada mountain range and incorporates a watershed with a drainage area of approximately 436 square miles. Four major drainages (or hydrologic subunits) occur within the Truckee River Hydrologic Unit: the Truckee River, Prosser Creek, Martis Creek, and Donner Creek drainages.

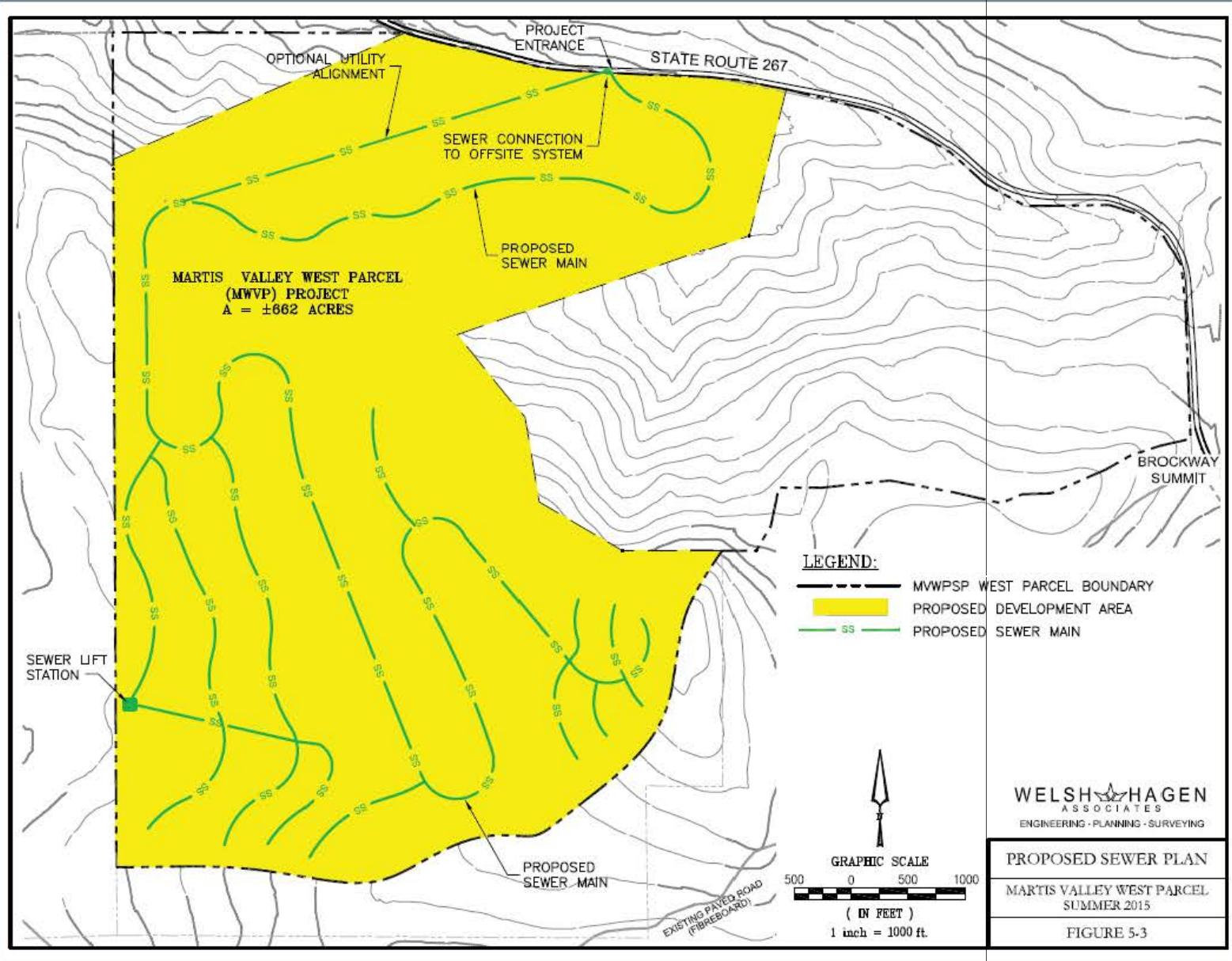

Figure 5-3 Proposed Sewer Plan

West Martis Creek merges with Middle Martis Creek and the main stream of Martis Creek at the northern end of the Northstar Golf Course. Martis Creek then flows on to Martis Lake. The West Martis Creek watershed is approximately 2 miles upstream of the confluence of West Martis Creek with Martis Creek. Martis Creek eventually drains into the Truckee River. The length of the West Martis Creek watershed is just over four miles in a north-south orientation with an average east-west width of about 1.25 miles. The watershed, consisting of approximately 3,145 acres, extends to the southerly ridgeline separating the Martis Valley watershed from the Lake Tahoe Basin watershed.

The West and Middle Martis Creek watershed areas are characterized by steep mountain slopes around the perimeter (20–50 percent slope), with a relatively flat basin floor (5–15 percent slope). Elevation of its ground surface ranges from about 5,850 feet above mean sea level (msl) to 8,617 feet msl at Mount Pluto, a major landmark of the area and feature that defines the southwesterly extent of the watershed. At a midpoint between headwaters to the south and the stream's confluence with Martis Creek to the north, the terrain becomes less steep as it continues to maintain its downward slope in a northerly direction. The MVWPSP Area lies between 7,000 to 7,800 feet in elevation.

The West and Middle Martis Creek watershed areas exhibit little evidence of perennial or ephemeral drainage courses that would convey a significant quantity of concentrated runoff, with the exception of the primary watercourses that are tributaries to Martis Creek. Small watercourses do exist at the outfalls of existing culverts located throughout the watershed; however, observation indicates that these flows are small and historically percolate into the forest soils and fractured volcanic subsoil shortly downstream of outfalls. The vast majority of runoff, therefore, occurs by sheet flow, which is often interrupted by downed timber, pine needle duff, and rock outcroppings. Existing drainage is either percolated into the soil mantle or directed by existing slopes to topographic features that can further convey drainage to watercourses located below the MVWPSP area.

Within the Martis Valley, there has been community concern regarding the potential of projects to affect drainage conditions on other existing development. The MVWPSP drainage and watershed do not encroach, reach or directly affect any other existing development, most notably Aspen Groves Condominium Association or their associated lands.

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West Martis Creek

West Martis Creek flows from the southeastern portion of the West Martis Creek watershed in a northerly direction east of the MVWPSP Area. Sawmill Lake, a water supply dam and reservoir, intercepts West Martis Creek at elevation 6,950 (See Figure 5-4). West Martis Creek flows in a moderately forested and well-defined channel below the reservoir for approximately 4,200 feet, before the slope flattens and vegetation changes to predominately riparian species. In the following 3,400 linear feet, the channel skirts the easterly side of the recreation center near the Northstar Village, and subsequently braids through an existing grassland and meadow upstream of Northstar Unit 1A (Beaver Pond). At this point the flow joins the West Fork of West Martis Creek.

Middle Martis Creek

Middle Martis Creek flows adjacent to State Route 267, from the top of Brockway Summit to the confluence of West Martis Creek and the mainstream of Martis Creek. Middle Martis Creek flows in a moderately forested and well-defined channel alongside SR 267 for approximately 4 miles, along the southwest side of the roadway, then crosses over to the northeast side of the roadway approximately 1,500 feet south of Highlands View Road.

MVWPSP Drainage Features

The MVWPSP Area is currently used for summer and winter recreation such as mountain biking, hiking, snowshoeing and cross-county skiing, as well as logging. Logging has been the longest standing use of the area. A number of unimproved logging and maintenance roads crisscross the watershed and the MVWPSP area. These roads have seen substantial use over the many years of logging. While these roads are generally stabilized in terms of their response to storm events, they are a potential source of erosion and sedimentation.

Runoff from the existing parking areas on the MVWPSP Area currently drains to the east through a series of culverts located along the eastern boundaries of the parking areas. Runoff collected by these culverts is discharged directly the West Fork of West Martis Creek.

Floodplain

All of the Martis Creek watershed area, per the Federal Emergency Management Agency (FEMA) via its National Flood Insurance Program, is in a Zone X designation—"areas determined to be outside 500-year floodplain". This designation indicates the watershed area is dominated by terrain that is either not prone to flooding or is considered to be of lesser concern

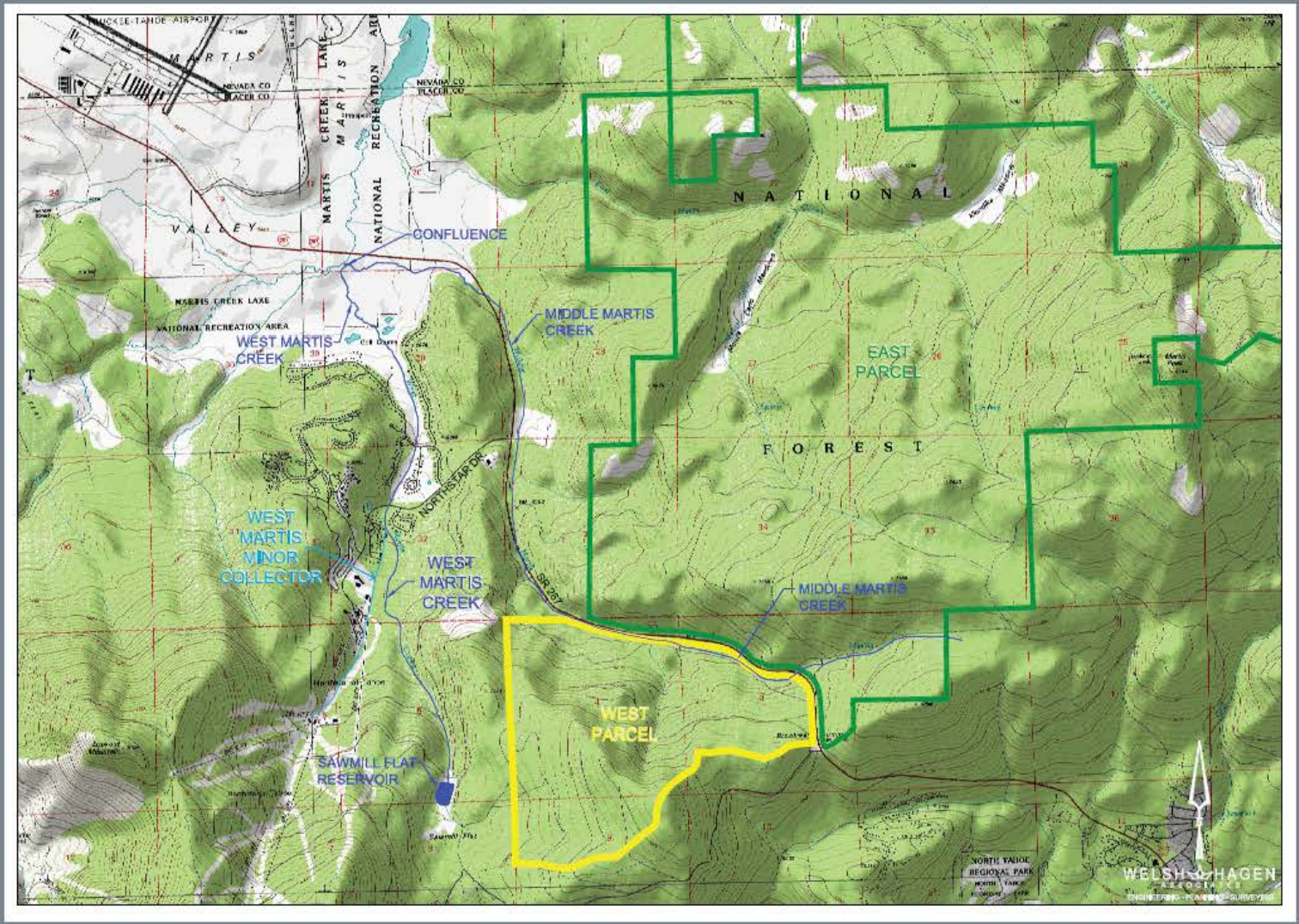


Figure 5-4 Martis Creek Watershed

for Middle Martis Creek within the plan area has been delineated. The extent of the floodplain within the plan area will be refined at the time that Improvement Plans are submitted.

Drainage and Water Quality Policies

Goals PU-1, PU-2 and PU-3 and Policies PU-1 and PU-2 (see Section 5.2) would apply to drainage facilities as well as other services and utilities. Additional policies that apply specifically to drainage and water quality are provided below.

Policy PSU-9: Design and size the drainage system so that post-development peak flows do not exceed pre-development peak flows, and are consistent with Placer County Flood Control Manual standards.

Policy PSU-10: Implement Best Management Practices (BMPs) and Low Impact Development (LID) measures to protect surface water quality and contribute to the Basin Plan goals for Martis Creek and the Truckee River.

Policy PSU-11: New development shall be located outside of the 100-year floodplain.

Policy PSU-12: Implement applicable, effective erosion control and water quality measures identified in the Placer County Storm Water Management Manual, Grading Ordinance, and Low Impact Development Guidebook, including the Guidebook section for LID Site Design and Runoff Management Measures for Placer County in High Sierra Areas.

Policy PSU-13: New construction shall not be permitted, except for pedestrian/bicycle paths and/or utility lines, within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100 year floodplain, whichever is greater.

Policy PSU-14: All stream influence areas that are to be preserved, including floodplains and riparian vegetation areas, shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails, and utilities.

Policy PSU-15: Potential flood hazards in any area within or adjacent to a floodplain shall be evaluated prior to the approval of any future development in that area.

Drainage and Water Quality Infrastructure

The Martis Valley West Parcel drainage is fragmented into two parts, Martis Valley and Tahoe Basin. Onsite drainage facilities will be designed to ensure that there are no significant changes to the hydrology of the existing watersheds. MVWPSP runoff will be collected, treated and infiltrated on-site to the greatest extent possible via basins, curb and gutter, swales, rock line channels, infiltration systems, retention/detention basins, BMPs and other Low Impact Development measures. Post-development peak flows leaving the project site will be less than or equal to the pre-development peak flows (or existing conditions peak flows) as flows will ultimately be conveyed to underground or above ground retention/infiltration facilities which will handle peak runoff of storm events. No additional flows will leave any of the MVWPSP watersheds as a result of the development. The MVWPSP will mitigate the increase in peak flow as result of the development.

The conceptual drainage plan is illustrated in Figure 5-5.

The majority of the MVWPSP storm water will follow its existing hydrological course, either the NCSD reservoir or the Middle Martis Creek. The MVWPSP is not anticipating any off-site drainage improvements.

The project drainage system will comply with applicable regulations, including the Placer County Storm Water Management Manual, Tahoe Regional Planning Agency's adopted Code of Ordinance and Lahontan Regional Water Quality Control Board (RWQCB) Storm Water Discharge Requirements.

Runoff from the entire development will be collected, treated if necessary and infiltrated within the respective watersheds. The MVWPSP plans to direct all storm water through the Master Storm Water Drainage System. Thus, no MVWPSP storm water is anticipated to reach Lake Tahoe. In addition, it is anticipated the emergency vehicle road will be Watson Creek Road aka Fibreboard Freeway. If any Fibreboard Freeway improvements are required, any associated storm water improvements will also be re-directed to the Master Drainage System.

Lastly, civil improvements, roadways, parking areas and driveways, will have associated landscape and erosion control, such as native vegetation on cut/fill and retaining walls.

Stormwater Quality

Low Impact Development

Low Impact Development means using a land planning and engineering design approach to managing storm water runoff that emphasizes conservation and use of on-site natural features to protect water quality. Project runoff will be collected, treated, and infiltrated onsite to the greatest extent possible via basins, curb and gutter, swales, rock line channels, infiltration systems, retention/detention basins, Best Management Practices (BMPs), and other Low Impact Development (LID) measures.

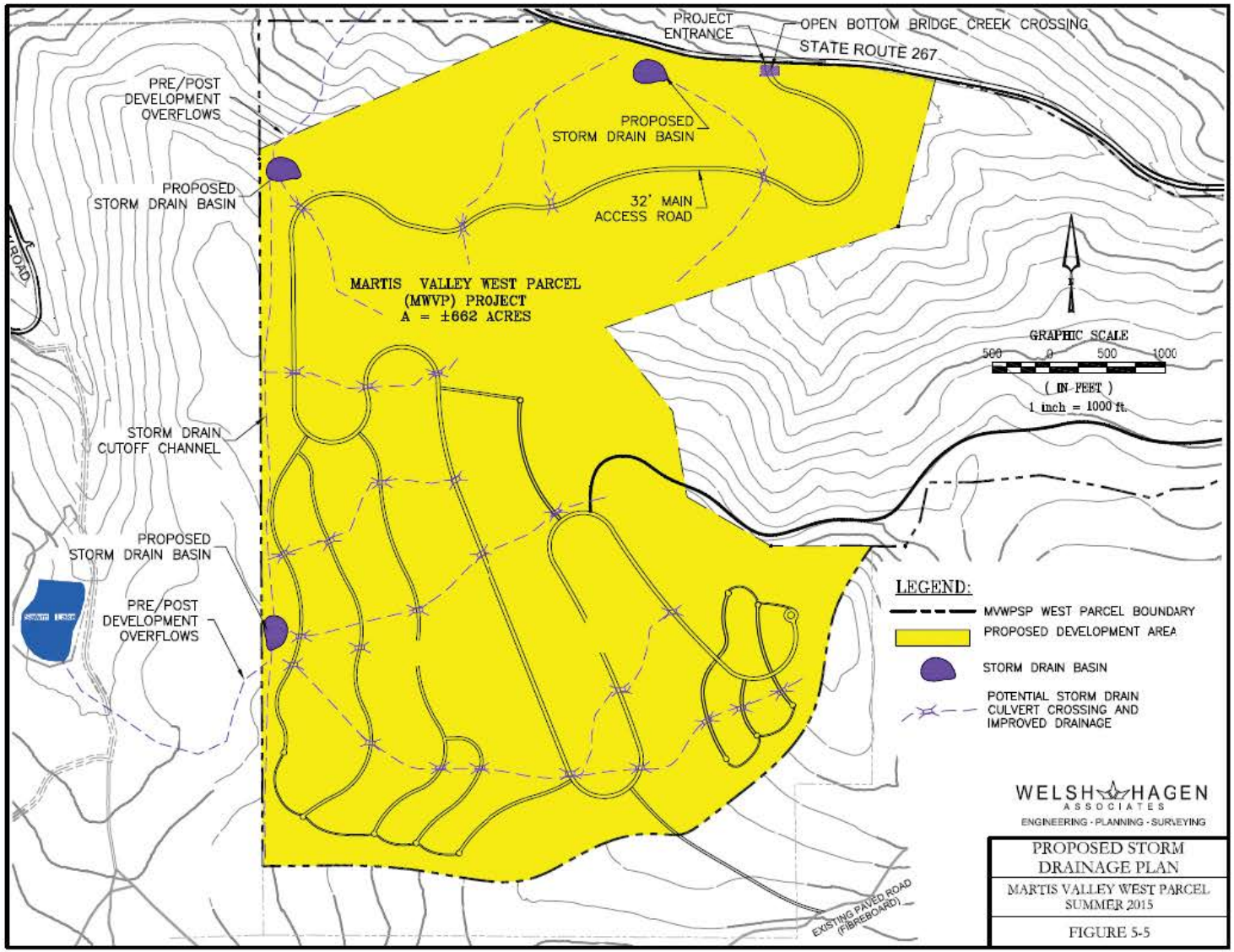


Figure 5-5 Proposed Storm Drainage Plan

Best Management Practices

To ensure that no direct or indirect discharge of sediment results from construction activities into Martis Creek, water quality protection measures (Best Management Practices [BMPs]) will be implemented both during and after construction, in accordance with the County Department of Public Works Grading Ordinance requirements and Lahontan RWQCB regulations involving control of water discharges under the National Pollutant Discharge Elimination System (NPDES) program. The Lahontan RWQCB will require preparation of a Storm Water Pollution Prevention Plan (SWPPP) before construction activities begin. Appendix F provides a summary of proposed BMPs that will be incorporated into the MVWPSP, including both temporary (construction-related) and permanent BMPs.

5.6 Solid Waste Disposal

Overview and Context

Solid waste disposal in the Martis Valley is provided by Tahoe -Truckee Sierra Disposal (TTSD) through a contract administered by Placer County. Solid waste is received and processed at the Eastern Regional Material Recovery Facility (MRF) located at the Placer County Eastern Regional Sanitary Landfill (ERSL) on Cabin Creek Road, off State Route 89, approximately 3 miles south of Interstate 80. Recyclable materials are removed from the waste stream at the MRF and recycled. The MRF also has a buy-back facility where source-separated recyclables from residents and commercial recyclers are accepted. Household hazardous waste is collected at a permanent Household Hazardous Waste Facility located next to the MRF.

Solid Waste Policies

Goals PU-1, PU-2 and PU-3 and Policies PU-1 and PU-2 (see Section 5.2) would apply to solid waste as well as other services and utilities. Additional policies that apply specifically to solid waste are provided below.

> Policy PU-16: Promote and encourage waste-reduction (e.g., reduced packaging) and recycling of consumer and business waste in order to reduce landfill requirements and lengthen the service life of existing landfills.
>
> Policy PU-17: Provide collection bins for recycling at businesses.
>
> Policy PU-18: Require that all waste containers be bear proof or that containers are located within bear-proof enclosures.

Solid Waste Facilities

MVWPSP solid waste will be collected and disposed of by TTSD. The Specific Plan will minimize the amount of solid waste requiring disposal by promoting recycling throughout the MVWPSP Area.

5.7 Dry Utilities

Overview and Context

Electrical service in the MVWPSP vicinity is provided by Liberty Energy, which has electrical lines along SR 267. The nearest substation is in Truckee. CalPeco maintains transmission lines that traverse a portion of the plan area.

Natural gas is provided by Southwest Gas. A transmission line is located in the SR 267 right-of-way.

Dry Utilities Policies

Goals PU-1, PU-2 and PU-3 and Policies PU-1 and PU-2 (see Section 5.2) would apply to dry utilities as well as other services and utilities. Additional policies that apply specifically to dry utilities are provided below.

> Policy PSU-19: All new dry utilities shall be undergrounded and coordinated with utility providers regarding location and size of new facilities to serve the MVWPSP Area.
>
> Policy PSU-20: Support and promote the use of energy-reduction measures and alternative energy sources.

Please see Section 7-9, Air Quality and Climate Change, for additional energy-related policies.

Dry Utilities Infrastructure

Underground electrical lines, natural gas lines, communications lines and likely cable television lines will be installed in the rights-of-way of MVWPSP streets and within utility easements with associated aboveground and belowground vaults and boxes. It is anticipated that these lines will connect to existing utility lines in State Route 267. Approximately 4,000 linear feet of joint trench will be extended from the MVWPSP Area connection to existing electrical lines and communication lines in State Route 267. Approximately 3,000 linear feet of gas trench will be needed to connect the MVWPSP to the existing gas line in SR 267. A fiber optic cable may be installed as part of the installation of the utilities.

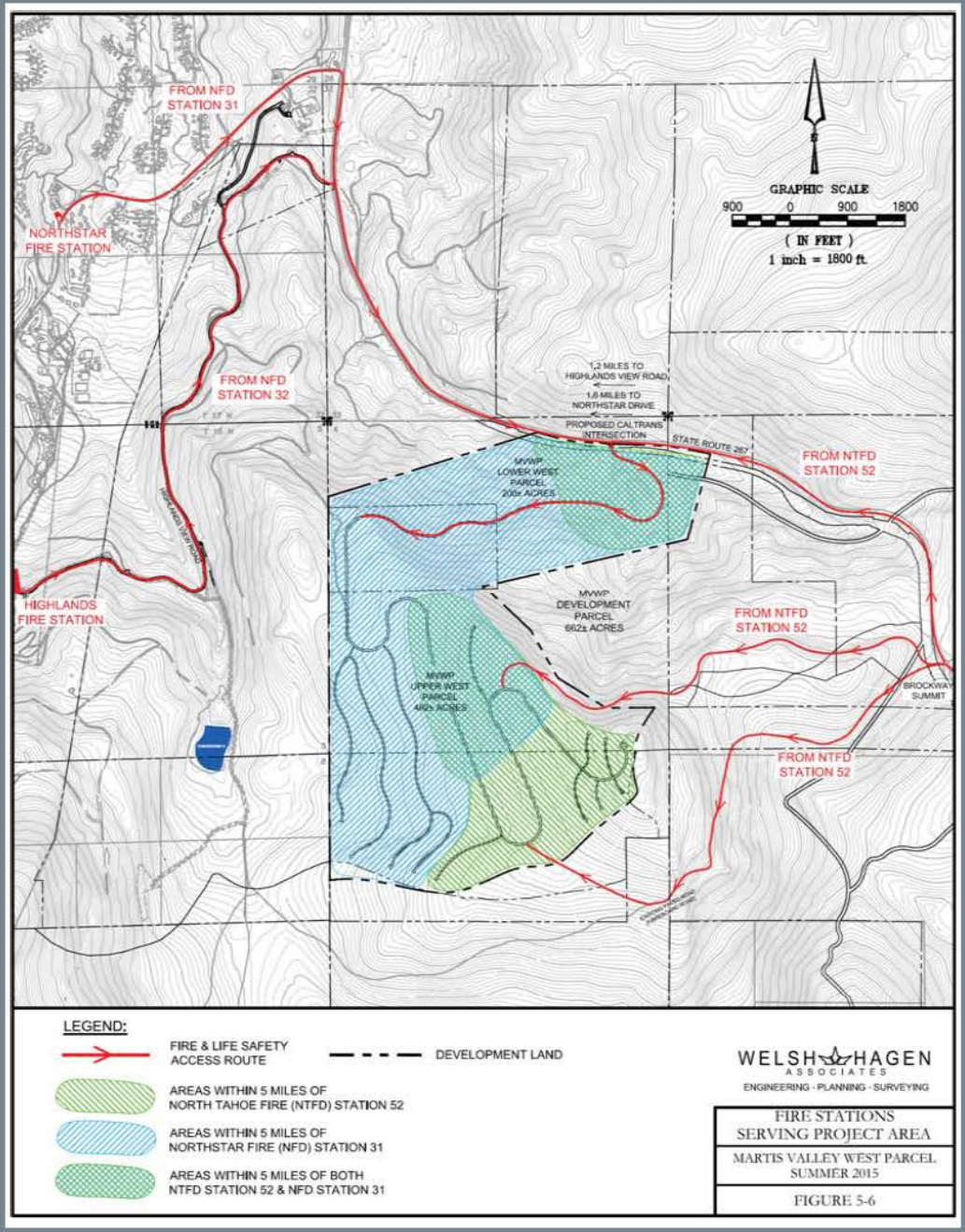


Figure 5-6 Fire Stations Serving MVWPSP Area

5.8 Fire and Life Safety and Law Enforcement

Overview and Context

The MVWPSP is in the vicinity of 3 Fire Stations--the Northstar Fire Station, Highlands Fire Station, and Kings Beach Fire Station. The Northstar Fire Station and Highlands Fire Station are operated and maintained by the Northstar Fire Department (NFD) under the NCSD, while the Kings Beach Fire Department is operated by North Tahoe Fire Protection District (NTFPD). NFD would be the primary fire service provider, with the NTFPD providing ambulance and fire response as needed. The Northstar Fire Stations are the closest in proximity to the MVWPSP Area at approximately 4.5 to 5.5 miles (see Figure 5-6). The Kings Beach Fire Station is approximately 5.0 miles to the south along State Route 267.

The West Parcel is located in a State Responsibility Area (SRA), as is most of the surrounding area.

The NFD responds to both structural and wildland fires, and provides hazardous materials, vehicle accident and medical aid services. The NFD has a staff of 18 full-time, 15 of whom cover three shifts every day, and 4 part-time fire fighters who augment full-time staff as needed.

Law enforcement for the MVWPSP Area is provided by the Placer County Sheriff's Department. The substation nearest to the MVWPSP Area is located in North Lake Tahoe.

Fire and Life Safety and Law Enforcement Policies

Goals PU-1 and PU-2 (see Section 5.2) would apply to fire protection and life safety and law enforcement services as well as other services and utilities. Additional policies that apply specifically to fire and life safety and law enforcement are provided below.

Policy PSU-21: Incorporate design features that meet or exceed applicable safety regulations, including NCSD Ordinance 28-13.

Policy PSU-22: Require that property owners maintain defensible space around structures, as defined by the NCSD.

Policy PSU-23: Design and site all structures in a manner that minimizes risk from fire hazards.

Policy PSU-24: Encourage and practice fuel reduction methods consistent with the NCSD Defensible Space Ordinance (26-09).

Policy PSU-25: A Fire Protection Plan (FPP) for the MVWPSP shall be prepared prior to the recordation of the first small lot tentative map to the satisfaction of Placer County and the NFD. The FPP shall be updated to include new development areas as subsequent small lot tentative maps are submitted. The FPP shall comply with applicable State law and regulations and NFD ordinances, including California Public Resource Code Sections 4290 and 4291 and NFD Ordinances 26-09 and 28-13. The FPP shall include, at a minimum, the following:

- Identification of emergency evacuation routes;
- Emergency access road standards;
- Standards for signs identifying evacuation routes;
- Compliance with NCSD fire flow requirements;
- Defensible space measures;
- Provisions for Fuel Reduction Zones;
- Vegetation placement, maintenance, removal and disposal; and
- Program for disseminating public safety information.

Policy PSU 26: The MVWPSP water supply system shall be adequate to provide reasonable protection of assets from wildfire without disruption of domestic water use, comparable to similar projects in the region.

Fire and Life Safety and Law Enforcement Practices

Development projects within the MVWPSP will consult with the NFD and Sheriff's Department during project design to ensure that access for emergency vehicles is adequate, and that project design and preparation of the Fire Protection Plan (FPP) promotes fire and public safety. The CC&Rs for individual projects will mandate that property owners maintain adequate defensible space around structures, and comply with other applicable measures contained in the FPP and NFD ordinances. A preliminary Evacuation Plan is provided in Appendix D. Additional fire safety measures will be promoted through public outreach and education.

5.9 Schools

Overview and Context

School services in the Martis Valley are provided by the Tahoe-Truckee Unified School District (TTUSD). The schools that serve the MVWPSP Area are Truckee Elementary School (K-6) and Alder Creek Middle School, North Tahoe High School and Tahoe Truckee High School. The majority of the MVWPSP is in the Tahoe Truckee High School attendance boundaries. The southwest portion is within the North Tahoe High School attendance boundaries.

The MVWPSP will not substantially increase the number of students in the TTUSD because most residential units will be second homes or transient occupancy units. The number of permanent residents will be small. Employees of the commercial development may live in the region, and have school-age children. The schools those children attend will depend on where employees live. However, there would be only a small number of employees and employee housing maybe provided outside the Plan Area. Housing would be subject to applicable development fees for school facilities and property taxes for school services.

School Policies

Goals PU-1 and PU-2 (see Section 5.2) would apply to schools as well as other services and utilities. The following policy would apply specifically to schools.

> Policy PSU-27: Residential projects shall pay the applicable school facilities fees.

6. OPEN SPACE, TRAILS AND RECREATION

6.1 Open Space, Trails and Recreation Concepts

The centerpiece of the MVWPSP Open Space program is the preservation of the East Parcel, over 6,300 acres, as permanent open space. Ultimately, this preservation of the cornerstone of the Martis Valley conservation lands will connect 50,000-acres of contiguous undeveloped forested land from SR 267 through the Mount Rose wilderness which spans the California/Nevada boundary with over 24,000 acres in the Tahoe Basin. The East Parcel has been coveted by numerous conservation groups since the acquisitions of Waddle Ranch, Siller Ranch and the Jones parcel, making the eastern side of SR 267 a conservation mecca and nucleus of high-Sierra recreation.

The entire 6,376-acre East Parcel will be either acquired via a fee simple acquisition and held by a qualified conservation entity, such as the Truckee Donner Land Trust, or by recordation of a conservation easement. Either mechanism will eliminate the possibility of future residential or retail commercial development of this land. In addition, the 670 acres within the East Parcel that are designated for residential and commercial development will be re-designated Forest and will be rezoned Timberland Production Zone (TPZ) upon approval of the Specific Plan and the immediate withdrawal of the TPZ of the West Parcel by both the Board of Supervisors and the Board of Forestry. Approximately 390 acres of the West Parcel will be designated Forest.

The land use plan for the West Parcel is designed to take advantage of the outstanding recreational opportunities within the MVWPSP site by providing trails throughout the development that can be used for walking, biking, snow shoeing, cross-country skiing, and other recreational activity. This internal trail system will connect to the broader regional trail network that extends throughout the Northstar, Martis Valley and Tahoe Basin areas.

Public recreation and parks are an important component of the MVCP, and that importance is reflected in the MVWPSP. The MVCP identifies standards for parkland within Martis Valley, calls for a wide range of recreational opportunities, encourages development of private recreation facilities, and seeks to protect significant historic resources. The MVCP also calls for a system of interconnected hiking, riding and bicycle paths. The MVWPSP supports these goals by ensuring that the 6,376-acre East Parcel is preserved as open space, and by providing for a range of private recreational facilities to serve homeowners, as well as private and public trails within that plan area that connect to existing and planned regional trails. The MVWPSP area does not contain substantial historic sites, but does include policies to protect subsurface prehistoric or historic resources where present (see Chapter 7).

6.2 Open Space, Trails and Recreation Overview and Context

The MVWPSP is nestled adjacent to Northstar Resort and is composed of a picturesque natural amphitheater, forested hillsides and mountain peaks. Much of the area to the west, south and east of the MVWPSP is designated for forestry. Notably the two largest land owners are the United States Forest Service and Trimont Land Company. The area east of SR 267 is largely undeveloped, and tens of thousands of acres are owned by land trusts or governmental agencies (see Figure 6-1). Lake Tahoe can be viewed from a few select points within the MVWPSP.

Winter sports dominate the area, with thousands of snow-sport enthusiasts traveling from the Central Valley, the Bay Area and beyond to ski and snowboard at local resorts, including Northstar immediately north of the MVWPSP, and to snowshoe and cross-country ski on the trails that crisscross the area. During the summer, hiking and biking are popular recreational activities.

There are several existing and planned trail systems near the MVWPSP: the future Martis Valley Trail, or MVT, the Tompkins Memorial Trail, or TMT, and the Tahoe Rim Trail (see Figures 6-2 and 6-3). The MVT will be a Class 1 trail beginning near the Truckee Airport and crossing the Martis Valley into the Northstar community. The trail will continue south ascending into the mountains and terminate at Sawmill Flats. Sawmill Flats, also known as Four Corners, is on the paved Fibreboard Freeway, providing access to the trail system that connects with Tahoe City. The MVT will be a 10-foot wide paved trail with 2-foot running paths on both sides that will parallel SR 267. Existing trails and dirt roads would be used.

The East Parcel contains approximately 40 miles of trails (see Figure 6-3).

6.3 Open Space, Trails and Recreation Goals & Policies

Goal OS-1: Preserve open space areas that offer a mosaic of natural and biological resources and that are contiguous to other undeveloped lands.

Goal OS-2: Emphasize an all-season pedestrian environment within the MVWPSP.

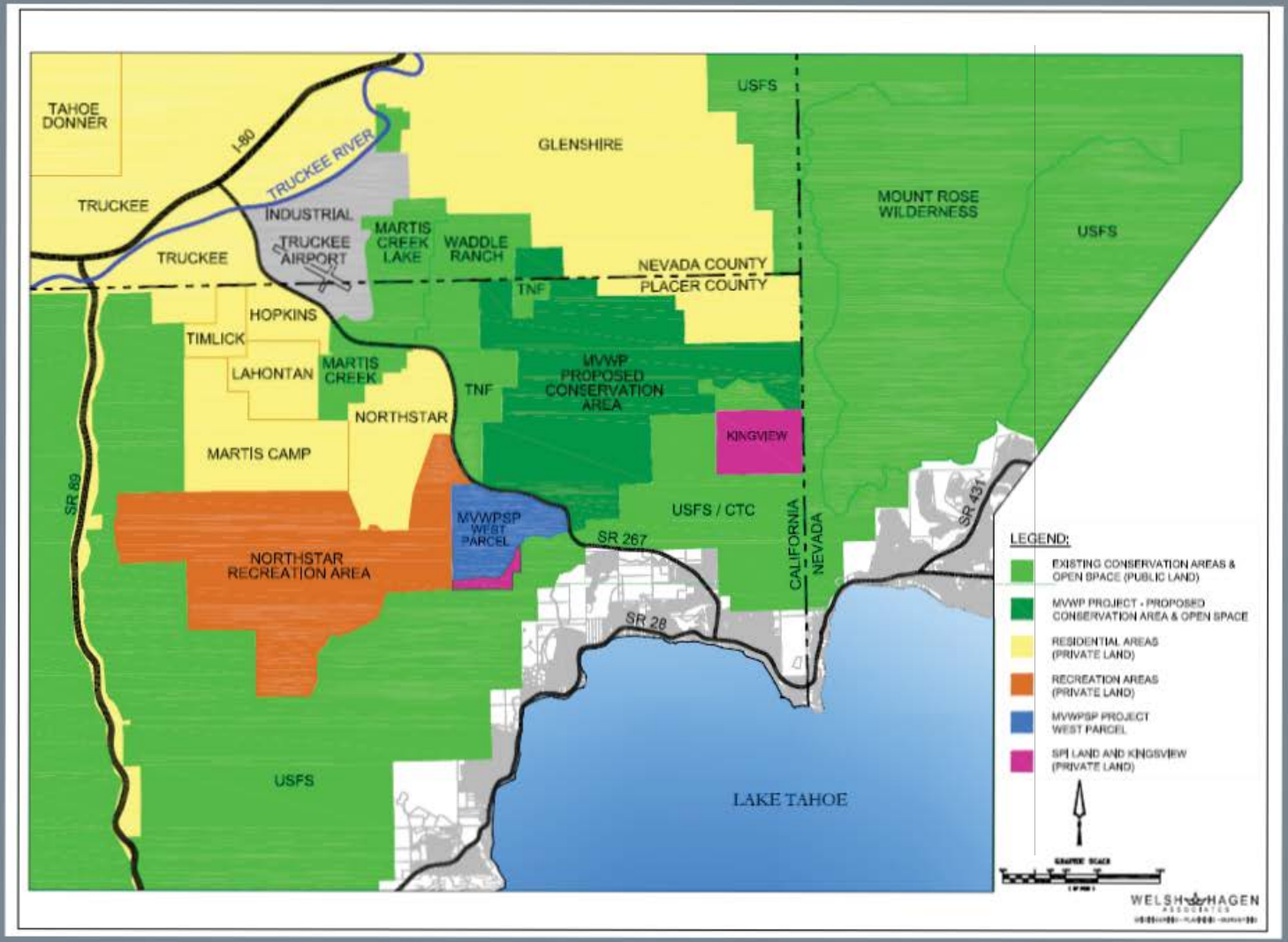


Figure 6-1 Regional Open Space

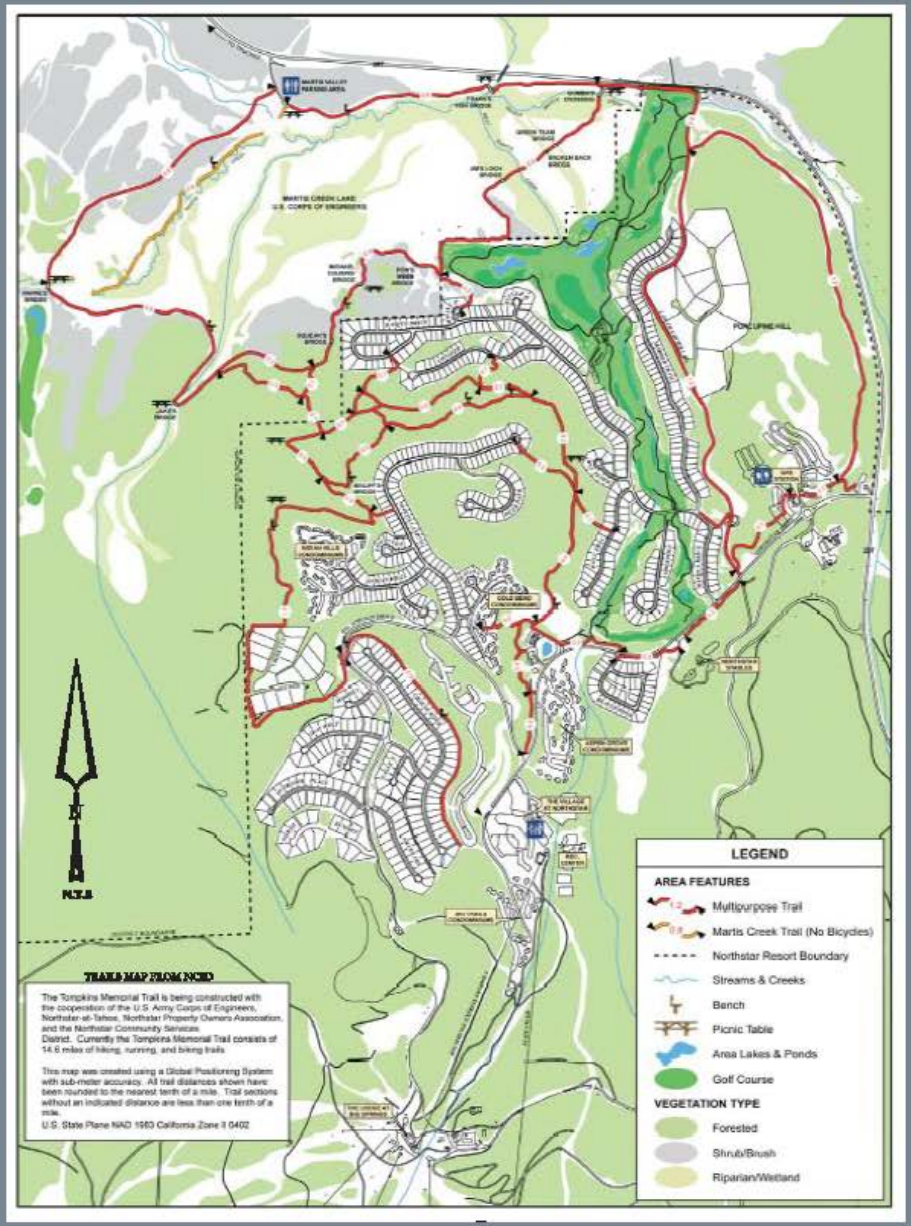


Figure 6-2 Local Trails System
Source: Northstar Community Service District

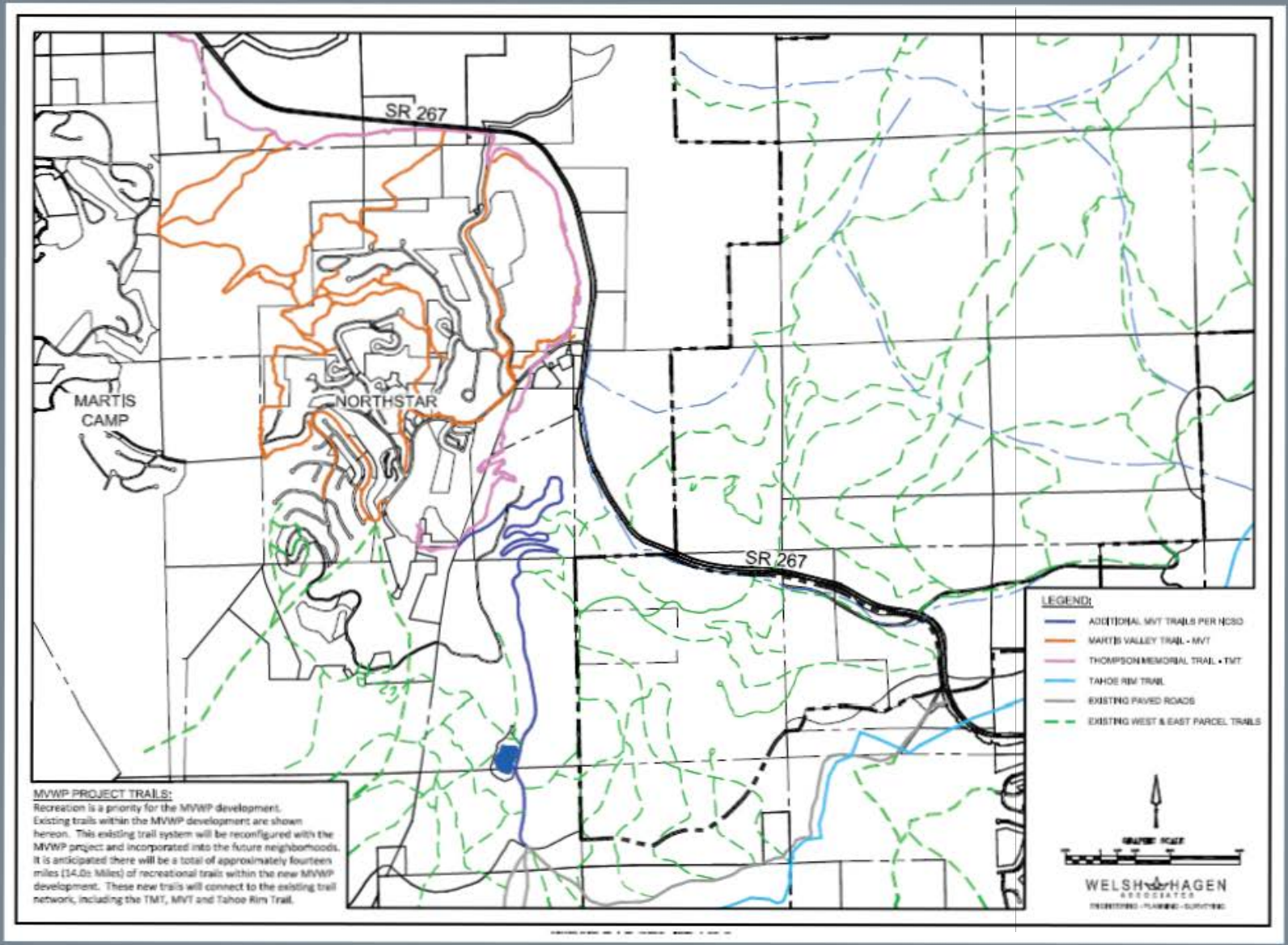


Figure 6-3 West Parcel Proposed Trails

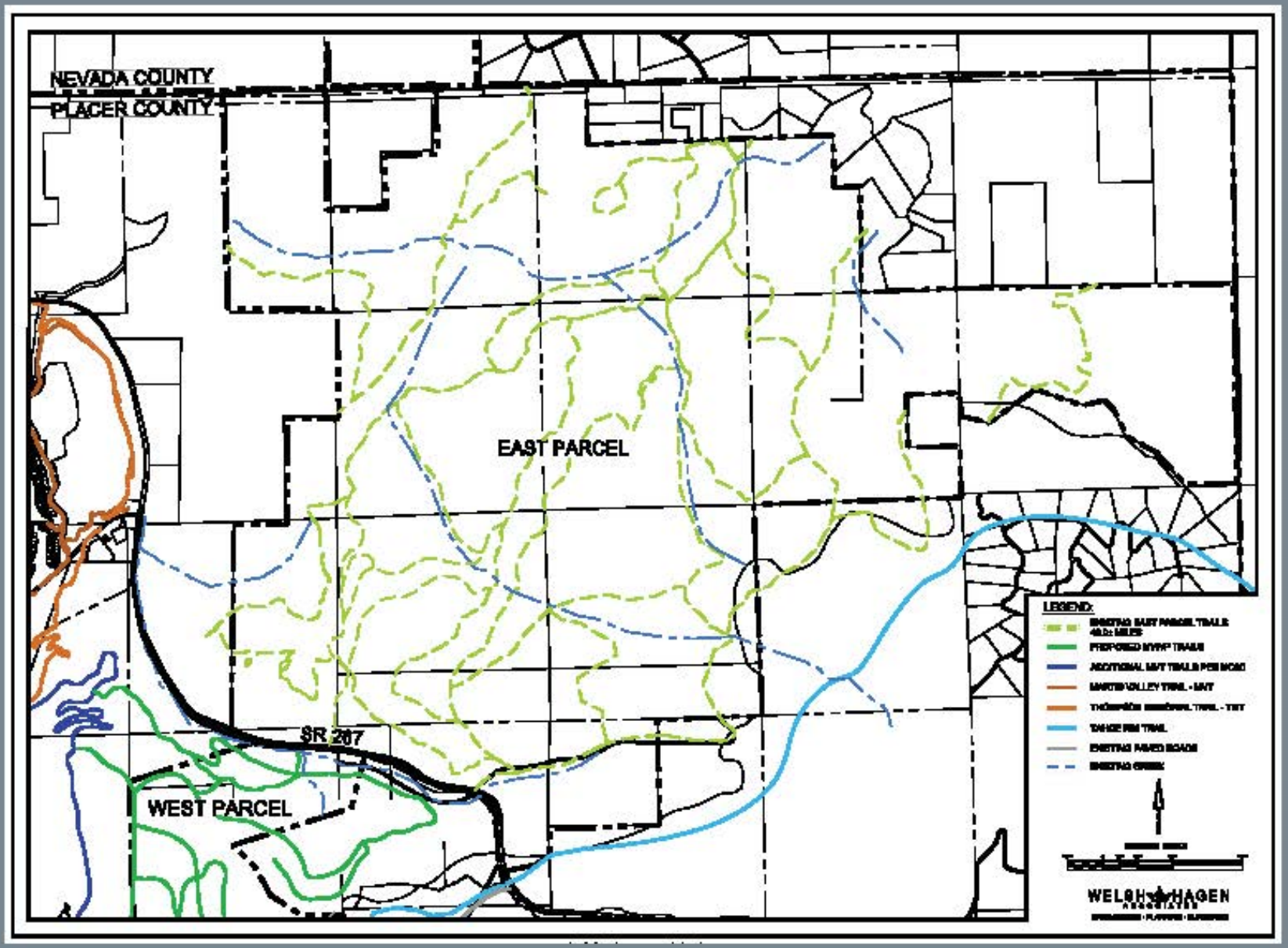


Figure 6-4 East Parcel Trails

Goal OS-3: Create a community and destination that emphasizes the natural environment and the recreational opportunities offered in the immediate area, including regional trails and views of the Martis Valley and Lake Tahoe.

Policy OS-1: Shift development opportunities from the East Parcel, which is now contiguous to a large expanse of open space, to the West Parcel, which is located in proximity to existing development, public utilities and recreational amenities. This will be accomplished by redesignating the 670 acres within the East Parcel that are current designated Low Density Residential and General Commercial to Forest and rezoning this acreage Timberland Production Zone (TPZ) upon approval of the Specific Plan and the immediate withdrawal of the TPZ of the West Parcel by both the Board of Supervisors and the Board of Forestry

Policy OS-2: Preserve the entire East Parcel and a portion of the West Parcel from future development in perpetuity through the use of a limited conservation easement and/or purchase of the properties by land trusts. The entire 6,376-acre East Parcel, including the 216 acres in Nevada County and 130 acres in the Tahoe Basin, shall be conserved as follows:

- If the MVWPSP has been approved by Placer County and the immediate withdrawal of the West Parcel from TPZ has been approved by Placer County and CalFire, then the East Parcel shall be preserved as permanent open space. This preservation outcome shall be achieved no later than August 2020 by one of the following mechanisms:
    - The East Parcel shall be acquired by a qualified conservations entity, such as the Trust for Public Land (TPL) and/or Tahoe Donner Land Trust (TDLT).
    - If TPL and/or TDLT do not acquire the land by August 2020, then a limited conservation easement (LCE) shall be placed on the entire 6,376 acres. The LCE shall prohibit residential or retail commercial development of the East Parcel.

    The above provisions shall be memorialized in the Development Agreement.

Policy OS-3: Provide an internal network of trails that enable residents and guests to travel to and from commercial and recreational amenities without relying on automobiles.

Policy OS-4: Work with NCSD and other organizations involved in trail development to identify the appropriate connection from internal trails to regional trail networks.

Policy OS-5: Provide public access to trails.

Policy OS-6: Offer opportunities for a variety of recreational activities for residents and guests, such as cross-country skiing, biking, hiking, swimming, and tennis.

Policy OS-7: Provide passive recreation facilities (e.g., parks, picnic areas, event lawns) in areas that are easily accessible to residents and guests, and take advantage of the natural environment and proximate amenities.

The MVWPSP will provide public access to trails and indentify the appropriate connection from on-site trails to regional trail networks.

Create and promote a multi-use trails system.

Policy OS-8: Provide a combination of open space, parks and recreation facilities that meet the County General Plan requirements for parks and open space.

Policy OS-9: Pedestrian and bike trails shall be separated from primary roads unless where feasible while considering topography and other site constraints.

Policy OS-10: Provide open space and recreational amenities to meet, at a minimum, County standards for parks and recreation.

6.4 Designated Open Space

A total of approximately 6,700 acres of open space will be preserved through land use designations and zoning (Forest and TPZ, respectively) and the use of easements or purchase by land trusts. The majority of this land, 6,376 acres, will be on the East Parcel, which is the cornerstone of the 50,000-acre undeveloped area east of SR 267. In addition, approximately 390 acres within the West Parcel would be designated Forest. The 390 acres represent almost 37% of the total West Parcel acreage and almost 59% of total development parcel.

As discussed in Chapter 3, Land Use, the 670 acres within the East Parcel that are designated for residential and commercial development will be re-designated Forest and will be rezoned Timberland Production Zone (TPZ) upon approval of the Specific Plan and the immediate withdrawal of the TPZ of the 662 developmentarea of the West Parcel by both the Board of Supervisors and the Board of Forestry. The entire 6,376-acre East Parcel will be conserved through one of two mechanisms, including the 216 acres in Nevada County and the 130 acres in the Tahoe Basin. The first is an option agreement for fee-simple acquisition by Truckee Donner Land Trust and the Trust for Public Land, and the second is a Limited Conservation Easement (LCE) which is executed and in escrow. If the TDLT and/or TPL are unable to acquire the East Parcel, then the LCE would be recorded as described in Policy OS-2.

The two parcels designated Forest within the West Parcel will remain undeveloped. A 325-acre parcel to the east of development parcel will be designated Forest, and will remain undeveloped. A 65-acre parcel to the northwest corner will remain designated forest and undeveloped except for utility infrastructure.

6.5 Trails

New multi-purpose trails will augment existing trails within the MVWPSP to provide connections between MVWPSP neighborhoods and MVWPSP commercial development and recreational amenities (see Figure 6-3). Approximately 14 miles of trails will be developed within the West Parcel. This trail system will provide a substantial recreational amenity in and of itself, and will connect to existing and planned trails at Northstar and the Northstar Village, providing access for residents and guests to the broader regional trails network. NCSD will be consulted regarding the location of internal trails and the most advantageous connections to trails outside of the MVWPSP. The NCSD may construct and/or maintain the trails as well. Existing access through the West Parcel's trails will be maintained.

6.6 Recreational Facilities

The primary recreational activities undertaken within the MVWPSP residents and guests will be related to the multi-use trail system--winter sports such as cross-country skiing and snowshoeing and summer sports such as hiking and biking. The MVWPSP is also proximate to several ski resorts, such as Northstar, and residents and guests are expected to recreate at these resorts as well.

Additional recreational amenities will be provided within the MVWPSP, and could include one or more of the following:

- Passive parks/open space areas,
- Event and yoga lawns,
- Swimming pool/swim, tennis and fitness center,
- Fitness center,
- Tennis courts, and/or
- Basketball or sports courts.

7. ENVIRONMENTAL RESOURCES MANAGEMENT

7.1 Environmental Resources Concept

The Specific Plan recognizes and celebrates the spectacular natural setting of the East and West Parcels by preserving extensive lands as forested open space, protecting natural resources and designing project development to address environmental constraints. The East Parcel in particular possesses valuable natural resources, including coniferous forest ecosystems interspersed with meadow and riparian habitat, scenic views, and important plant and wildlife habitat. A cornerstone of the MVWPSP is conservation of the 6,376-acre East Parcel through an easement or acquisition by a land trust (see Chapter 3 for more details), resulting in 50,000 acres of preserved open space east of SR 267 of which 24,000 acres are in the Tahoe Basin.

As discussed in detail below, new development will be sited to the extent feasible to avoid important natural and cultural resources. Measures will be taken to protect preserved resources from disturbance and/or degradation. There are minimal natural hazards within the plan area, and infrastructure and buildings will be designed to minimize risks from these hazards.

Chapters 5 and 6 also contain policies affecting natural resources, specifically water conservation and quality in Chapter 5 and open space in Chapter 6.

The MVCP contains goals and policies for the protection of natural and cultural resources within the Valley. Specifically, the MVCP calls for identification and protection of important cultural resources; protection and enhancement of the natural quality of creeks and groundwater; and preservation and protection of biological resources, including valuable vegetation resources, wetland communities, riparian areas, and plant and wildlife habitats. The MVCP also includes measures intended to improve air quality, and to protect residents from the harmful and annoying effects of excessive noise and exposure to geologic hazards. This chapter of the MVWPSP addresses all of these issues as they pertain to the plan area.

7.2 Environmental Resource Goals & Policies

Goal ER-1: Preserve and enhance important natural and cultural resources within and near the plan area through conservation, enhancement, and, where removal or degradation of such resources cannot be avoided, mitigation.

Goal ER-2: Minimize exposure to naturally-occurring risks, such as avalanches and wildfires.

Goal ER-3: Develop an aesthetically pleasing community with high-quality design and materials that are reflective of the natural environment and views from surrounding areas and adjacent land uses.

Goal ER-4: Reduce reliance on non-renewable energy and the emission of air pollutants and greenhouse gasses.

Goal ER-5: Strive to meet and/or exceed the standards set for energy efficiency and reduction of greenhouse gasses by programs like LEED certification.

7.3 Forest Resources and Timberland Production Zone

Overview & Concept

Both the West and East Parcels are made up of forested lands and have been used for timber harvest in the past. The West Parcel is currently zoned Timberland Production Zone (TPZ). The approximate 670-acre developable portion of the East Parcel was designated TPZ until December 2013, when the TPZ expired on the 670 acres, and the East Parcel's residential and commercial zoning was activated.

Under the Specific Plan, 662 acres of the West Parcel proposed for development would be withdrawn from the TPZ. The remaining 390 acres of the West Parcel would remain in TPZ. At the same time, the approximate 670-acres of the East Parcel currently designated for development would be rezoned TPZ, resulting in a total of over 6,900 acres designated Forest and TPZ within the East and West Parcels. These parcels would, at a minimum, be managed for forest health and reduction of fire risk. Timber harvesting could also continue.

Rezoning of the 662-acre portion of the West Parcel will require a Timber Conversion Plan (TCP), subject to approval by the State Board of Forestry. Tree removal will be subject to Timber Harvest Plans (THPs) also approved by the Board of Forestry. THPs must include provisions for protection of water quality and biological habitats from harm during tree removal. A

master THP may be prepared for the entire 662 developable acres of the West Parcel.

Forest Policies

Goals ER-1, ER-2 and ER-3 (see Section 7.2) apply to forest resources as well as other natural resources within the plan area. The following policies are specific to forest resources.

> Policy ER-F1: Upon approval of the TPZ withdrawal for the 662 acres of the West Parcel proposed for development, the 670-acre portion of the East Parcel shall be re-designated Forest and TPZ.
>
> Policy ER-F2: The owners of parcels designated Forest shall be responsible for managing those parcels to protect forest health, maintain water quality and reduce the risk of wildfire.
>
> Policy ER-F3: Each project that removes commercial-grade trees shall be responsible for preparation of a Timber Harvest Plan or THP exemption, if applicable, and/or compliance with a master THP, if one is in force.
>
> Policy ER-F4: The Northstar Fire Department shall be consulted regarding appropriate fire prevention measures during project design.
>
> Policy ER-F5: Each property owner shall maintain defensible space as defined by the Northstar Fire Department, and abide by the NFD codes and ordinances.

7.4 Biological Resources

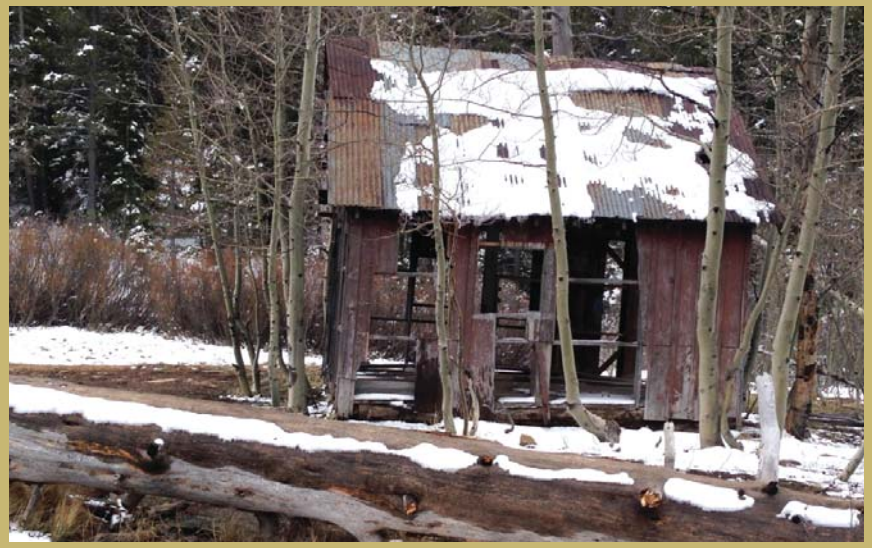
A Biological Resource Report was prepared for the Specific Plan (Ascent, December 2013) to identify habitat types within the plan area and the potential for special-status species and wetlands to occur there. No special-status species protocol surveys had been completed at the time that the Specific Plan was prepared.

The West and East Parcels are composed primarily of coniferous forest habitats (see Figures 7-1 and 7-2). The dominant habitats on both parcels are Sierra mixed conifer, red fir forest, and white fir forest. The East Parcel also contains a substantial area of Jeffrey pine forest. Other habitat types within both the West and East Parcels include white fir/red fir forest, freshwater forested/shrub wetland, freshwater emergent wetland, montane riparian, wet meadow and mule's ear meadow. The East Parcel also includes subalpine conifer forest, lodgepole pine forest, sagebrush scrub, montane chaparral, low sage scrub, dry meadow and rock outcrop/barren.

Wetland Resources

Overview & Concept

A wetland delineation (Ascent, April 2015) was prepared for both the West and East Parcels. Approximately 10.7 acres of potential wetlands (freshwater forested/shrub



The MVWPSP will preserve and enhance natural and cultural resources within and near the Plan Area.

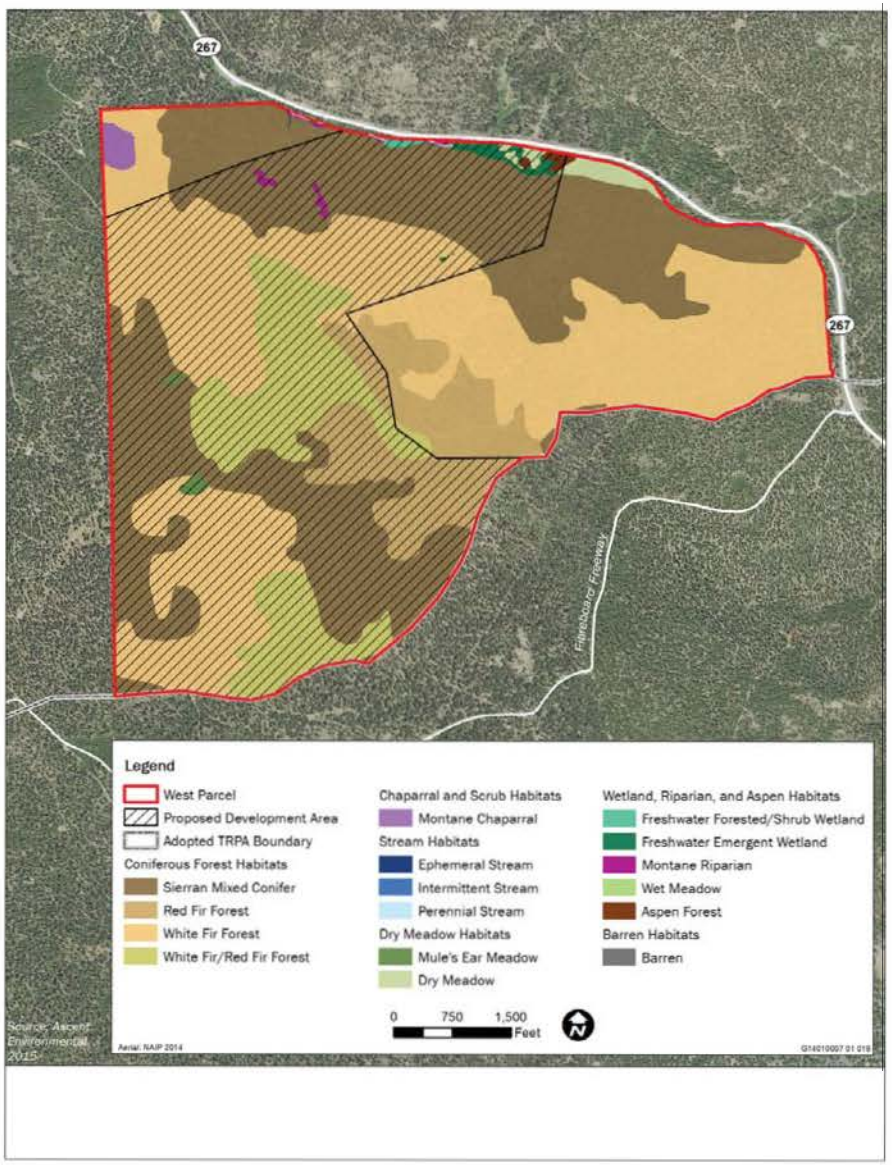


Figure 7-1 West Parcel Biological Habitats
Source: Ascent Environmental

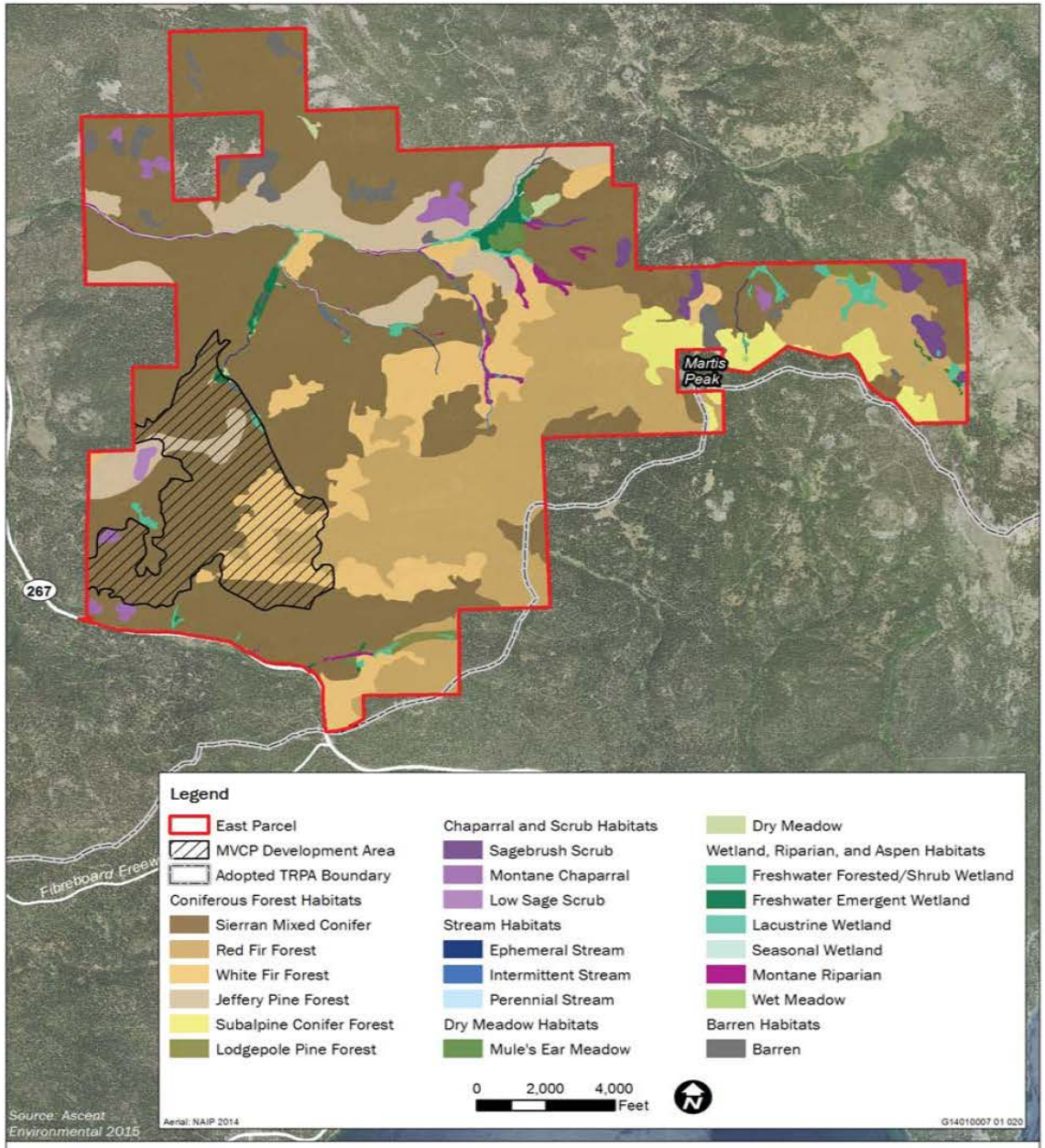
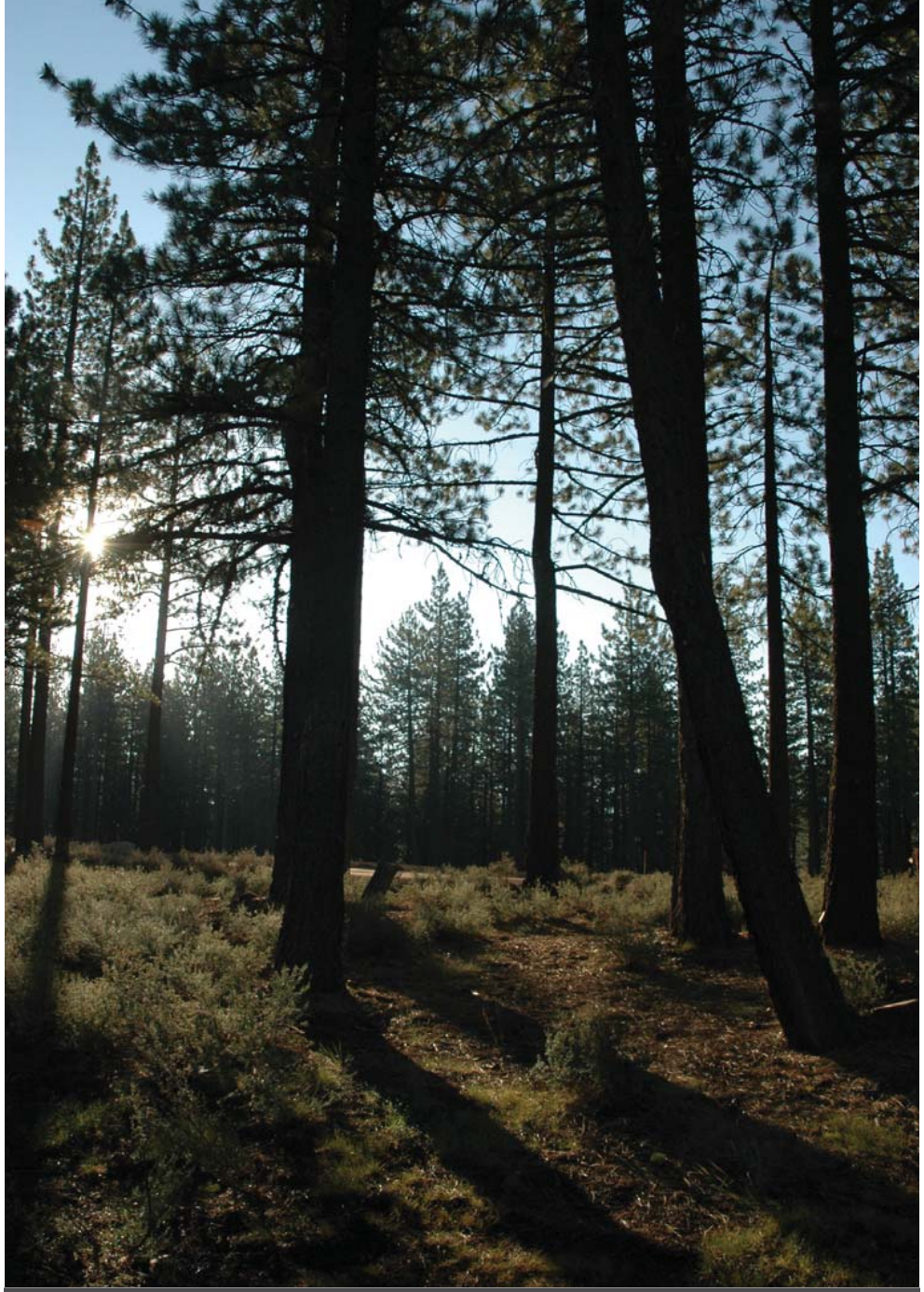


Figure 7-2 East Parcel Biological Habitats
Source: Ascent Environmental



The MVWPSP will manage and protect forest health, maintaining water quality and defensible space.

wetland and freshwater emergent wetland) were identified on the West Parcel and approximately 156 acres on the East Parcel. In addition, approximately 6.2 acres of potential montane riparian and 1.8 acres of potential wet meadow were identified on the West Parcel and 81.2 acres of potential montane riparian and 6.1 acres of potential wet meadow were identified on the East Parcel. If and when any of these areas are proposed for development, including installation of new trails or other recreational amenities, wetland delineations will be prepared to accurately identify the size, category and location of existing wetlands. To the extent feasible, wetlands will be avoided. Any fill of jurisdictional wetlands would be subject to permitting by the US Army Corps of Engineers, the California Department of Fish and Wildlife and/or the Regional Water Quality Control Board (Lahontan Region).

Wetland Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to wetland resources as well as other natural resources within the plan area. The following policies are specific to wetland resources.

Policy ER-W1: To the extent feasible, development footprints, including roads, paths and utilities shall avoid jurisdictional wetlands. When jurisdictional wetlands cannot be avoided, a mitigation plan to achieve no net loss of wetlands shall be developed and approved by the US Army Corps of Engineers before site disturbance.

Policy ER-W2: In general, the following non-development buffers shall be provided:

- 100 feet from the centerline of perennial streams including Middle Martis Creek,
- 50 feet from the centerline of intermittent streams,
- Wetlands as defined by the Army Corps of Engineers,
- 50 feet from the edge of preserved riparian areas, wetlands and special-status species habitat preservation areas, and
- Within the 100-year floodplain of Middle Martis Creek.

Where the above buffers are not feasible, other measures shall be taken to protect streams and preserved areas, including but not limited to fencing, retaining walls, and BMPs and/or a combination of such measures.

Policy ER-W3: Natural watercourses shall be integrated into development and trail systems so that they are accessible to MVWPSP residents and visitors, and provide a positive visual element.

Policy ER-W4: BMPs, Low Impact Development (LID) and other measures shall be employed to ensure that water quality is not degraded in local drainages or preserved wetlands.

Policy ER-W5: All stream influence areas including floodplains and riparian vege-

Table 7-1
Special-Status Species with Moderate or High Potential to Occur

Common Name/(*Scientific Name*)	Regulatory Status	Habitat	West Parcel	East Parcel
Wildlife				
Waterfowl species	TRPA	Nest and roost in and around wetlands and waters	--	High
Northern goshawk (*Accipiter gentilis*)	TRPA, FSS, C-SSC	Nesting: mature conifer forests Foraging: forests	High	Present
Northern Harrier (*Circus cyaneus*)	C-SSC	Meadow, wetland and scrub	Mod	High
Bald eagle (*Haliaeetus leucocephalus*)	TRPA, BGEPA, FSS, C-SE, C-FP	Lake margins, river courses	Mod	Mod
Osprey (*Pandion haliaetus*)	TRPA	Water bodies, forest uplands	Mod	Mod
California spotted owl (*Strix occidentalis occidentalis*)	FSS, C-SSC	Mixed conifer, red fir and montane forests.	Present	Present
Long-eared owl (*Asio otus*)	C-SSC	Forest	Mod	Mod
Black-backed woodpecker (*Picoides arcticus*)	C-C	Conifer forest	Mod	Mod
Olive-sided flycatcher (*Contopus cooperi*)	C-SSC	Conifer forest	Present	Present
Yellow warbler (*Dendroica petechia*)	C-SSC	Montane riparian	Present	Present
Pallid bat (*Antrozous pallidus*)	FSS, C-SSC, WBWG-H	Conifer forest	Mod	Mod
Sierra Nevada mountain beaver (*Aplodontia rufa californica*)	C-SSC	Riparian	Mod	Mod
Pale Townsend's big-eared bat (*Corynorhinus townsendii pallescens*)	FSS, C-SSC, WBWG-H	Conifer forest	Mod	Mod
Western red bat (*lasiurus blossevillii*)	C-SSC, WBWG-H	Riparian	Mod	Mod
Sierra Nevada snowshoe hare (*Lepus americanus tahoensis*)	C-SSC	Boreal zones	High	High
American marten (*Martes caurina*)	FSS	Conifer forest	High	High
Mule deer (*Odocoileus hemionus*)	TRPA	Various	Present	Present

Table 7-1

Table 7-1
Special-Status Species with Moderate or High Potential to Occur

Common Name/(*Scientific Name*)	Regulatory Status	Habitat	West Parcel	East Parcel
Plants				
Washoe tall rockcress (*Arabis rectissima var. simulans*)	NNHP-AR	Jeffrey pine-fir forest	Mod	High
Galena Creek rockcress (*Arabis rigidissima var. demota*)	TRPA, FSS, CRPR-1B	Conifer and/or aspen stands	Mod	High
Threetip sagebrush (*Artemisia tripartita ssp. Tripartita*)	CRPR-2	Upper Montane coniferous forest	Mod	High
Common moonwort (*Botrychium lunaria*)	FSS, CRPR-2	Riparian and wet meadows	--	Mod
Mingan moonwart (*Botrychium minganense*)	FSS, CRPR-2	Riparian and wet meadows	--	High
Western goblin (*Botrychium monanum*)	FSS, CRPR-2	Riparian and wet meadows	--	Mod
Davy's sedge (*Carex davyi*)	CRPR-w	Subalpine and upper montane coniferous forests	Mod	Present
Subalpine fireweed (*Epilobium howellii*)	CRPR 4	Wet meadows and mossy seeps in subalpine coniferous forest	--	Mod
Torrey (Donner Pass) buckwheat (*Eriogonum umbellatum var. torreyanum*)	FSS, CRPR-1B	Erosive, shallow, rocky volcanic soils	--	Mod
Plumas ivesia (*Iviesia sericoleuca*)	FSS, CRPR-1B	Vernally wet portions of meadows and alkali flats, vernal pools within sagebrush scrub or lower montane coniferous forests	Mod	High
Alder buckthorn (*Rhamnus alnifolia*)	CRPR-2	Meadows, seeps and riparian scrub in lower and upper montane coniferous forests	--	Mod

Notes: See Table 2, Biological Resource Report for full definition of suitable habitat.
Mod=Moderate
Regulatory status abbreviations:
TRPA: Tahoe Regional Planning Area sensitive/special interest (threshold) species.
FSS: Forest Service Sensitive
BGEPA: Bald and Golden Eagle Protection Act
California Department of Fish and Wildlife: C-SE=Endangered; C-FP=Fully Protected; C-C=Candidate for listing; C-SSC=Species of special concern
CRPR: California Rare Plant Rank: 1B=Considered rare or endangered in CA and elsewhere; 2=Considered rare or endangered in CA, but more common elsewhere; 4=Limited distribution in CA—a watch list
NNHP AR: Nevada Natural Heritage Program At Risk
WBWG-H: Designated as High Priority by the Western Bat Working Group

Source: Ascent Environmental, *Martis Valley West Parcel Project Baseline Biological Resources Report*, December 2013, Tables 2 and 3.

Table 7-1 continued

tation shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails and utilities.

Plants and Wildlife

Overview & Concept

The biological communities in the plan area provide habitat for several special-status species. As shown in Table 7-1, the West Parcel contains habitat that could support 16 special-status wildlife species and 5 special-status plant species. The East Parcel could support 16 special-status wildlife species plus waterfowl in general, and 11 special-status plant species. The Specific Plan would protect the habitat for these species by designating the entire East Parcel and a portion of the West Parcel as Forest, which would preclude extensive development. The retention and the sheer expanse of the East Parcel as undeveloped land will promote and maintain biodiversity, wildlife movement and nurseries, and sustain the natural ecosystem.

Before any development could occur in habitats that could support special-status species, protocol surveys for those species must be conducted. In the case of nesting birds, which can move from one year to the next, pre-construction surveys are required immediately preceding each construction season. If any special-status species occur within a proposed development area, the habitat will be avoided and/or the special-status plants or animals will be relocated according to the applicable State and/or federal protocols.

Martis Valley functions as a migratory corridor and fawning habitat for a subunit of the Loyalton-Truckee mule deer herd, which travel to and from the Lake Tahoe Basin along Martis Creek and West Martis Creek. The MVWPSP area is located at the southern extent of the herd's range, and is not positioned between known fawning areas or between winter habitat and known fawning areas. Suitable fawning areas are contained within the East Parcel, but not the West Parcel. The deer have been observed near the plan area; however, SR 267 is a significant deterrent. The exact migration routes have not been definitively established. If studies show that this deer herd migration corridor travels through parts of the West Parcel, new development will be located and designed to minimize effects on the migrating deer.

Plant & Wildlife Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to plants and wildlife as well as other natural resources within the plan area. The following policies are specific to plants and wildlife.

Policy ER-PW1: Protocol surveys for special-status species shall be conducted prior to any disturbance of habitat areas identified in the Biological Resources Report and prior to removal of any tree during the active nesting season (February – September).

Policy ER-PW2: If special-status species are identified during pre- construction surveys, appropriate buffers and other protective measures shall be developed in consultation with the US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), CalFire, and/or Placer County, as appropriate.

Policy ER-PW3: Protocol-level surveys for protected birds species shall be conducted prior to construction activities during the active nesting season (February through September). Construction and other activities shall be avoided in the vicinity of active nests and nursery sites, unless it can be determined, in consultation with the appropriate agency (USFWS, CDFW, CalFire, and/or Placer County), that the activities would not disrupt the nesting species.

Policy ER-PW4: If special-status plant species are present in an area proposed for development, the plants shall be avoided if feasible. If avoidance is not feasible, the plants shall be relocated and/or preserved as directed by the appropriate resource agency (USFWS for federally-listed species, CDFW for State-listed species, and CalFire for species of concern to the Forestry Service).

Policy ER-PW5: Invasive plant species shall not be used in public or private landscaping.

Policy ER-PW6: During infrastructure and subdivision design, project applicants shall work with a qualified biologist to determine whether the subject property could be part of the migratory corridor of the Loyalton-Truckee deer herd. If a property does contain a portion of the migratory corridor, new buildings shall be located outside of the corridor, and CDFW shall be consulted and steps will be taken to minimize impacts on migrating deer.

Policy ER-PW7: Primary drainage corridors shall be designated as open space and provide appropriate buffers to protect the drainages as wildlife corridors.

7.5 Cultural Resources

Overview and Concept

The MVWPSP area lies within the Martis Valley, which is within the middle of historic Washoe territory. Prehistoric sites and artifacts have been found within the Martis Valley. According to the Martis Valley Community Plan, "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 Sierra 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."

European descendants arrived in Martis Valley in 1840. As with much of northern California, gold mining was the primary interest of people moving into the Martis Valley and vicinity. As the gold rush ebbed, lumbering became a predominate industry in the Sierra. Martis Valley was a major lumber center by the 1860s, with a number of mills located throughout the valley. Lumber continues to be an important resource to this day.

The Washoe would have traveled through the West and East Parcels, possibly hunting, trapping and/or gathering plants in the area, and several prehistoric features have been identified on and near the plan area. Some mining may have been done onsite, but there are no remaining artifacts. The MVWPSP area has been logged historically through the present day, as evidenced by logging roads and remnants of logging chutes.

Known Cultural Resources

A Heritage Resource Preliminary Field Inventory Report was prepared for the MVWPSP. As part of that report, a field survey was conducted of the 662 acres proposed for development within the West Parcel and the 670 acres formerly zoned for development in the East Parcel. A total of 42 heritage resources were identified, including 30 within the West Parcel and 12 within the East Parcel. Of these, 24 were determined to be eligible for listing on the national or state register of historic places, or warranting additional research to establish eligibility. The identified resources represented both prehistoric and historic eras, and included sites and features associated with logging, transportation, grazing, and recreation and public forest management.

In order to protect significant prehistoric and historic resources, prior to any development in an area that contains or is located near a resource identified as potentially historically significant, additional investigation shall be undertaken, as indicated in the Field Inventory Report. If a resource is determined to be significant, it must be avoided, if feasible. This could include leaving a site in place and capping the site so that it will not be disturbed in the future. If avoidance is not feasible, the site shall be recorded and archived as appropriate, based on the recommendations of a qualified archaeologist. In the case of Native American sites and artifacts, representatives of the Washoe Tribe shall be consulted prior to and during the investigations, and during the determination of the disposition of sites containing Native American resources.

Cultural Resource Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to cultural and other resources within the MVWPSP area. The following policies are specific to cultural resources.

> Policy ER-CR1: Prior to disturbance in the vicinity of sites identified in the confidential Field Inventory Report, additional investigation shall be conducted by a qualified archaeologist, as indicated in the Report. If the subject resource(s) do not meet criteria for significance, no further action is necessary. If the resource(s) do meet criteria for significance, then the resources shall be avoided, if feasible and determined to be appropriate by the archaeologist, given the nature of the resource. If avoidance is not feasible; then, the resources shall be treated according to the recommendations of the archaeologist.
>
> Policy ER-CR2: Representatives of the Washoe Tribe shall be consulted prior to and during any investigation of sites that could contain prehistoric resources. If prehistoric sites, features or artifacts are present, the Washoe Tribe shall be consulted regarding the treatment and disposition of those resources.
>
> Policy ER-CR3: If unanticipated cultural resources (pre-historic or historic) are revealed during project construction, work shall stop in the immediate vicinity and a qualified archaeologist and/or Native American consultant (if the find is prehistoric) shall be contacted to assess the nature and significance of the find. In addition, the Planning Services Division and Department of Museums shall be notified concurrent with the retention of a qualified archeologist. If human remains are discovered, all work shall stop immediately and the County coroner shall be notified, consistent with State law. If the remains are found to be Native American, both the Native American Heritage Commission and members of the Washoe Tribe (or other identified

descendants) must be notified to insure that proper treatment is given to the burial site.

7.6 Scenic Resources

Overview & Concept

The visual character of both the East and West Parcels is typical of the Martis Valley--lightly to densely forested hillsides with minimal evidence of development, generally limited to logging roads and ski trails. The topography varies from a relatively flat to quite steep, with some slopes in excess of 30%. The West Parcel is transected by a steep ridge that blocks views into the site, with a natural "amphitheater" in the center of the site. Because of the topography and dense forest, there are no areas from which a panoramic view of a large section of the West Parcel can be seen. Portions of the West Parcel are visible from some segments of SR 267, but for the most part, such views are from quite a distance or very close, near the proposed entrance. Parts of the West Parcel are also visible from portions of Northstar, such as the Ritz Carlton Hotel.

The East Parcel is also partially visible from SR 267. Like the West Parcel, some internal views of the East Parcel are blocked by topography.

The Specific Plan will protect the visual quality of the plan area by locating the majority of the development in areas that are not visible from outside of the MVWPSP area. Any development that is located within view sheds will be sited and designed to minimize visibility from outside the plan area. Building materials will be of high quality and selected for unobtrusive and non-glare characteristics. The preservation of the majority of onsite trees and the site's topography will further screen development from view.

SR 267 is not a State-designated scenic highway, but it is designated a scenic route in the MVCP. Policies in the MVCP call for protection and enhancement of scenic corridors thorough the design review process, regulation of the design and placement of signs, setbacks, density limitations, vegetative screening and so on. The MVWPSP does not provide for residential or commercial development adjacent to SR 267, so foreground views from the highway would not be affected. Most of the project site is not easily viewed from SR 267, but some development would occur within the highway viewshed. Appendix B, Development Standards and Appendix C, Design Guidelines, include a variety of measures, including choice of materials and landscaping, that provide screening and minimize the visibility of project development from the highway.

Scenic Resource Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to scenic resources as well as other natural resources within the plan area. The following policies are specific to scenic resources.

Policy ER-SR1: The natural setting of each building site shall remain the dominant image. Toward that end, the design of new development shall take into consideration and maintain as much as possible the natural characteristics of the project site, such as topography, views, trees, and rock outcroppings; particularly where retention of these features can screen views of development from Martis Valley, particularly SR 267, and/or the Tahoe Basin.

Policy ER-SR2: New building placement, height, mass and scale shall be compatible with adjacent uses within the MVWPSP.

Policy ER-SR3: Building materials shall be of high quality, provide visual interest (e.g., contrast, texture) and minimize glare. Materials shall reflect the regional vernacular traditions as indicated in the Design Guidelines (Appendix C).

Policy ER-SR4: Building colors and glazing shall harmonize with the natural setting and existing character of the site, and minimize visibility from the Martis Valley and Tahoe Basin (where project development would be visible from these locations).

Policy ER-SR5: New lighting shall be designed to limit or minimize glare and light pollution.

Policy ER-SR6: All new development in the plan area shall comply with the MVWPSP Development Standards and Design Guidelines (Appendices B and C of the MVWPSP).

Policy ER-SR7: Buildings and roadways shall be located along the natural landforms and site topography in order to minimize ground disturbance and slope change.

Appendix B, Development Standards and Appendix C, Design Guidelines, provide additional details regarding design standards and requirements addressing the character and quality of project design.

7.7 Snow Storage

Overview and Concept

The MVWPSP area experiences relatively heavy snowfall during most winter seasons. Snow removal is necessary to ensure that roads, pedestrian pathways, parking and related areas are clear, ultimately ensuring pedestri-

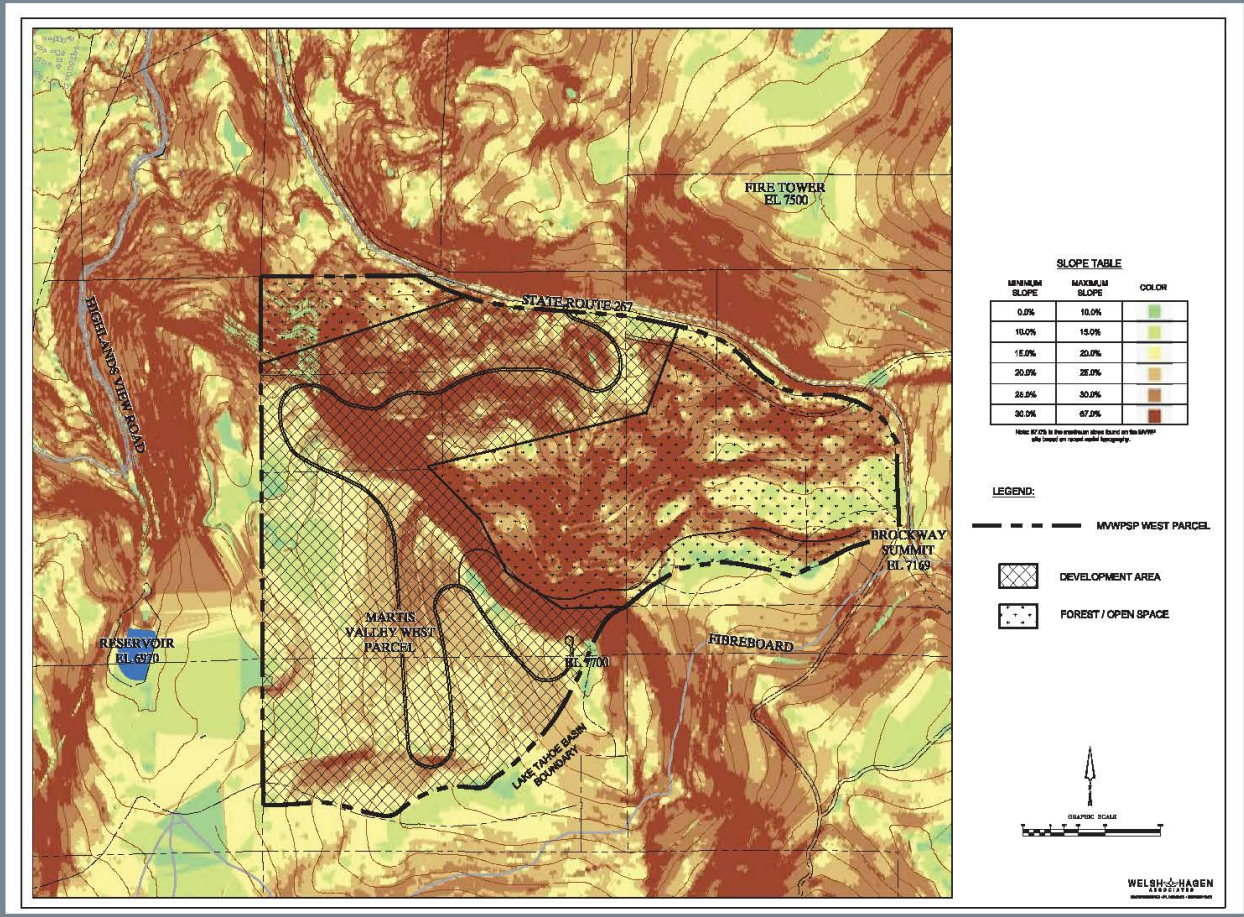


Figure 7-3 West Parcel Slopes

an and vehicular access throughout the MVWPSP. Due to low winter temperatures snowmelt can be delayed for extended periods. Snow that is removed from roads and paths will be stored onsite or hauled to designated areas. Within the MVWPSP, snow storage would occur adjacent to roadways, parking area and pathways, and in designated storage areas with proper BMPs installed to meet Lahontan RWQCB regulations. It is not anticipated that the site will require any off haul outside the MVWPSP, as there is ample non-development land for snow storage.

Snow Storage Policies

Goals ER-1 and ER-2 (see Section 7.2) apply to snow storage as well as natural resources within the plan area. The following policies are specific to snow storage.

> Policy ER-SS1: Conduct snow storage and removal operations to maintain public safety, and vehicular and pedestrian accessibility.
>
> Policy ER-SS2: Prior to approval of each phases' small lot tentative map, improvement plan or use permit, a snow storage plan shall be submitted, demonstrating that snow storage areas are provided consistent with County requirements.
>
> Policy ER-SS3: Elements shall be incorporated that ensure snowmelt does not degrade water quality in compliance with the Lahontan Regional Water Quality Control Board standards. All storm water run-off, including snowmelt, shall be diverted to the MVWPSP drainage system.

7.8 Avalanche and Geological Hazards

Overview and Concept

Avalanches can occur on steeper slopes in the Sierra Nevada. An Avalanche Hazard Report was prepared for the MVWPSP to determine if there were areas within the MVWPSP area that would meet the criteria for Potential Avalanche Hazards Areas (PAHAs) as defined in the Placer County Avalanche Ordinance. A number of factors affect whether there is a risk of avalanche, such as the steepness of slopes and the extent to which the slope is vegetated. The Report concluded while there are some slopes in the West Parcel that are steep enough to support avalanches, those slopes are heavily forested, which is likely to prevent avalanche slab formation and propagation. Therefore, there are no PAHAs in the MVWPSP area (East or West Parcel).

The topography of the plan area would preclude development in certain areas. The majority of slopes fall between a minimum of 10% and 15% (see Figure 7-3), which would not pose any development constraints with standard engineering. Slopes greater than 25% occur along the ridge that runs northwest/southeast through the plan area, and within the northeast portion of the of the plan area. Consistent with the Martis Valley Community Plan, development within the MVWPSP is restricted on sites where the predominant slope exceeds 25 percent.

MVWPSP will work with PCAPCD to reduce air pollutants and green house gas, encouraging an active and outdoor lifestyle.

According to the Preliminary Geotechnical Engineering and Geologic Review (August 2013 and December 2013), there is evidence of an ancient (100,000+ years) landslide on the northern slopes of the West Parcel. The ancient landslide would not preclude development, but could require some modifications to site grading to account for potential instability.

The Geotechnical Review also identified a fault trace along the northeast edge of the West Parcel near the top of a prominent ridgeline. According to the Geotechnical Review, the fault appears discontinuous and to be inactive bedrock fault.

All infrastructure and buildings within the MVWPSP area shall be built to withstand anticipated seismic activity and to address the particular geologic conditions of each building site.

Avalanche and Geological Hazard Policies

Goals ER-1 and ER-2 (see Section 7.2) apply to avalanche and geological hazards, as well as other natural features within the plan area. The following policies are specific to avalanche and geological hazards.

Policy ER-AG1:Tree removal on slopes 2:1 or greater support avalanche activity shall be conducted in consultation with a qualified avalanche consultant to ensure that a substantial avalanche hazard is not created.

Policy ER-AG2:Residential buildings shall not be located in the non-development areas shown in Figure 3-3 and/or on sites with slopes that predominately exceed 25%.

Policy ER-AG3:Any development located in the approximate area of the ancient landslide (Figure 2A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review) shall be engineered to protect buildings from potential slope instability.

Policy ER-AG4: If any development is proposed within 100 feet of the fault trace (identified on Figure 3A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review), the fault location will be evaluated for its presence, precise location and potential activity. If the fault is found to be potentially active, structures shall be set back an appropriate amount and engineered to withstand a seismic event based on the potential strength of the fault.

7.9 Air Quality & Climate Change

Overview and Concept

The MVWPSP area is located within the Mountain Counties Air Basin, which is designated as non-attainment for federal ozone standards, and State ozone and particulate matter (PM10). The MVWPSP area is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD), which is responsible for monitoring and regulating air pollutant emissions from mobile, stationary and indirect sources within the County.

New development will generate air pollutants and greenhouse gas emissions, primarily due to construction activities, vehicle travel, heating and cooling, and energy use. The MVWPSP includes several components that would reduce reliance on automobiles, which for the MVWPSP would be the primary source of air pollutants and greenhouse gas emissions—inclusion of commercial uses within the development so that residents and guests can walk or bike to obtain basic necessities; multiuse trails throughout the MVWPSP so that residents and guests can recreate and access the regional trail system by walking, biking, snowshoeing or cross-country skiing; provision of a shuttle, and the construction of a transit shelter at the base of the MVWPSP area. In addition, all MVWPSP development will comply with the regulations of the PCAPCD and the following policies.

Air Quality & Climate Change Policies

Goals ER-4 and ER-5 (see Section 7.2) apply to air quality and climate change. The following policies are specific to air quality and climate change.

The following policies will further reduce air pollutant and greenhouse gas emissions by not allowing wood-burning devices, making use of natural gas more convenient and improving the energy efficiency of MVWPSP development.

Policy ER-AQ1: No wood-burning stoves or fireplaces shall be installed in residential or transient units.

Policy ER-AQ2: Gas lines or propane devices shall be provided in backyard and patio areas to be used for outdoors cooking appliances or barbecues.

Policy ER-AQ3: All plan construction and development shall comply with Placer County Air Pollution Control rules and regulations.

Policy ER-AQ4: All new and remodeled residential and commercial construction shall meet and/or exceed the current Title 24 energy-efficiency requirements.

Policy ER-AQ5: All new residential buildings are encouraged to meet or exceed the guidelines for the California ENERGY STAR® Homes Program.

Policy ER-AQ6: Selecting a building's orientation, massing and fenestration design to maximize effective day lighting to reduce building energy

requirements, without increasing glare and/or electric lighting loads that offset glare is encouraged. The selection and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, day lighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.

Policy ER-AQ7: Buildings shall be designed to minimize the need for mechanical heating, cooling and ventilation.

Policy ER-AQ8: A high level of individual occupant control for thermal, ventilation and lighting systems should be incorporated. State of the art controls shall be incorporated into mechanical systems where feasible to reduce energy usage.

Policy ER-AQ9: Where feasible, the need for air conditioning shall be reduced through effective ventilation design and the use of trees and architectural devices for shading.

Policy ER-AQ10: Using CFC-free HVAC & R BAS building systems is required. Intakes should be located and designed to assure maximum levels of indoor air quality.

Policy ER-AQ11: Retention of a Commissioning Agent (a professional qualified to evaluate and certify that a building is designed, constructed and functions in accordance with the building's specified operational requirements) is encouraged. Owners may choose to have the Commissioning Agent produce a re-commissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality.

Policy ER-AQ12: The building envelope (which defines the conditioned and unconditioned spaces) should form a continuous insulated barrier and a continuous air barrier.

Policy ER-AQ13: Energy Star® or equivalent rated windows shall be used.

Policy ER-AQ14: Efforts to reduce and recycle construction waste are encouraged as well as regional procurement of construction materials when feasibly possible in order to reduce transport.

Policy ER-AQ15: All units shall use ENERGY STAR® or equivalent rated appliances, including but not limited to dishwashers, refrigerators, ceiling fans and washing machines, and energy-efficient ENERGY STAR® or equivalent rated water heater and air conditioning systems where feasible.

Policy ER-AQ16: ENERGY STAR® or equivalent light fixtures are encouraged.

Policy ER-AQ17: Installation of state-of-the-art energy efficient interior lighting is encouraged.

Policy ER-AQ18: Water-conserving appliances and plumbing fixtures shall be installed.

Policy ER-AQ19: Commercial retail buildings are encouraged to use automatic fixture sensors and low-consumption fixtures.

Additional applicable policies are provided in Chapter 4, including provision of a transit stop and shuttle, and Chapter 5, specifically regarding recycling and water conservation.

7.10 Noise

Overview and Concept

The MVWPSP area is relatively quiet. Noise sources within the core of the area are primarily natural (e.g., birds, rustling of leaves). Traffic is a source of noise, particularly near SR 267. During the winter, snowmobiles using trails within the MVWPSP area could be a source of noise. Aircraft could be an occasional source of noise, along with human recreation. Long-term noise measurements taken in April 2013 toward the center of the MVWPSP area registered 24-hour average levels of 37.5 decibels.

For non-transportation noise, the maximum noise equivalent (Leq) standard for the Martis Valley Community Plan is 55 Leq daytime and 45 Leq nighttime in residential areas and 60 Leq, both day and night, for transient lodging. The maximum average day/night noise equivalent level (Ldn) for the Route 267 corridor is 60 Ldn for residential areas and 65 Ldn for transient lodging (see Tables 10-2 and 10-3 in the Martis Valley Community Plan).

The MVWPSP area will remain relatively quiet after development. New sources of noise will include traffic on internal roadways and noise associated with residential uses. Commercial and recreational areas, particularly outdoor swimming pools, can be sources of noise. Such sources will be located away from residential and open space areas and/or shielded with walls, berms or other barriers. Internal trails will be used primarily by skiers, hikers and bikers. Recreational vehicles such as snowmobiles would not be used except as needed by emergency providers and for maintenance. Given the existing noise levels and the character of Specific Plan development, the plan area will continue to meet the MVCP noise

the plan area; the following policies are specific to noise.

Policy ER-N1: Development within the MVWPSP shall meet Placer County General Plan noise standards for residential and commercial uses.

Policy ER-N2: Construction activities within the MVWPSP shall comply with the Placer County Noise Ordinance.

Policy ER-N3: Sources of noise that could be annoying (e.g., loading docks) shall be shielded and/or oriented away from land uses that are considered noise-sensitive.

Policy ER-N4: Limit motorized vehicle use on internal recreational trails to emergency services and maintenance.

Policy ER-N5: Construction activities that generate excessive noise shall be scheduled to minimize disturbances and noisy construction equipment shall be located away from occupied residences, to the extent feasible and consistent with the Placer County noise standards.

Policy ER-N6: Outdoor recreational facilities, such as swimming pools operated by the HOA or developer, shall limit hours of operation to 7am to 10pm.

8. IMPLEMENTATION

8.1 Implementation Overview

This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and Placer County Zoning Ordinance Section 17.58.200 require that specific plans include a program of implementation measures, including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan.

The plan area is projected to be built-out over approximately 20 years. Thus, the implementation policies are intended to ensure that implementation will be comprehensive, coordinated, and responsive to changing circumstances and market conditions. The objective of this section is to describe how infrastructure and public facilities will be constructed in a timely manner, concurrent with the provision of lodging and other land uses.

Section 8.3, "Administrative Procedures," identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 8.4, "Timing of Development Infrastructure," describes the process and sequence of implementing infrastructure and facilities to serve the plan area over time. Section 8.5, "Development Sequencing," describes the sequence of development of the plan area.

The documents prepared in support of this Specific Plan are listed in Table 8-1. These documents contain more detailed information on environmental conditions, infrastructure, and financing mechanisms.

Table 8-1
MVWPSP Support Documents

Title	Author	Date
Preliminary Avalanche Hazard Report, Martis Valley West Parcel Project	Larry Heywood	August 2013
Martis Valley West Parcel Phase 1B: Heritage Resource Preliminary Field Inventory Report	Susan Lindstrom, Ph.D	August 2013
Martis Valley Community Plan Rezoning Project, Heritage Resource Phase 1A Preliminary Report	Susan Lindstrom, Ph.D	Mach 27, 2013
Preliminary Geotechnical Engineering and Geologic Review for Martis Valley Opportunity	Holdrege & Kull	August 16, 2013
Martis Valley Opportunity Preliminary Geotechnical and Geologic Review Report, Addendum No. 1	Holdrege & Kull	December 3, 2013
Martis Valley West Parcel Project Baseline Biological Resources Report	Ascent Environmental, Inc.	December 2013
Phase 1 Environmental Site Assessment, Martis Valley Opportunity Multiple Undeveloped Parcels	Holdrege & Kull	August 14, 2013
Martis Valley West Project—Limited Traffic Analysis	LSC Transportation Consultants, Inc.	December 9, 2013
Martis Valley West Parcel—Baseline Scenic Assessment	Welsh Hagen Associates	October 28, 2013
Northstar-SPI Parcel TRPA Baseline Scenic Assessment	Telesto Nevada, Inc.	December 2011
Martis Valley West Parcel Specific Plan Delineation of Wetlands and Other Waters	Ascent Environmental, Inc.	April 2015

8.2 Implementation Goals & Policies

The following goals and policies address the provision of infrastructure within the Specific Plan area.

Goal IM-1: Assure that infrastructure is in place in a timely manner to support new development.

Goal IM-2: Distribute infrastructure costs and requirements equitably among development projects.

Policy IM-1: Identify backbone infrastructure needed to support full development of the Specific Plan.

Policy IM-2: Backbone infrastructure (e.g., the primary access road and associated utilities) shall be constructed prior to or concurrent with the initial residential and commercial development within the Specific Plan.

Policy IM-3: Require each project to demonstrate that infrastructure required to support that development will be in place when needed.

Policy IM-4: Ensure that each project contributes its fair share toward backbone infrastructure.

Policy IM-5: Allow projects to be reimbursed by future projects for construction and/or advanced funding of infrastructure needed by multiple projects.

Policy IM-6: Development and the required infrastructure and public facilities shall be timed to be available for new development in the plan area as the development proceeds.

Policy IM-7: Development may occur in any sequence as long as the required infrastructure is in place, and the sequence of development is consistent with the Specific Plan.

8.3 Administration Procedures

This section identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan.

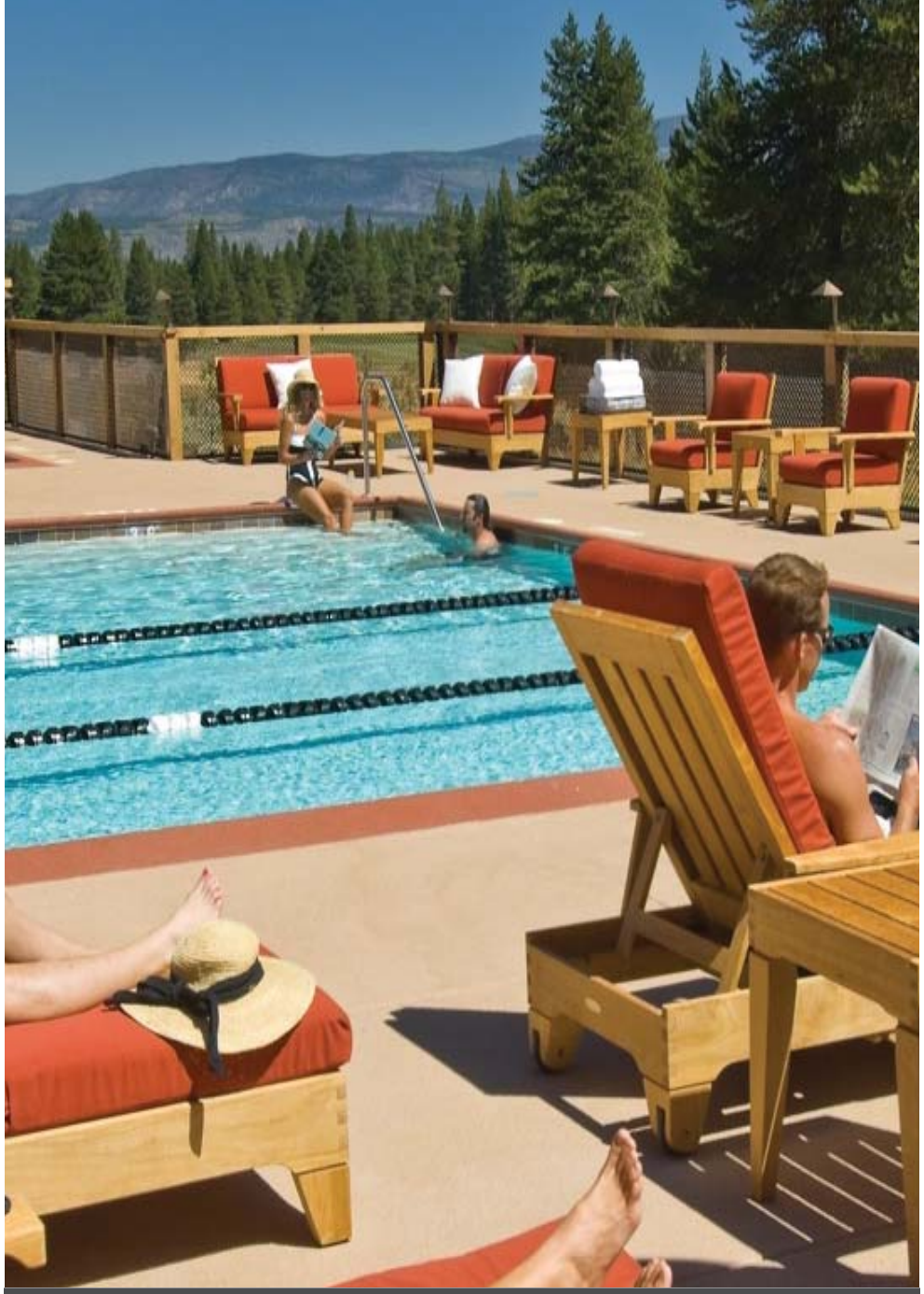
8.3.1 Specific Plan Approvals

The following actions are anticipated to be taken concurrently with the adoption of this Specific Plan.

Placer County Actions

The initial actions taken by the Board of Supervisors as part of Specific Plan approval include the following:

The MVWPSP strives for sustainable and environmentally concious development.



Recreational homeowner amenities will be strategically placed throughout the development.

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Martis Valley West Parcel Specific Plan: The County Board of Supervisors will adopt the Martis Valley West Parcel Specific Plan by resolution. The Development Standards attached to this Specific Plan as Appendix B will be adopted by ordinance.

Final Environmental Impact Report (FEIR): The County Board of Supervisors will certify the FEIR, adopt CEQA findings, and adopt the mitigation monitoring program. As part of the EIR process, the County will adopt a Water Supply Assessment prepared by the Northstar Community Service District. The Water Supply Assessment will be included in the FEIR.

General Plan and Community Plan: The County Board of Supervisors will amend the General Plan (if needed) and Martis Valley Community Plan, as needed to conform to the Specific Plan.

Zoning: The County Board of Supervisors will also approve the Specific Plan zoning designations (see Section 8.3.2, which follows), rezoning the 670 acres of the East Parcel to TPZ and rezoning the West Parcel as designated in Chapter 3.

Development Agreement (DA): The County Board of Supervisors will approve the Development Agreement, which will memorialize the rights and obligations of the County and the applicant with respect to the Specific Plan.

Timberland Production Zone Immediate Withdrawal: The County Board of Supervisors will tentatively approve the withdrawal of the 662 developable acres of the West Parcel from the Timberland Production Zone. The withdrawal, along with a Timber Harvest Plan, will then be considered by CalFire. The California Board of Forestry (through CalFire) must approve the Immediate Withdrawal from the Timberland Production Zone before rezoning of the West Parcel can take place. After the withdrawal is approved by CalFire, the rezoning of the West Parcel will be effective. Upon approval of rezoning of the West Parcel, the 670 acres of East Parcel currently zoned Commercial and Residential will be rezoned Timberland Production Zone.

After the approval of the Specific Plan and before the final large lot final map is approved for recordation, the following will be approved:

- *Transportation Management Plan:* The Transportation Management Plan shall identify measures needed to ensure that roadway operations are adequate during peak traffic periods, and identify transit and other measures supported by the Specific Plan that would reduce reliance on automobiles.
- *Water Master Plan:* The Water Master Plan shall include information on existing water infrastructure, which includes wells, pipelines and storage. The proposed project water demands, transmission, distribution and storage based on the project Land Use Plan will also be included. The Master Plan shall be coordinated with and reviewed and approved by the NCSD, and will be based in part on the information set forth in the Water Supply Assessment.
- *Sewer Master Plan:* The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan shall include information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities. The Master Plan shall be coordinated with, reviewed and approved by the NCSD.

- *Drainage Master Plan:* The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan shall delineate the 100-year flood plain for Middle Martis Creek. The Drainage Master Plan shall include information on the size of and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities.
- *Implementation Policies and Procedure Manual:* This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the plan area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan.
- *Annexation:* LAFCO approval of annexation into the NCSD prior to recordation of the final large lot map.

8.3.2 Specific Plan Area Zoning

The County has put in place a zoning classification, known as a "Specific Plan" (SPL) zone district that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Specific Plan area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Specific Plan (MVWPSP), resulting in the new SPL-MVWPSP zoning classification. This zoning classification will be applied to the 662 acres designated Residential within the West Parcel. The land designated Forest shall remain zoned TPZ.

8.3.3 Development Standards and Design Guidelines

The Development Standards shall be adopted by ordinance as Appendix B to the Specific Plan. The Development Standards supersede the Placer County Zoning Ordinance and will serve as the zoning regulations governing development, improvements, and construction within the plan area. Where a standard is not provided in the MVWPSP Development Standards, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual will apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the plan area. The Design Guidelines (Appendix C) shall be adopted by resolution, and shall provide intent and direction for design-related aspects of MVWPSP development.

8.3.4 Subsequent Entitlement Process

Development within the plan area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include but are not limited to large and small lot tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Administrative Review Permits, Tree Permits, and Design/Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and its appendices, the Specific Plan Development Agreement, and applicable County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

8.3.5 Environmental Review

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. An Environmental Impact Report (EIR) will be certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the plan area.

The determination of whether the requested subsequent development entitlement is consistent with the Specific Plan and whether the Specific Plan EIR considered the project-specific effects will be made through the Subsequent Conformity Review process as described in the next section.

Application Requirements

Once the Specific Plan and large lot tentative maps are approved, individual developers may submit applications for vesting tentative maps, small lot tentative maps and/or other entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially.

For non-residential projects, small lot tentative maps (SLTM) will typically be accompanied by Conditional Use Permits (CUP), which will specify the allowed uses, number of units, square footage and other project compo-

nents for any development within the parcels covered by the SLTM. A project would also usually be subject to design review at this stage.

Once the SLTM and CUP (for non-residential projects) and Design Review are complete, the project may proceed to Improvement Plans and building permits. Improvement Plans for backbone infrastructure (e.g., the primary access road and utilities) may be approved prior to approval of the first SLTM.

Applications shall be made in writing on forms provided by the County Planning Department, and shall be accompanied by required application fees and such data and information as may be prescribed for that purpose.

Application Processing

Applications will be analyzed by County staff members for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways:

- Consistency with policy language (goals, policies, objectives, etc.);
- Consistency with land use designations, roadways, and bike paths;
- Consistency with development standards and design guidelines;
- Consistency with figures and tables; and
- Consistency with the Development Agreement, large-lot tentative map, small-lot tentative map, and other relevant implementation documents.

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure and County facilities plans, and other implementing documents of the Specific Plan.

Implementation Policies and Procedures Manual

To assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement, an Implementation Policies and Procedures Manual will be prepared by the applicant in association with the County Chief Executive Officer and Planning Division prior to the approval for recordation of the first final large lot final map or tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the plan area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits, reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan.

Subsequent Conformity Review Process

In conjunction with submitting any required County application for approval of a subsequent development entitlement within the plan area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire will be to enable the County to determine whether the proposed project is consistent with the Specific Plan, to examine whether there are project-specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to, the following:

- Development matrix that outlines all previous development within the plan area including unit counts/types and commercial square footages/acreage;
- Preliminary Grading Plan (including off-site improvements);
- Preliminary Geotechnical Report (including seismic analysis);
- Preliminary Drainage Report;
- Preliminary Water Quality Best Management Practices (BMP) Plan;
- Traffic Circulation Plan;
- Traffic Study;
- Tentative Map (Section 16.12.040 of the Placer County Code);
- Acoustical Analysis;
- Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/ or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
- Water Quality Related Studies/Details (BMPs, Preliminary Low Impact Development measures);
- Senate Bill (SB) 221 Water Supply Verification;
- Hazardous Materials Usage Information;
- Water Supply Well Information (as applicable);
- Biological Pre-Construction Surveys;

- Fire and Life Safety Study;
- 100 Year Floodplain Study;
- Utility will serve letters (water, sewer, solid waste, electrical and natural gas);
- Air Quality Analysis; and
- Climate Change/Greenhouse Gas Analysis.

Based on the information provided, the County will determine whether the proposed development entitlement is consistent with the Specific Plan and related documents, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines.

Mitigation Monitoring

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a "mitigated negative declaration" or specified environmental findings related to EIRs. The Mitigation Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Specific Plan. This monitoring program is to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

8.3.6 Interpretations, Amendments and Entitlements

Typical of many specific plans, implementation of the MVWPSP is anticipated to occur over twenty years. During the long-term build-out of the plan area, property owners will face dynamic and evolving market conditions.

Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed as an Administrative Modification (See below).

Interpretations

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of this Specific Plan may appear to provide alternative guidance, differ from each other, or from other adopted County policies or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the Specific Plan shall be made as described in Section 17.02.050 of the Placer County Zoning Ordinance. In making interpretations, the Placer County Planning Director will consult with any other affected County department or other agency as needed.

Administrative Modifications and Amendments

Amendments to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment. Administrative Modifications do not have a significant impact on the character of the plan area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan.

Amendments to the Specific Plan are changes to the plan elements, including differences in land use development types assigned to specific parcels; changes to capacity requirements; changes to the intensity or density of land uses on specific parcels (including public facilities); density transfers; changes in the plan area boundaries; or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the Placer County General Plan.

Proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, detailed road alignments, road classifications, or Specific Plan policies. Typically, amendments to the Specific Plan will be requested by property owners. There may also be circumstances, however, where the County may wish to request an amendment. The procedures described below shall be followed to amend the adopted Specific Plan.

The August 2020 deadline for acquisition of the East Parcel by a land trust (see Open Space Policy OS-2) may be administratively extended by the Planning Director only if all the parties to the purchase and sale agreement request and agree in writing to an extension not to exceed five years, and the Planning Director finds that the extension will facilitate acquisition and permanent preservation of the East Parcel. Additional extensions beyond August 2025 shall constitute an amendment to the Specific Plan.

Administrative Modification and Amendment Requests

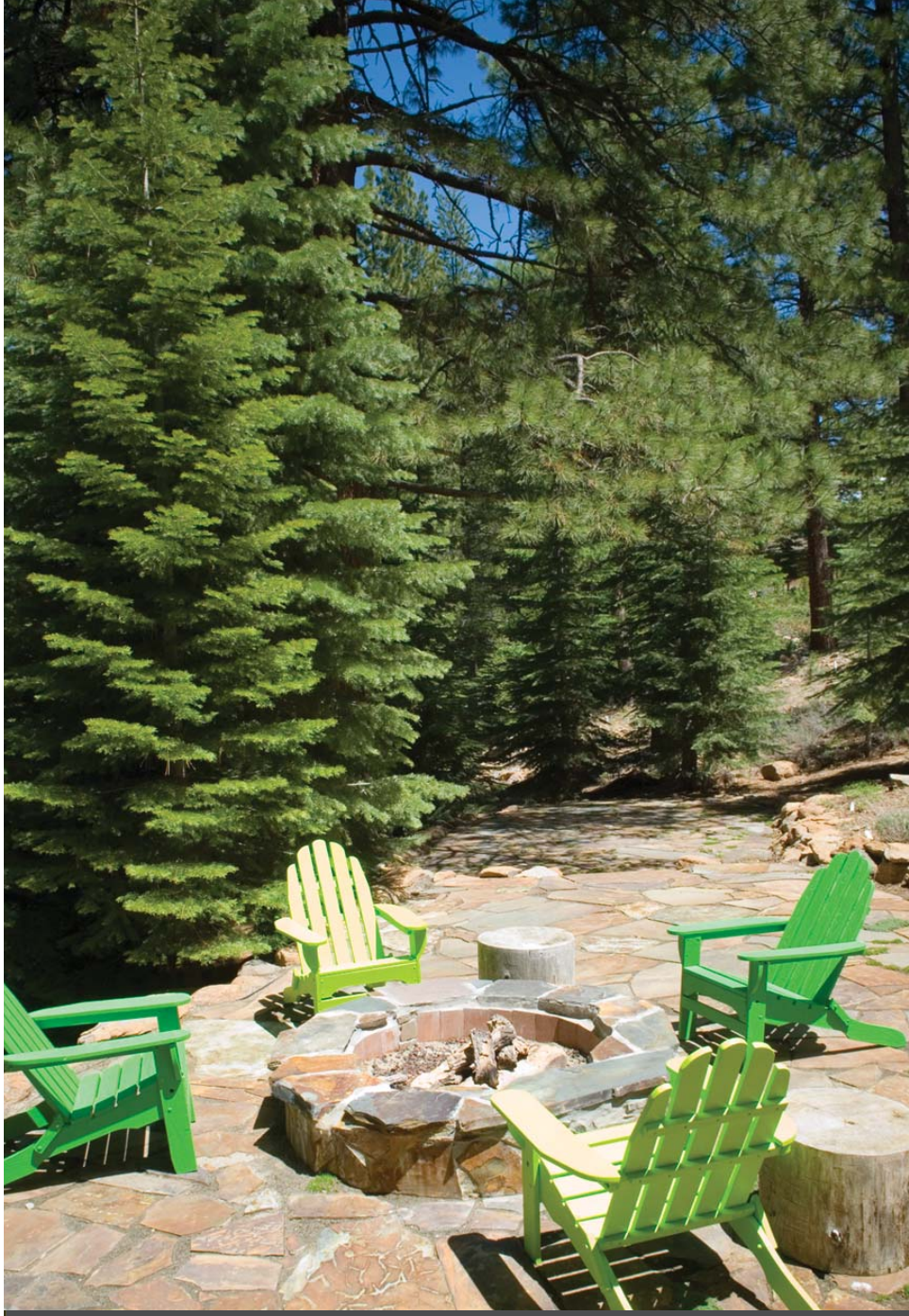
All requests to amend the Specific Plan shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County Planning Department. Any or all of the following information may be required:

- A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted and any exhibits deemed necessary by the Planning Director;
- A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
- A statement of consistency with the Specific Plan;
- Analysis as required by CEQA; and
- Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc.).

Administrative Modifications

Administrative Modifications do not have a significant impact on the character of the plan area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- The Planning Director determines that the proposed adjustments to the development standards and design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;
- Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;



Design guidelines and standards fostering high Sierra living are a key component of the MVWPSP.

- The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR; and
- The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan.

An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

Modification of the Land Use Diagram

Figure 3-4, Proposed Land Use Designations, is intended to provide the structural framework for the land use program within the plan area. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:

- The Planning Director has determined that the proposed project is consistent with the intent of the approved Specific Plan and with land use patterns and assumption analyzed in the Specific Plan EIR;
- The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded within the plan area; and
- The area planned for parks, open space, trails, public facilities and other such public amenities described on the Land Use Diagram is not reduced; and
- No final small lot map has been recorded.

Amendments

An Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. An Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- A new category of land use not specifically discussed in the Specific Plan is introduced;
- Significant changes to the distribution of land uses beyond those allowed under an Administrative Modification or other changes affecting land use are proposed and may substantially affect the Specific Plan;
- Proposed changes to the design guidelines and/or development standards that if adopted, would substantially change the physical character of the plan area as envisioned by the Specific Plan and the Planning Director; or
- Proposed changes to the development sequencing that would significantly increase or alter plan area boundaries or units allocated.

Amendments require approval by the County Planning Commission and Board of Supervisors. They shall comply with the procedures outlined in Section 17.60.090 of the Placer County Zoning Ordinance.

8.3.7 Transfer of Density

To further the intent of providing development flexibility, units and/or square footage assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:

- The sending and receiving parcels are within the plan area and the total does not exceed the total maximum number of approved units and/or square footage for the entire plan area;
- The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- The transfer of units would not result in increased impacts beyond those identified in the EIR;
- The adjustments in density and units would not significantly affect planned infrastructure, roadways, other public facilities, or plan area financing districts;
- Transfer would not affect the total number of employee housing units called for in the Specific Plan; and
- The County Planning Department shall track sending and receiving parcels.

The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above unit transfer criteria. This submittal shall include information identifying the affected parcels and designating the number of units being transferred, an Administrative Modification application with filing fee, and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting

the adjusted unit counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track unit allocations.

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 8.3.6, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an Amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

8.3.8 Design/Site Review

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the plan area is of high quality and to prevent new construction from adversely affecting the desirability of the immediate and nearby areas for residents and businesses. All development within the plan area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance, except for single family residential development, which will be subject to design review by the MVWPSP Home Owners Association. Through the Design/Site Review process, applications are reviewed by Placer County and are approved, conditionally approved, or denied, based on consistency with the development standards and design guidelines established for the plan area.

8.4 Timing of Development Infrastructure

The plan area is anticipated to be built-out over approximately 20 years and may evolve in a variety of ways depending on several factors. These factors include shifts in market demand for various housing/ lodging types and non-residential uses and changes in the development goals or financial capabilities of property owners. This section describes the process and sequence of infrastructure and facilities to serve the plan area over time.

Chapter 5, Public Services and Utilities, of the Specific Plan describes the infrastructure and public service facilities required to serve the build-out of the plan area. As development occurs, infrastructure and services will be extended and expanded, as required, to serve new development. At this time, it is expected that these improvements could be funded through a variety of mechanisms. A Public Facilities Financing Plan, Urban Services Plan and/or Development Agreement shall be prepared and shall provide a detailed analysis regarding the timing and costs for planned infrastructure and public facilities and the ongoing provision of public services to support development of the plan area as such development proceeds.

Infrastructure and Public Facilities Systems

The West Parcel Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as the West Parcel builds out. Initially, it is anticipated that the primary access road and associated infrastructure and one of the water tanks would be constructed prior to or concurrent with the first development project. The infrastructure requirements for each phase of development would then include all on-site and off-site facilities necessary for the build out of that phase. These may include roadways, sewer, water, storm drainage, dry utilities, bike paths and trails, and other facilities and improvements.

Phasing Performance Standards

Phasing performance standards are intended to provide guidance in determining the required elements and conditions of phased development within the plan area. The following is a general series of standards for phased development to assure adequate provision of public services and adherence to sound planning principles..

Developers of individual projects are responsible for the funding, design and construction of all required facilities and infrastructure needed to serve that individual project. Certain facilities are sequential; accordingly, parcels developed out of sequence may be required to construct additional infrastructure and facilities outside of the phase boundary as necessary to provide services to the phase proceeding.

Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the plan area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.

Developers may request to enter into reimbursement agreements with the County or other agencies for on-site or off-site improvements constructed

by the developer that benefit other properties or projects. Phasing shall demonstrate that the following performance criteria are met and are in substantial conformance with the Master Plans:

- Sanitary sewer: One point of connection is required.
- Water: A looped system is required.
- Roadways: Two points of access required (one may be a temporary or permanent emergency vehicle access).
- Drainage: One outfall or point of connection is required, including best management practices.

Public Facilities

Public Facilities are the amenities to the Specific Plan (e.g., park facilities and libraries) or facilities that house employees providing services to the area (e.g., sheriff, fire, public administration). Public facilities may include the following:

- Public buildings, Fire Stations, Sheriff Substation, and their corresponding equipment;
- Parks and open space; and
- Urban Services.

Urban Services are the new and/or enhanced services to be provided by the County, NCSD, CalFire, North Lake Tahoe Fire and/or MVWPSP Homeowners Association, within the plan area, these include:

- Sheriff services;
- Fire protection and suppression services, including ambulance and paramedic services;
- Recreation program services;
- Maintenance of parks, landscaping, and open space, including all off-site open space and habitat preservation lands;
- Maintenance of storm drainage system;
- Maintenance of roads, traffic signals, and streetlights; and
- Any other service provided by the County or other public districts/service providers to the property that may be allowed by law to be funded through a Community Facilities District.

General Timing/Development

Four master plans are required as one of the first steps in implementing this Specific Plan. These plans are described in Section 8.3.1, in other chapters of the Specific Plan and in the Development Agreement and are as follows:

- Water Master Plan;
- Sewer Master Plan;
- Drainage Master Plan; and
- Transportation Master Plan.

All four master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the plan area.

Conservation Easements

Density reduction and the East Parcel's conservation are contingent upon the approval of the initial entitlements of the West Parcel. The 2003 MVCP allocated 1,360 units and 6.6 acres of commercial to the East Parcel. With Specific Plan approval, 760 units and 6.6 acres of commercial will be transferred from the East Parcel to the West Parcel. The remaining 600 allocated units, over 44% of the East Parcel approved MVCP allocated density, will be permanently retired.

As specified in Policy OS-2 in Chapter 6, upon approval of the Specific Plan and the immediate withdrawal from the Timberland Production Zone of the West Parcel by both the Board of Supervisors and the Board of Forestry, the 670-acre developable portion of the East Parcel will be re-designated Forest and rezoned Timberland Production Zone as this parcel completed the 10 year Timber Production Zone-rollout in December of 2013. The MVWPSP thus involves re-establishing TPZ zoning on this 670-acre area.

The Applicant and two conservation groups have worked hard to ensure the entire East Parcel be conserved contingent on the West Parcel's entitlements and density transfer. Currently, there are two mechanisms in place to ensure conservation of the over 6,376 acre East Parcel. The first is an option agreement for fee-simple acquisition by Truckee Donner Land Trust and the Trust for Public Land; and the second is a Conservation Easement. Both the preliminary sale agreement and the conservation easement are signed and in escrow.

8.5 Development Sequencing

Development of the MVWPSP may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various housing types and changes in the development goals and capabilities of property owners within the plan area. The primary infrastructure (e.g., access road and accompanying utilities) would be constructed prior to or at the same time as the first phase of development. As required by Policy IM-6, development may occur in any sequence, as long as the necessary infrastructure is in place.

8.6 Specific Plan Financing Strategy

The fair-share cost of both on-site and off-site public infrastructure and public facilities required to support the MVWPSP will be funded first and foremost from private financing and revenues generated by development within the plan area. Some regionally-serving public facilities may be funded by a larger fee program that includes areas both within and outside of the plan area.

Development projects will be required to provide up-front funding for the fair-share cost of installing and expanding infrastructure and public facilities as and when necessary to adequately serve and support their projects. Developers will be subject to fee credits or future reimbursements. The costs for public facilities will be allocated as much as possible based on a project's fair share of required improvements.

Equitable plan area fees may be imposed for infrastructure improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the plan area fee for required backbone improvements and public facilities will be established for each land use.

Other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the plan area. Any such alternative or supplemental financing mechanisms shall comply with the Financing Strategy.

Financing Public Improvements

As described below, the construction of backbone and other public improvements, public facilities and services designed to serve the MVWPSP could be funded by a variety of mechanisms: county-wide impact fees, Specific Plan fees, the use of CFD's and/ or a CSA, developer financing, and other potential methods.

- County Impact Fees: Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the plan area.

- School District Impact Fees: The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school districts.

- Community Facilities District: A community facilities district (CFD) may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities in the plan area and/or the plan area may be annexed into an existing CFD. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceeds from a bond sale by the community facilities district can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual maximum special tax can be used toward bond debt service or to build infrastructure as needed.

The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds. The proceeds of the Mello-Roos special tax for services can be used to fund such services in perpetuity.

Martis Valley West Parcel Specific Plan

Emergency Preparedness and Evacuation Plan

Prepared for Placer County

Prepared by Mountainside Partners

June 1, 2016

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A. Applicable Fire Codes and Ordinances and Programs

- California Public Resources Code Section 4291
- NCSD Ordinance 26-09 (Fuel Maintenance and Defensible Space)
- NCSD Ordinance 28-13 (Fire Code)
- Defensible Space Program
- CalFire General Guidelines for Creating Defensible Space

B. MVWPSP Evacuation Plan

C. NCSD Fire Emergency Guide

D. Eastside Emergency Evacuation Plan

1.0 INTRODUCTION

1.1 Introduction

This Emergency Preparedness and Evacuation Plan (EPEP) has been prepared for Martis Valley West Parcel Specific Plan (MVWPSP). The focus of the EPEP is primarily on emergency preparedness and evacuation protocols for emergency events, such as fire. However, other hazards are also addressed, including avalanche, seismic and flood protection measures.

This EPEP is consistent with the concepts and goals of the Martis Valley Community Plan and MVWPSP, and is intended to be implemented in conjunction with the Northstar Fire Department Evacuation Plan and the Placer County Operational Area East Side Emergency Evacuation Plan.

The MVWPSP establishes the planning framework for development of the 662-acre West Parcel, and provides for preservation of the 6,376-acre East Parcel. The MVWPSP provides a comprehensive set of goals and policies, project objectives and implementation measures to guide the development of the West Parcel, and establishes development standards for parcel layout, buildings and facilities, as well as design guidelines for architecture, landscaping and other project elements. Because the East Parcel is planned to for conservation, and no development is proposed on the East Parcel as part of the MVWPSP, this EPEP addresses only the West Parcel.

1.2 Purpose

This EPEP specifically applies to properties within the West Parcel boundaries. The EPEP provides a framework for protection of property owners and guests from natural hazards, prevention of fire and exposure to avalanche, seismic events or flooding, and preparation for responding to emergencies if they arise.

1.3 Project Summary

1.3.1 Location

The MVWPSP site is located midway between the Town of Truckee and the north shore of Lake Tahoe and within the Martis Valley Community Plan (MVCP) in Placer County on either side of SR 267 (see Figure 1-1). The Martis Valley encompasses approximately 44,800 acres and is located in both Nevada and Placer counties. Within Placer County only, the Martis Valley includes approximately 25,570 acres.

The West Parcel is located southeast of Northstar Resort, and uphill and east from Sawmill Reservoir.

Vehicular access to the West Parcel is from SR 267. The primary access point to the West Parcel is a gated, dirt road located approximately 1 mile south of Northstar Drive. Logging roads also intersect Fibreboard Freeway. The West Parcel can also be accessed by non-vehicular traffic, such as on foot, bicycle and cross-country skis from Fibreboard Freeway and nearby trails, such as the Tahoe Rim Trail and Tompkins Memorial Trail.

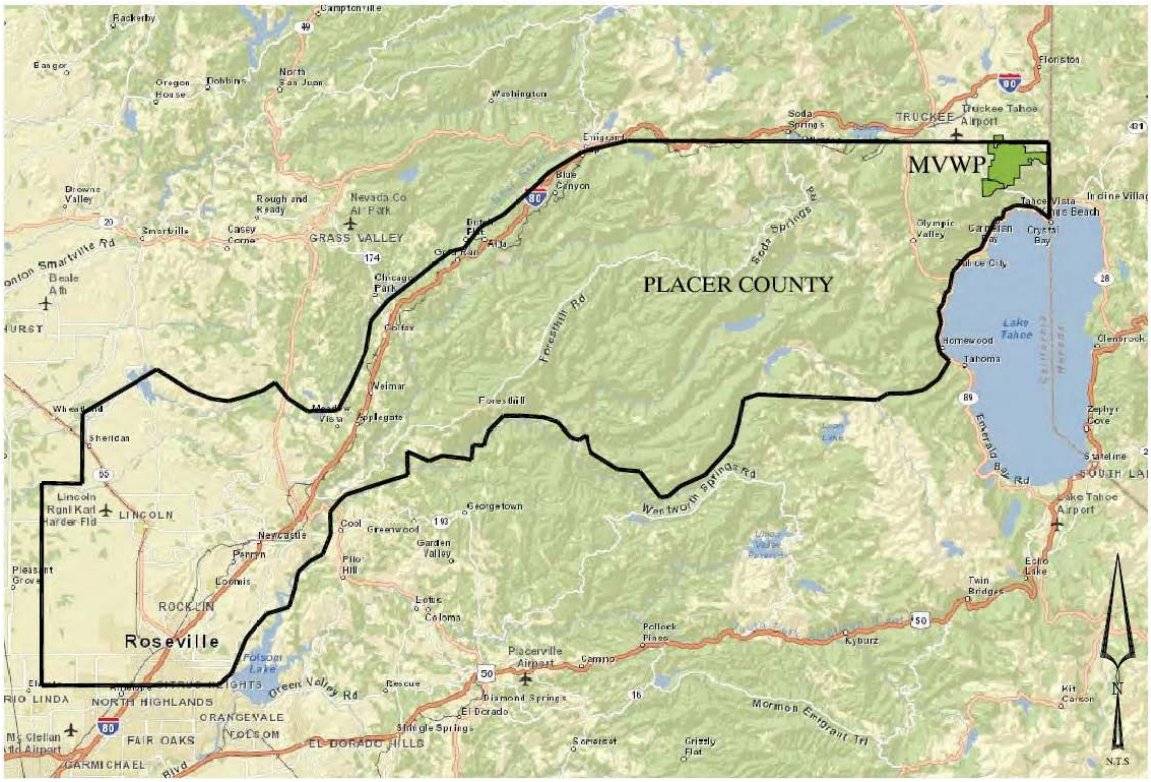


Figure 1-1, MVWP Location

1.3.2 Project Description

The MVWPSP provides for 760 residential units and 6.6 acres of commercial uses. A portion of the West Parcel (662 acres) would be zoned Residential, allowing for the development of residential units and associated commercial, homeowner amenities, and small community retail uses. The remaining 390 acres on the West Parcel would remain designated Forest and would be zoned TPZ. The land use designations are shown in Figure 1-2. Specific proposals for development under the MVWPSP have not yet been prepared, but Figure 1-3 provides a conceptual layout that would be consistent with the zoning, policies and development standards of the MVWPSP.

The Residential designation would be applied to the majority (662 acres) of the West Parcel and would allow for a variety of residential units, including second homes and lodging. Typical allowed land uses include detached single-family dwellings, secondary dwellings and residential accessory structures, smaller-scale multi-family dwellings, condominiums, churches, parks, homeowner recreational facilities, childcare facilities, and necessary public utility and safety facilities. In addition, other non-residential uses would be allowed under this designation to serve the resident population, including up to 6.6 acres of commercial uses such as small retail stores, restaurants, offices, and sports equipment rentals.

The intent of allowing small commercial/retail uses within the residential designation is to provide services and amenities to residents and visitors within the MVWPSP and minimize the need for trips outside of the project site. The total commercial/retail and homeowner amenities acreage is limited to 6.6 acres, 34,500 square feet commercial/retail and 22,000 square feet of homeowner amenities, which could be distributed throughout the Residential-designated area.

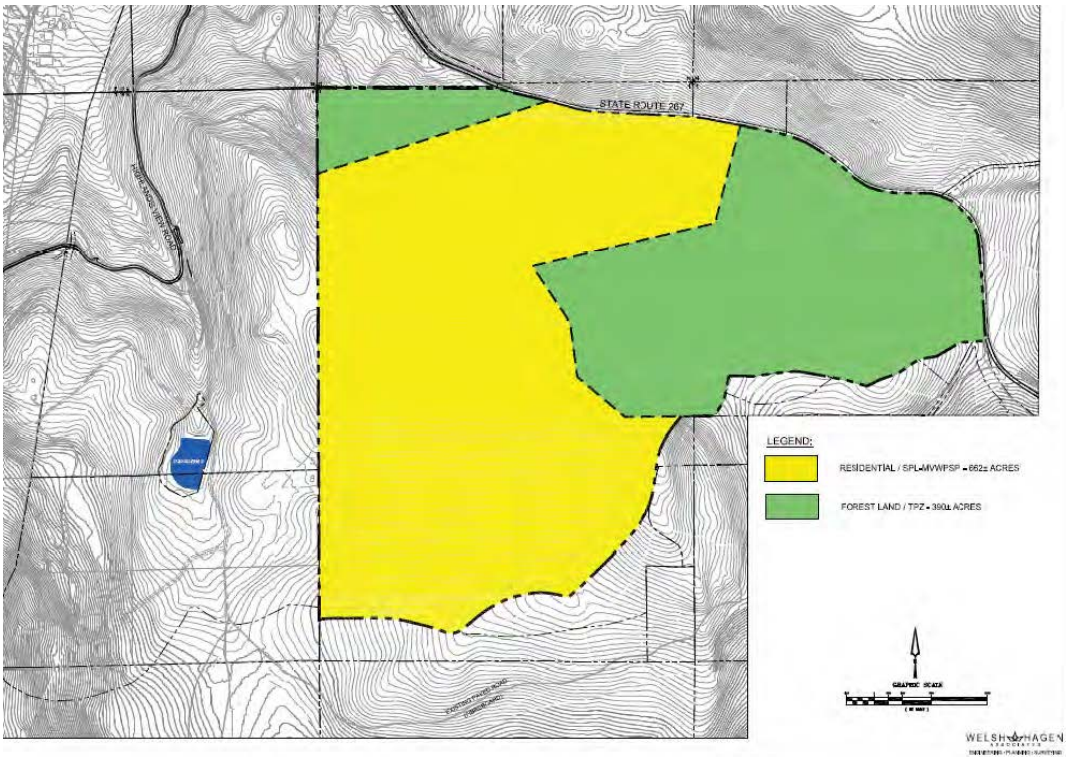


Figure 1-2, MVWPSP Land Use Designations

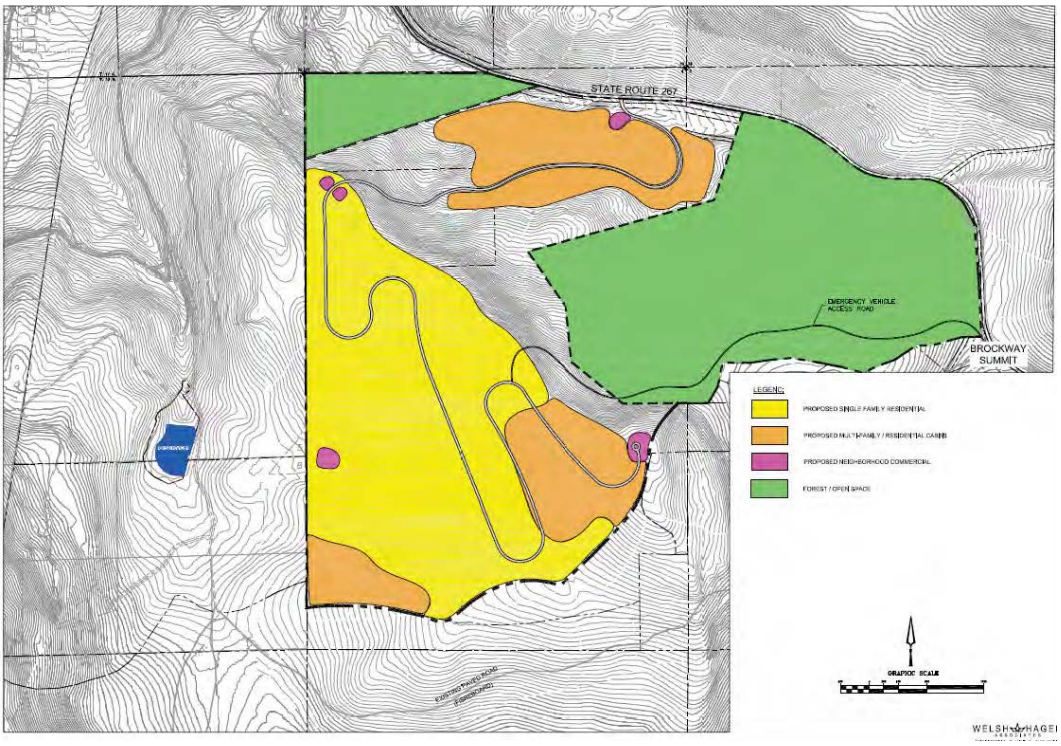


Figure 1-3, Conceptual Land Use Plan

The Forest designation is applied where the primary land uses would relate to the growing and harvesting of timber and other forest products, together with public and commercial and recreational uses (Placer County Code, Chapter 17, Section 17.12.010 – Definition of Forestry Zoning Designation). Allowable uses include timber production and facilities, cross-county skiing and related facilities, including parking, incidental camping, improved campgrounds (but no recreational vehicle parks), and public utility and safety facilities. Residential development is not allowed in the Forest designation.

The MVWPSP includes policies that restrict development in hazard areas and/or where sensitive resources could be located. Figure 1-4 indicates where development could occur.

Development of the West Parcel pursuant to the MVWPSP would occur in phases, and is anticipated to be built out over approximately 20 years. Depending on market demand for various lodging types and non-residential uses and changes in the development goals or financial capabilities of property owners, development may evolve in a variety of ways. Therefore, the implementation measures are intended to ensure that development of the MVWPSP is comprehensive, coordinated, and responsive to changing circumstances and market conditions.

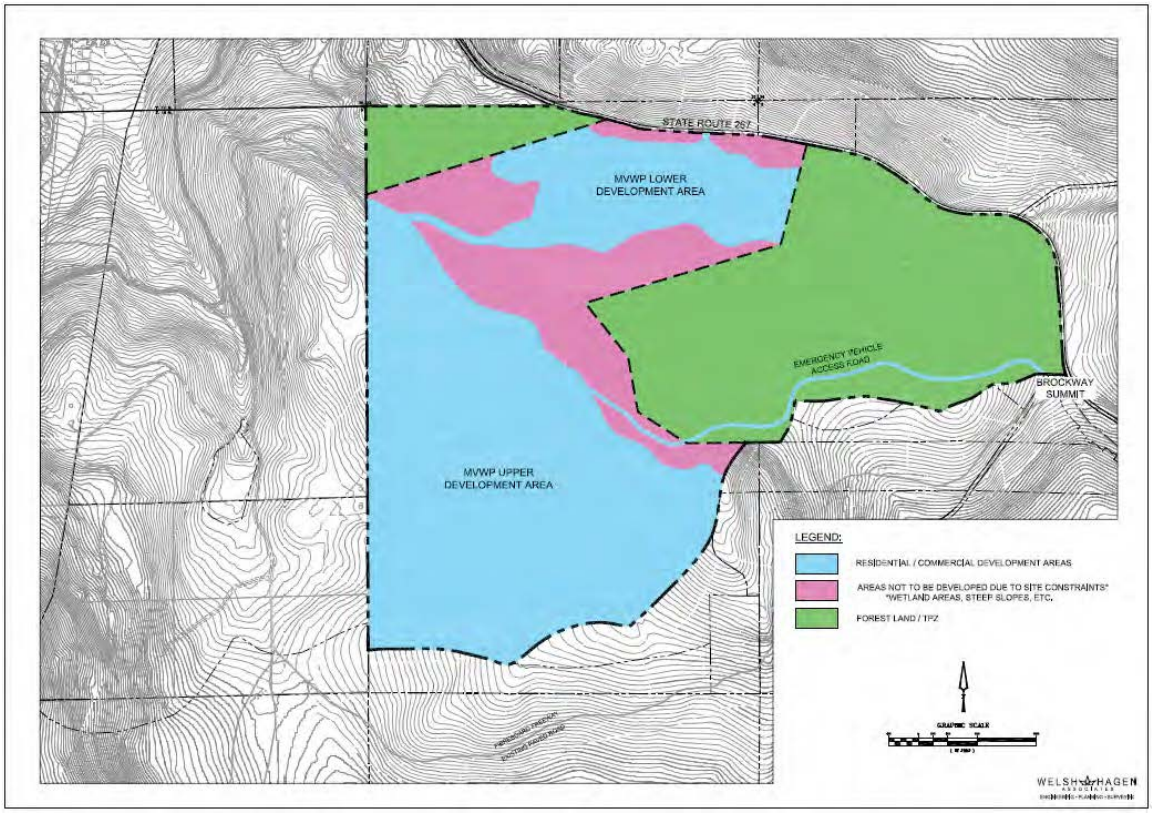


Figure 1-4, Development Areas and Non-Development Areas

2.0 EXISTING CONDITIONS

2.1 Topography

The regional terrain in the Martis Valley and vicinity is generally defined by gently sloping to moderately steep plateaus and mountain valleys (Martis Valley and Sierra Valley) with some steep mountainous areas. The crest of the Sierra Nevada rises to the west of the Truckee River canyon with numerous peaks between 8,000 feet and 9,000 feet above mean sea level (msl), including Mount Lincoln, Mount Andersen, and Tinker Knob. The northern portion of the Carson Range, an eastern spur of the Sierra Nevada, rises to the east and southeast of Martis Valley; the highest peaks in this portion of the range are in Nevada and include Slide Mountain (9,698 feet) and Mount Rose (10,776 feet). Martis Peak is near the MVWPSP project site, at the southeast edge of Martis Valley, with an elevation of 8,742 feet. South of Martis Peak, the terrain drops away into the Lake Tahoe Basin with a low elevation of 6,229 feet.[1]

The West Parcel is characterized by an upper and lower bench separated by a jagged and distinct rock rim that runs in a northwest-southeast direction (see Figure 2-1). The lower bench is situated north of this geological feature and south of SR 267, and contains Middle Martis Creek and its associated riparian areas, meadows, and wetlands. Approximately 100 acres of the lower bench (in the northeastern corner of the West Parcel) has slopes of 0 to 15 percent. Slopes increase moving southwest of Middle Martis Creek toward the ridge, exceeding 50 percent in the steepest areas. South of the rim, the upper bench slopes moderately (generally less than 15 percent but exceeding that in some areas) down to the west and southeast. The low point of the parcel is approximately 6,600 feet at Middle Martis Creek and the highest is 7,800 feet at the top of the central ridge.[2]

2.2 Vegetation

The West Parcel is composed primarily of coniferous forest habitats (see Figure 2-2). The dominant habitat is Sierra mixed conifer, red fir forest, and white fir forest. Other habitat types within the West Parcel include white fir/red fir forest, freshwater forested/shrub wetland, freshwater emergent wetland, montane riparian, wet meadow and mule's ear meadow.[3] A wetland delineation (was prepared for both the West and East Parcels. Approximately 10.7 acres of potential wetlands (freshwater forested/shrub wetland and freshwater emergent wetland) were identified on the West Parcel, as well as approximately 6.2 acres of potential montane riparian and 1.8 acres of potential wet meadow.[4] To the extent feasible, wetlands will be avoided. Any fill of jurisdictional wetlands would be subject to permitting by the US Army Corps of Engineers, the California Department of Fish and Wildlife and/or the Regional Water Quality Control Board (Lahontan Region).

[1] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-2.

[2] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-2.

[3] Ascent Environmental. 2014. Baseline Biological Resources Report -- Martis Valley West Parcel Specific Plan Project. Prepared for Martis Valley West Parcel Project. September 5.

[4] Ascent Environmental. 2015. Draft Delineation of Wetlands and Other Waters – Martis Valley West Parcel Specific Plan. Prepared for Mountainside Partners. April.

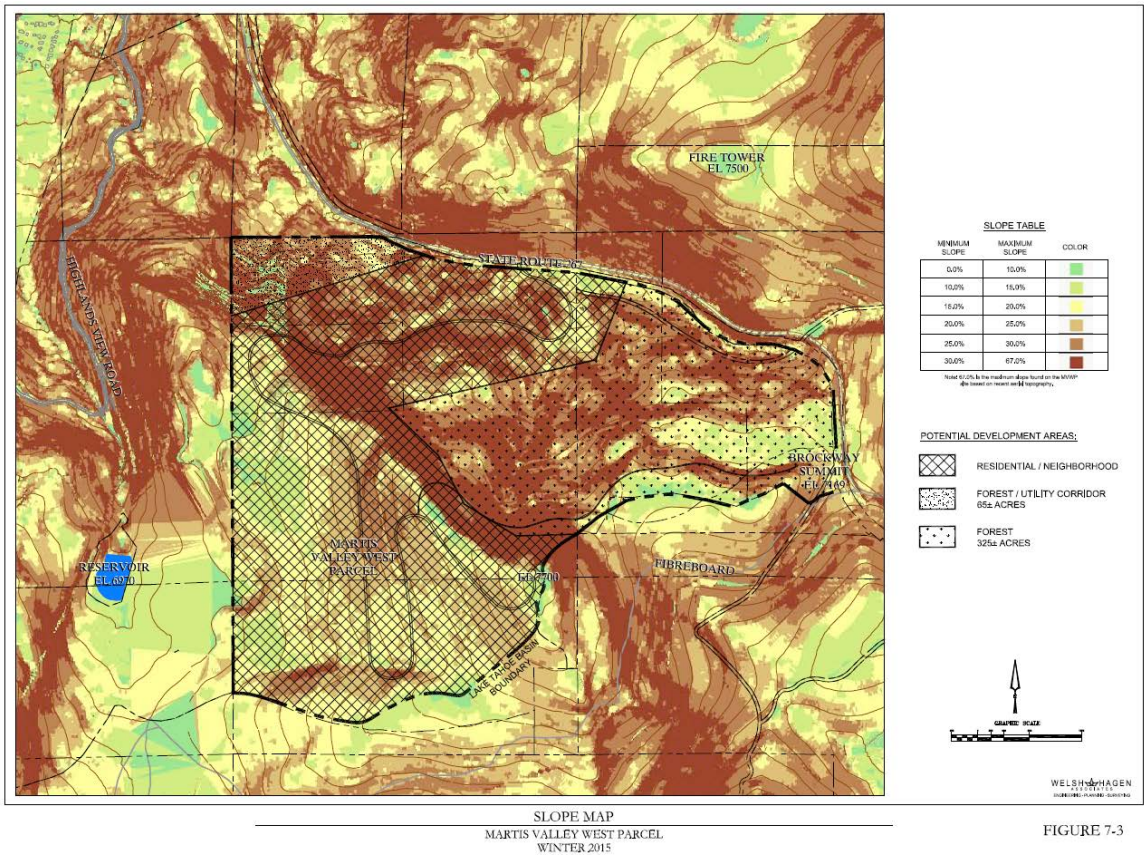


Figure 2-1, West Parcel Slopes

The West Parcel is undeveloped, but been used for timber harvest and recreation in the past. The West Parcel contains approximately 5 miles of unpaved, high clearance vehicle roads, in addition to numerous unmapped skid trails. Ground disturbance on the parcel consists mainly of timber harvest infrastructure including roads, landings, and skid trails and the associated water bars and earthen berms constructed with heavy equipment to control runoff.

2.3 Climate

Martis Valley is located in east if the crest of the Sierra Nevada, and has a climactic pattern similar to the surrounding mountain area, with cool, wet winters (average daytime high of 43F at Northstar) and mild, dry summers (average daytime high of 78F). Annual storms bring rain, ice, snow and fog.[5] The West Parcel and surrounding areas can experience in excess of 100 inches of snow.

The likelihood and ease of combustion increases as the temperature increases and the humidity decreases. Wet winters encourage undergrowth of vegetation that dries out in the summer and creates hazardous fuel conditions. Relative humidity for the Martis Valley (as measured at the Truckee-Tahoe Airport) typically ranges from a low of 20% to a high of 96%. Humidity is typically lowest in August and highest in December.[6]

5 https://weatherspark.com/averages/31796/Truckee-California-United-States, accessed April 4, 2016.
6 https://weatherspark.com/averages/31796/Truckee-California-United-States, accessed April 4, 2016.

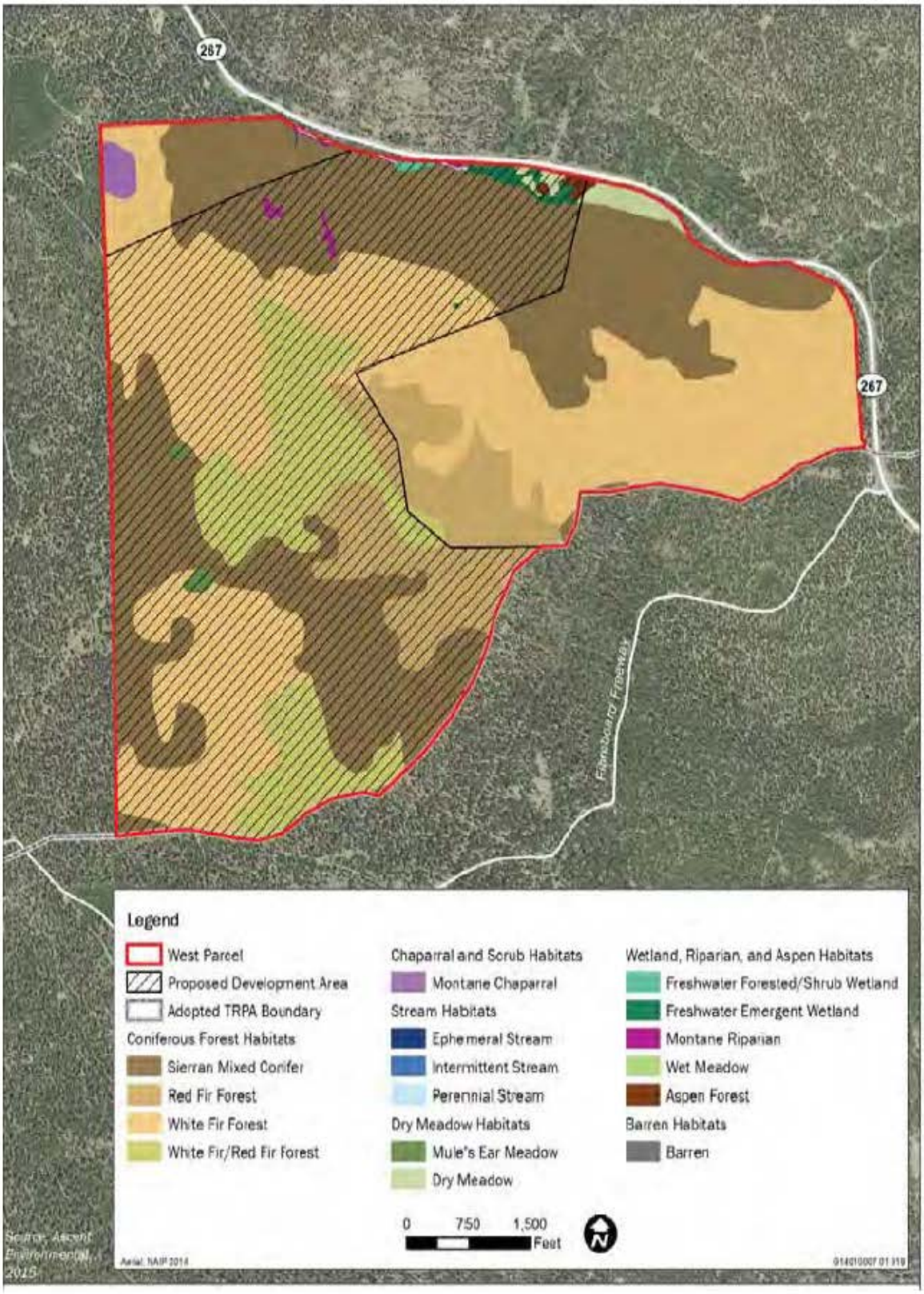


Figure 2-2, Biological Habitats

2.4 Existing Land Uses

The West Parcel contains undeveloped coniferous forest, which has been maintained through timber harvesting activities. Historically, the West Parcel has been used for mining (mid to late 1800s) and logging, as well as cross-country skiing, snowshoeing, mountain biking, hiking and other recreation. The West Parcel is leased to Vail/CNL for use by Northstar guests of 16 miles of trails for cross-country skiing and, since January 2015, for hiking and mountain biking.[7]

2.5 Law Enforcement

Law enforcement in the unincorporated Martis Valley is provided by the Placer County Sheriff's Office. Traffic enforcement along SR 267 is provided by the California Highway Patrol. The substation closest to the West Parcel is located in Tahoe City at 2501 North Lake Boulevard, approximately 7 miles east of the intersection of SR 267 and SR 28 and approximately 12 miles from the West Parcel. The Tahoe Substation covers the portion of Lake Tahoe from the California/Nevada state line on SR 28 west to the Nevada County line in Truckee and south on SR 89 to the El Dorado County line in Tahoma. The station also covers SR 267 from Kings Beach to the Nevada County line in Truckee, as well as a small portion of Donner Lake.[8]

The Tahoe Substation has over 40 positions, including a Sheriff's Captain, one field operations lieutenant, 18 patrol deputies, six patrol sergeants, four detectives, one detective sergeant, and one problem-oriented deputy (neighborhood disputes and Placer County code violations). Services provided by the Tahoe Substation include search and rescue coordination, boat patrol, and bike patrol during special events (Placer County Sheriff's Office 2015). There are typically three deputies and one sergeant on patrol from this station. To address the increase in visitors to the area, an additional officer is on patrol from this station on the 4th of July. Additional officers are also added for large special events (e.g., concerts). Response times for service calls can range between 5 and 30 minutes, depending on the time of year and the location of an officer in proximity to the call.[9]

2.6 Fire History

In Placer County, the wildland fire hazard extends from early spring to late fall. Fire conditions arise from a combination of hot weather, an accumulation of vegetation, and low moisture content in air and fuel. The West Parcel has not experienced a major fire in recent years. The closest recent fire was the Martis fire in 2001, which burned 14,126 acres, located over 5 miles to the east of the West Parcel. Larger fires in the vicinity include the Donner Ridge fire in 1960, which burned 43,373 acres north of Truckee in 1960 and the Cottonwood fire, which burned 48,056 acres south of Loyalton in 1994[10].

2.7 Fire Hazard Severity Zones and State Responsibility Area

The entire West Parcel is located within a State Responsibility Area (SRA) served by

[7] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 5-1.

[8] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 17-7.

[9] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 17-7.

[10] CalFire, *Ignition Management Plan, Battalion 15,* page 84.

CAL FIRE[11]. Lands located to the south of the West Parcel are located within Federal Responsibility Areas [FRA] and are served by the U.S. Forest Service. When the West Parcel is annexed into the Northstar Community Services District (NCSD), the Northstar Fire Department (NFD) would provide fire prevention and suppression, and rescue services. The North Tahoe Fire Protection District (NTFPD) would provide ambulance services.

2.8 Fire and Emergency Response

The MVWPSP is proposed to be annexed into the NFD service area. The NFD operates under the NCSD, and has been in service since 1972. The NFD has a service area of 2.9 miles, with a sphere of influence of 24.8 square miles.[12] Annexation of the MVWPSP into the NFD service area would add approximately 1,052 acres, or approximately 1.5 square miles.

NCSD/Northstar Fire Department

Services and Programs

The NFD responds to both structural and wildland fires, and provides hazardous materials, vehicle accident and medical aid services. The NFD also has defensible space programs for residences and fuel reduction programs for open space areas. In 2013, the NFD received 402 emergency incident calls.[13]

In addition to reducing fuel by removing certain trees and vegetation, the NFD undertakes efforts to restore forested areas to the original species composition. Logging and other activities removed certain species, allowing other species to dominate. For example, when large pines were logged, white fir, which had been part of the understory, became more prevalent. White fir is not drought tolerant, so it is more vulnerable to pests and disease during drought periods than the pine species that were logged. When the original species ratios are restored the forest through various methods, the forest can become healthier and more drought tolerant, and therefore more resistant to pests, such as the bark beetle, and disease. The healthier trees are also more resistant to fire.[14]

The NFD also conducts annual defensible space inspections and issues annual Compliance Certification for homeowners within Northstar. All properties in Northstar are inspected for defensible space compliance, and notices are mailed to homeowners who are not in compliance. Failure to comply can result in a citation.[15] A summary of the Defensible Space Program, including the checklist of the defensible space guidelines, is provided in Appendix A.

The NFD also provides a list of contractors who are qualified to remove trees and/or

[11] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 18-2.

[12] Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 9.

[13] Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 7.

[14] Barron, Joe, Forester, Northstar Fire District, personal communication, April 27, 2016.

[15] NCSD NFD, *Defensible Space Program*, http://northstarcsd.org/docs/Defensible/DS%20Program%20-%20Owner%20Ref.%20Guide.pdf, accessed April 27, 2016.

provide defensible space clean-up,[16]

Fire Station and Equipment
The fire station closest to the West Parcel is Station 31 on Northstar Drive. The next closest station by road is the North Tahoe Fire Protection District Station #51 in Kings Beach (see Figure 2-3). A third station, operated by NFD, is located on Highlands View Drive.[17] The NFD has the following apparatus:

- 2 Type 1 structure fire engines
- 1 aerial ladder truck
- 2 type 3 wildland fire engines
- 1 light rescue unit
- 1 command vehicle[18]

Staffing
Currently, the NFD normally has three firefighters on duty at Station 31. Station 32 is staffed with two firefighters. In total, there are five personnel on duty at any given time. The minimum staffing level is two people per station per shift (4 personnel total). In addition to firefighters, the NFD has a full-time Fire Chief, a Fire Prevention Officer and a forester, and employs seasonal firefighters.[19]

All NFD firefighters are licensed paramedics providing Advanced Life Support. However, NFD does not provide ambulance service, which is provided by either Truckee Fire Protection District or the North Tahoe Fire Protection District.[20]

ISO Rating
The NFD has an Insurance Services Organization (ISO) rating of Class 3, reflecting the NFD's ability to filed a small career fire department, with good equipment, training and water supply for firefighting.[21] The ISO rating is based on fire alarm and communication systems (10%), fire department capabilities, such as staff training, equipment, planning, number of stations (50%) and water supply system (40%).

The ISO evaluates fire departments to inform insurance companies about the type of fire protection capabilities are available in order to assist with underwriting decisions. Normally the ISO considers structures located more than 5 miles from a fire station to fail

16 2014 Approved Defensible Space Contact List, http://northstarcsd.org/docs/Defensible/DS%20Contractors%20List.pdf, accessed April 27, 2016.
17 Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 6.
18 Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 9.
19 Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 9.
20 Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 9.
21 Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 10.

to meet ISO minimum criteria, which could affect the cost or availability of insurance.[22] The entire MVWPSP area would be within 5 miles of either the NFD or NTFPD station.

NCSD operates the Northstar water system, and would provide water service to the MVWPSP. The NCSD system provides NFD with the storage, water pressure control and water supply needed for fire suppression. NCSD's water is supplied by a mountain spring field located at Northstar and a well system located in Martis Valley. The MVWPSP may provide additional wells to the NCSD system from within the West Parcel. Sawmill Flat, located west of the West Parcel, is a 180-foot reservoir used by NCDS. The NCSD maintains a network of fire hydrants, with over 95% of hydrants located within 300 feet of each other, and 70% of hydrants capable of supplying 1000 gallons per minute or more.[23]

Emergency Dispatch and Initial Incident Response

The NFD is dispatched by the CAL FIRE Grass Valley Emergency Command Center (ECC). The Grass Valley ECC also dispatches CAL FIRE resources from across the region as well as U.S. Forest Service Tahoe National Forest fire assets. All agencies involved in an active incident are dispatched from the Grass Valley ECC, which ensures that incident response is coordinated to place emergency response resources where they are needed. Emergency response resources include local, state and federal engine companies, hand crews, dozers, air tankers, air tactics coordinators, helitack crews and helicopters/helitacks of various sizes and capacities.

Depending on the weather, CAL FIRE has a choice of dispatch levels; when humidity is low and temperatures are high - a "High Level" dispatch would be the appropriate choice.

A "High Level Dispatch" for the Martis Valley Specific Plan will include:

- 6 Type 3 wildland engines
- 2 Air tankers
- 1 Air Attack
- 1 Helitack
- 1 Water Tender (on request)
- 2 Hand Crews
- 1 Dozer
- 1 CalFire Battalion Chief
- 1 Northstar Fire Chief

[22] Citygate Associates, LLC, *Assessment of Fire Service Impacts for the Proposed Martis Valley West Parcel Development*, February 10, 2015, page 11.

[23] Northstar Fire Department, *Your Northstar Fire Department,* page 4.

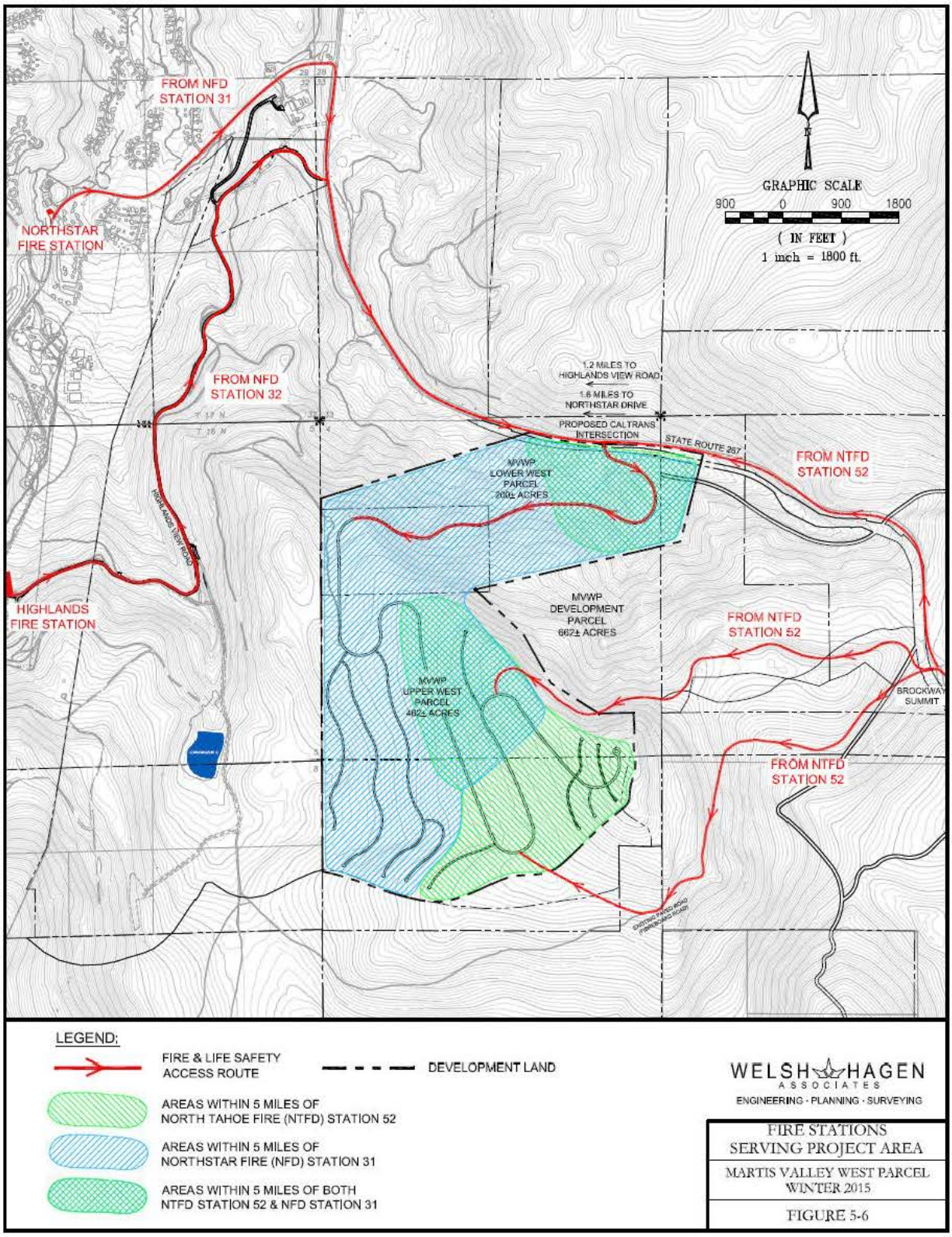


Figure 2-3, NFE Fires Stations

In accordance with industry standards, NCSD uses the Incident Command System for all incidents involving more than a single unit response. Typically, the first-arriving company's most senior level officer will be assigned as the Incident Commander (IC) and will transfer command to either a higher-ranking officer or a representative of the authority having jurisdiction for the incident upon their arrival at scene. Typically, the agency having authority for investigation has jurisdiction. If there is a question as to jurisdictional responsibility, the Grass Valley ECC can determine jurisdictional responsibility.

Emergency Communication with the Public

Technological changes have provided distinct advantages for communicating to the public about emergencies. In the recent past, the most effective means of conveying emergency information to the residents of an area was the use of a 'reverse directory' listing of telephone numbers in order of street address. This "Reverse 911" system is still in use.

Placer County uses a similar system called Placer Alert or Everbridge. Residents sign up to receive notifications via phone calls, text messages and emails for one or more location, such as primary or second homes, work places and schools. The system is used to provide notification of severe weather, flooding, gas leaks, police activities and similar events.[24]

The NFD is also registered with Nixle Connect, a service that allows the NFD to contact the public directly via text and email. Similar to Everbridge, notification can range from emergency alerts, including mandatory evacuations, to public safety information and other community information. The NFD recommends that all property owners and visitors to the area sign up for Nixle Connect, which is a free service.[25]

The NFD also maintains an audible siren on top of Fire Station #31 on Northstar Drive. The siren sounds continuously in event of large scale evacuations.[26]

Evacuation Routes and Logistics

The NFD has identified several evacuation routes, which provides access to 267 and Martis Camp. If an evacuation order is issued, the public would be directed to one of the following routes:

- Northstar Drive to Highway 267
- Norhtstar Drive to Big Springs Drive to Highlands View Road to Highway 267
- Big Springs Drive to Mill Road into Martis Camp to Highway 267

From SR 267, people evacuating would be directed either to Truckee or Kings Beach. The complete Northstar Evacuation Route Map is included in Appendix B.

[24] Northstar Fire Department, *Emergency Preparedness and Evacuation Guide,* page 7.
[25] Northstar Fire Department, *Emergency Preparedness and Evacuation Guide,* page 7.
[26] Northstar Fire Department, *Emergency Preparedness and Evacuation Guide,* page 7.

North Tahoe Fire Protection District

The North Tahoe Fire Protection District (NTFPD) would provide ambulance service to the MVWPSP, and would lend assistance as needed to the NFD through a mutual aid agreement (see below). The NTFPD provides fire and emergency services to approximately 31 square miles within the Tahoe Basin, from the California/Nevada border near Kings Beach to Tahoma, and also serves Alpine Meadows. NTFPD maintains 6 fire stations staffed by 50 uniformed and support personnel.[27] In 2014, the NTPFD responded to 2,200 calls.[28] NTPFD operates 7 paramedic ambulances, one of which has the capacity to carry up to 3 injured patients at one time.[29] Two of the ambulances are located at Kings Beach, the nearest station to the West Parcel.

Mutual Aid

The NFD is a member of the Eastern Placer County Joint Powers Authority (JPA), along with Alpine Springs Community Service District, North Tahoe Fire Protection District, Tahoe City Public Utility District, Squaw Valley Fire Department, Placer County Service Area 16, Placer County Service Area 21, Meeks Bay Fire Protection District, and Donner Summit Public Utility District. The JPA provides mutual aid, as well as a shared radio repeater and equipment purchases, between other member districts. In addition, the Valley and surrounding forested areas are classified as a State Responsibility Area and receive fire protection assistance from the California Department of Forestry and Fire Protection (CAL FIRE).

Eastside Emergency Evacuation Plan

Placer County adopted an update to the East Side Emergency Evacuation Plan in March 2015 to address physical evacuation of one or more communities in unincorporated eastern Placer County. The Plan covers the portion of the county from just west of Cisco Grove to the Nevada State line, but does not include areas that are within the Tahoe National Forest or the Lake Tahoe Basin Management Unit. The Plan prescribes specific responsibilities for first responders and other agencies that would be involved in an emergency evacuation, defines typical evacuation scenarios, establishes incident command responsibilities, and addresses traffic control, transportation, resources and support, communications, care and shelter and animal services. A number of public agencies were involved in the development of the plan, including the Placer County Office of Emergency Services, Placer County Sheriff's Office, the Nevada County Sheriff's Office, Town of Truckee, five eastern Fire Protection Districts/Departments (including Northstar Fire Department), California Highway Patrol, US Forest Service, American Red Cross, and Nevada County Office of Emergency Services.

The full Eastside Emergency Evacuation Plan is provided in Appendix D and is incorporated into the EPEP by reference.

[27] North Tahoe Fire Protection District, *About Us*, accessed at http://www.ntfire.net/about-us/, April 6, 2016.
[28] North Tahoe Fire Protection District, *Annual Report 2014*, page 16.
[29] North Tahoe Fire Protection District, *Annual Report 2014*, pages 18 and 19.

2.9 Current Fire Protection Status within Plan Area

At present, the West Parcel is undeveloped, and fire response is provided by CalFire. The site can be accessed from SR 267 or Fibreboard Freeway. The only roads within the West Parcel are dirt logging roads, and there are no water lines. The West Parcel is not currently subject to defensible space or fuel maintenance requirements, although intermittent logging has reduced fuels on portions of the site.

2.10 Transit Routes and Agencies

The Eastside Emergency Evacuation Plan indicates that transit vehicles may be used to evacuate those who do not have their own vehicles. If transit vehicles are available during evacuations, evacuation bus stops would be identified.

There are several transit service providers that serve the Martis Valley, Truckee, Tahoe City and environs. Tahoe Area Regional Transit (TART), operated by Placer County, connects Martis Valley with Truckee and Kings Beach. TART service is provided 7 days per week including holidays, and serves Eastern Placer County including the North Shore of Lake Tahoe, Incline Village, and Truckee. The Town of Truckee also provides fixed-route and dial-a-ride service in the project area.[30]

TART has a total of 17 busses in the current fleet with a capacity of 30 to 38 passengers per vehicle. The total seating capacity of the entire fleet is 602 passengers.[31]

2.11 Seismic and Geologic Hazards

Similar to nearly all of California, the MVWPSP project site is located in a potentially active seismic area. The site has experienced moderate ground shaking because of historic earthquakes. The West Parcel is located within the Western Nevada Seismic Zone. The Western Nevada Zone is composed of a poorly defined system of strike slip and dip-slip faults within the eastern portion of the Sierra Nevada and the western portion of Basin and Range Geomorphic Province. The 2002 California Geological Survey earthquake catalog categorizes the Western Nevada Zone as an approximately 150-mile-long shear zone with the hazard derived from a seismic area with uniform rate of earthquake occurrence, rather than from a single fault. The fault system is designated as Type C, with a low rate of slip and low rate of recurrence.[32]

The West Parcel is not located within an Alquist-Priolo active fault zone, and there is no evidence of active faulting.[33] The Preliminary Geotechnical Engineering and Geologic

Review identified a fault trace along the ridge that divides the West Parcel (see Figure 2-4).[34]

[30] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 10-10.
[31] Gordon Shaw, LSC Transportation Consultants, Inc., electronic communication, April 8, 2016.
[32] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-1.
[33] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-4.
[34] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-16.

2.12 Avalanche Hazards

Snow avalanche is a rapid flow of snow down a slope that results from a mechanical failure in the snowpack when gravitational forces on the snow exceed its strength. Although primarily composed of flowing snow and air, large avalanches have the capability to entrain ice, rocks, trees, and other material. Critical stresses develop more quickly on steeper slopes and where deposition of wind-transported snow is common. Because avalanches most often occur on slopes ranging between 30 and 45 degrees (roughly 50 to 100 percent slopes), these areas are considered high hazard zones. Moderate hazard zones are usually on shallow slopes and located immediately downhill of high hazard zones. Within Placer County, mapped high and moderate zones are located near the Placer County/Nevada County line, south of Donner Lake and Lake Van Norden, east of Tahoe City, near Twin Peaks and McKinney Bay, and in areas near Squaw Valley, Alpine Meadows, and Sugar Bowl.[35]

The West Parcel contains sections of slopes steep enough to generate avalanches (see Figure 2-5). The north facing slope of the central ridge has slopes between 30 and 35 degrees. Although this steep band of terrain could produce avalanches, it is likely that the dense forest cover would prevent avalanche slab formation. No evidence of past avalanche damage is found in the area.[36]

2.13 Flood Hazards

According to the Federal Emergency Management Agency (FEMA) Map Number 06061C000 F, the entire West Parcel is within the Zone X FEMA flood hazard area, which is defined as “areas that are determined to be outside the 500-year floodplain.” This designation indicates that the watershed area is dominated by terrain that is either not prone to flooding or is considered to be of lesser concern by FEMA and has not been studied in detail. There are no 100-year flood hazard areas designated by FEMA within the West Parcel. Consistent with Placer County policy, a preliminary delineation of the 100-year floodplain for Middle Martis Creek within the West Parcel has been delineated as shown in Figure 2-6. [37]

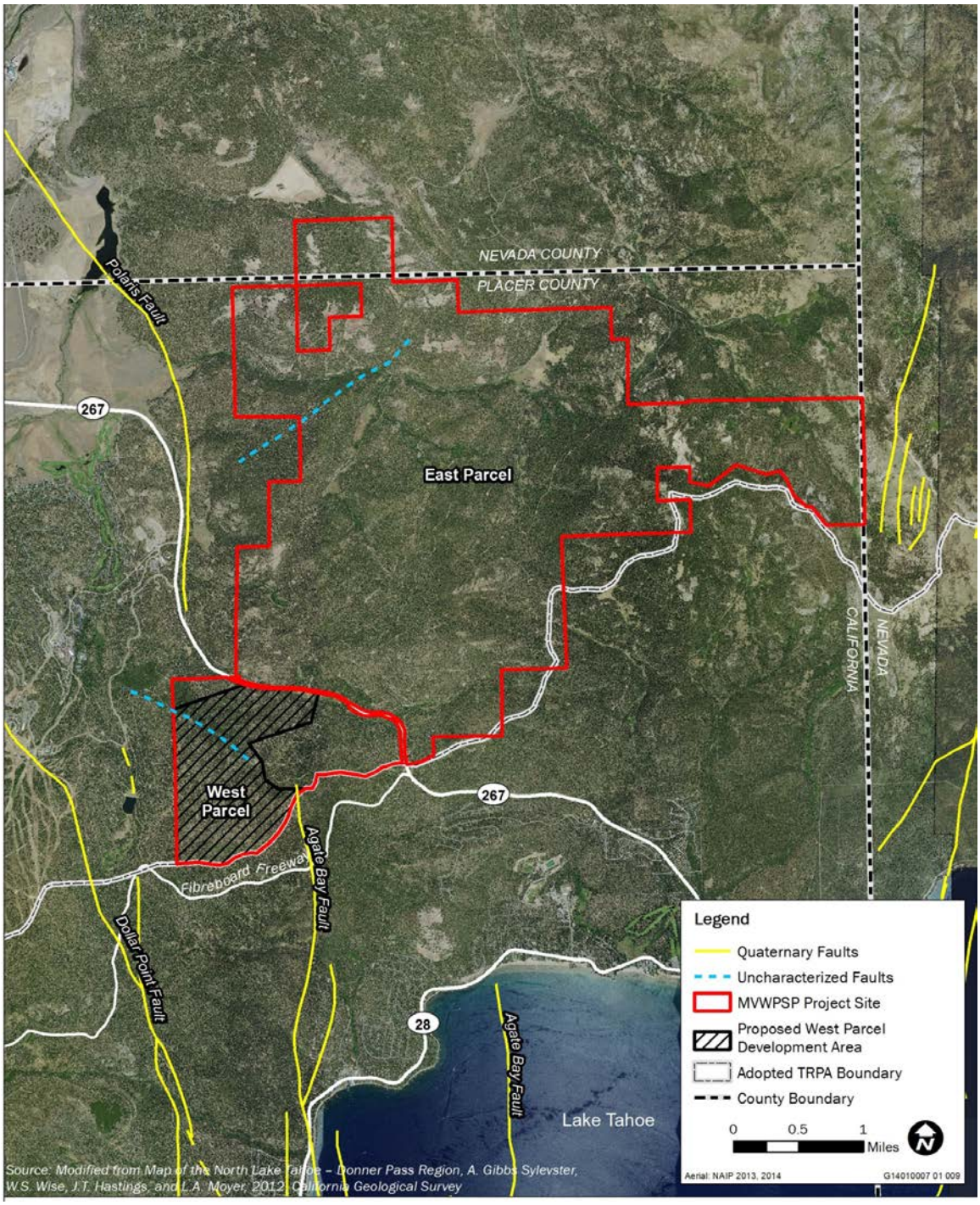
FEMA Community Rating System

The Federal Insurance and Mitigation Administration (FEMA) has a voluntary program for recognizing and encouraging community floodplain management activities that exceed National Flood Insurance Program (NFIP) standards. Under the Community Rating System, NIFP policy holders within participating communities receive discounts on their flood insurance premiums. Ratings range from 1 to 9, with 1 being the highest and receiving the greatest discount. Most communities enter with a rating of 9 or 8, with discounts of 5 or 10 percent, respectively. Placer County is rated 5, so policyholders within the County receive a 25 percent discount.

[35] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 14-6.

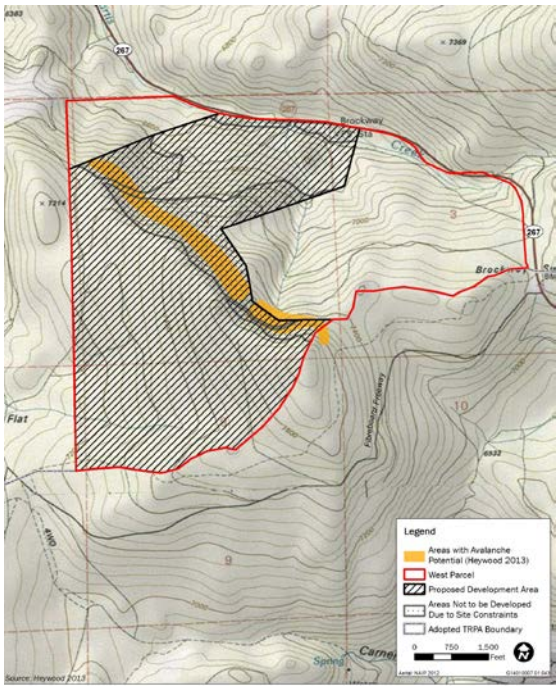
[36] Heywood, Larry, *Preliminary Avalanche Hazard Report, Martis Valley West Parcel Project*, August, 2013.

[37] Ascent Environmental, *Martis Valley West Parcel Specific Plan Draft Environmental Impact Report,* page 15-4.

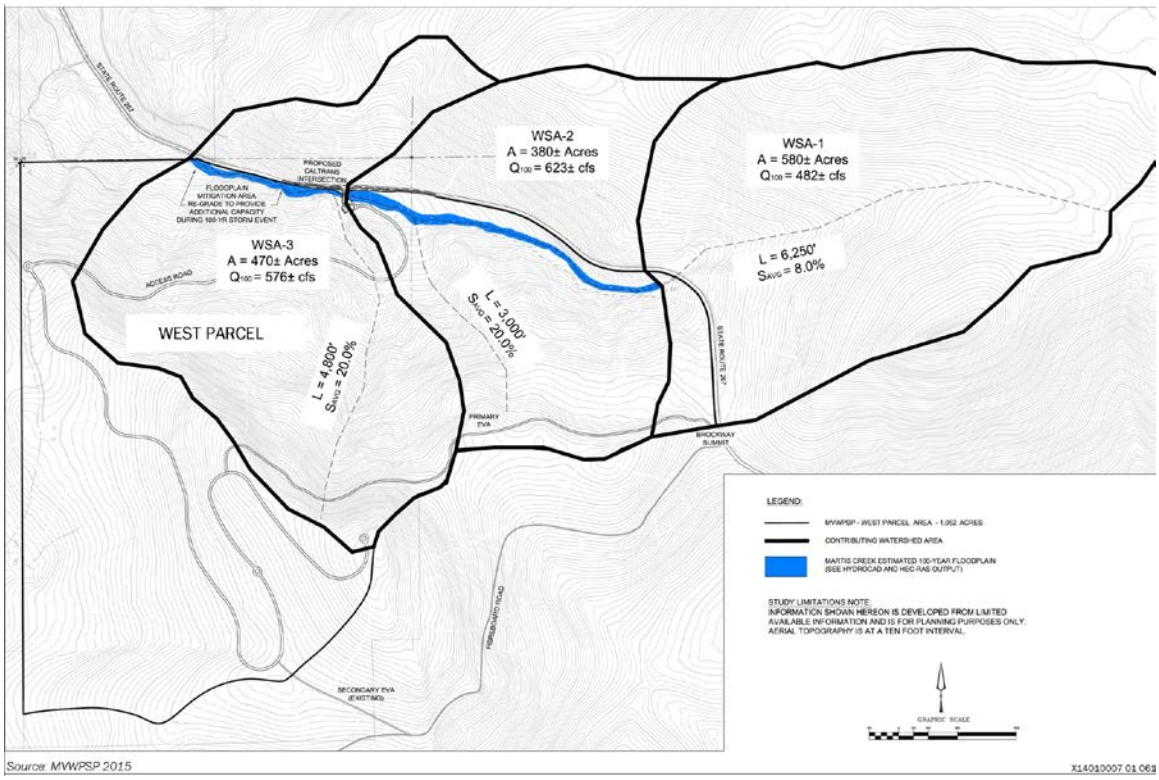


Source, Ascent Environmental, 2015.

Figure 2-4, Seismic Faults



Source: Ascent Environmental, 2015 **Figure 2-5, Avalanche Hazards**



Source: MVWPSP, 2015 **Figure 2-6, Floodplain**

3.0 REGULATORY REQUIREMENTS

Development under the MVWPSP will be subject to federal and state laws, county ordinances and regulations and mitigation measures identified in the EIR. The key provisions that would address hazards and emergencies within the plan area are summarized below, and, in some cases, reproduced in the appendix.

3.1 Fire Prevention and Response

3.1.1 California Public Resources Code Section 4291

California Public Resources Code (PRC) Section 4291 sets forth minimum fire safety standards for development in or adjoining mountainous areas and forest-covered lands. Provisions that would apply to development under the MVWPSP include:

- Defensible space must be maintained 100 feet from the side, front and rear of a structure, or up to the property line where the property line is less than 100 feet from the structure;
- Any portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe must be removed;
- Any tree, shrub, or other plant adjacent to or overhanging a building must be free of dead or dying wood;
- The roof of any structure must be free of leaves, needles, or other vegetative materials;
- Prior to constructing a new building, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards.
- Prior to final inspection approval of any building, the Fire Department must inspect the building and the fire suppression facilities to certify that the fire suppression improvements comply with Building Code and fire department service requirements.

Violation of the above provisions may result in a fine. PRC Section 4291 also requires the Department of Forestry and Fire Protection (CalFire) to develop, periodically update and post on the internet a guidance document regarding fuels management. The full text of the measure is provided in Appendix A.

The NCSD/NFD has had a defensible space program for the past 20 years. This program entails a physical inspection of every property in the department's jurisdiction for compliance with California's defensible space laws. Properties that are not in compliance at the time of the first inspection receive follow-up visits and notices until they are brought into compliance. This ensures that every property complies with the defensible space regulations every year.

3.1.2 Government Code Section 66474.2

Before approving a tentative map (or a parcel map where a tentative map is not required) for an area located in a SRA or a very high fire hazard severity zone, the legislative body of the county must find 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 CAL FIRE pursuant to PRC Sections 4290 and 4291; structural fire protection and suppression services will be provided to the subdivision by a county, city, special district, or other entity organized solely to provide fire protection services, or CAL FIRE; and ingress and egress meets the road standards for fire equipment access adopted pursuant to PRC Section 4290 and any applicable local ordinance.[38]

3.1.3 Placer County General Plan

The Health and Safety Element of the *Placer County General Plan* (2013) includes the following policies regarding fire hazards within Placer County:

- **Policy 8.C.1.** 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;
- **Policy 8.C.2.** 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;
- **Policy 8.C.3.** The county shall require that new development meets state, county, and local fire district standards for fire protection;
- **Policy 8.C.4.** 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;
- **Policy 8.C.5.** 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.

3.1.4 Placer County Fire Code

Placer County has adopted the 2013 California Building Code, Title 24 of the California Code of Regulations, and the 2013 Fire Code (Sections 15.04.700 and 15.04.710 Fire Code Amendment). The Fire Code addresses emergency access, access gates, sprinkler systems, fire alarms within buildings, and construction of access roads to accommodate fire apparatus. The Fire Code requires that an automatic fire sprinklers and/or fire extinguishing system be installed throughout new one- and two-family dwellings and commercial buildings 3,600 square feet and larger.

3.1.5 Martis Valley Community Plan

The Martis Valley Community Plan (MVCP) covers the 25,570 acres of the Martis Valley that are within Placer County, including the West Parcel. The MVCP sets forth goals, policies, assumptions, guidelines, standards and implementation measures to guide development within Martis Valley. The public facilities and services section of the MVCP

[38] Ascent Environmental, *Draft Environmental Impact Report, Martis Valley West Parcel Specific Plan*, October 2015, page 17-9.

addresses development of timely coordinated response procedures by Truckee FPD and Northstar CSD to all hazard and disasters, including hazardous materials releases and wildfires (Goals 6.A and 6.H and Policies 6.A.1, 6.A.2, 6.H.1, 6.H.2, and 6.H.14). The MVCP also includes policies that identify procedures with which new development must comply to ensure proper fire hazard reduction and meet established fire protection standards (Policies 6.H.9, 6.H.11, 6.H.12, and 6.H.13). The MVCP also addresses limiting residential development and maintaining open space uses near the airport and in areas with extreme and high fire risk (Goal 1.I and Policy 1.I.1).

NCSD/NFD Ordinances and Plans

The MVWPSP is anticipated to annex into the NCSD for water and service, fire protection and trail maintenance. If and when the MVWPSP is annexed to NCSD the following ordinances will apply. If for any reason the MVWPSP does not annex to the NCSD, the provisions of the following ordinances shall be required through the Master CC&Rs, which shall be enforced upon occupancy of the first residential unit.

3.1.6 NCSD Ordinance 21-05 (Water Code)

The NCSD Water Code (Water Ordinance 21-05) provides specifications for installing water infrastructure in new development. For example, the Code requires a minimum The Water Code addresses water pressure, design flows and the placement and sizing of fire hydrants.

3.1.7 NCSD Ordinance 26-09 (Fuel Maintenance and Defensible Space)

The NCSD Ordinance 26-09 address wild land prevention and sets forth defensible space requirements (see Appendix A). The ordinance provides requirements for two types of land—residential or commercial parcels and fuel reduction zones. Residential and commercial parcels must comply with the provisions of PRC Section 4291, discussed above, and meet minimum specifications for fuel removal within 100-feet of structures. For example, the ordinance requires the following:

- maintain 5 feet of clearance of all combustible round fuels around structures;
- maintain an average pine needle/forest duff depth of 1 inch up to 100 feet from structures;
- remove tree limbs within 10 feet of any structure;
- maintain minimum standards on varying slopes for horizontal spacing between shrubs;
- remove dead or dying trees on the property; and
- remove lower tree limbs to a minimum of 8 feet or remove limbs from the bottom third of the tree for shorter trees, as measured from the lowest hanging portion of the drip line to the ground.

The ordinance also identifies requirements for management activities in fuel reduction zones, which are those areas of land not defined as Residential or Commercial, but that are within 300 feet of Residential or Commercial parcels. New development and landscape plans are also required to comply with the ordinance.

In addition to reviewing the project for compliance with the above requirements, NFD would also review the project for width and grade of roadways, spacing of fire hydrants, available water to supply fire hydrants, response times to the project from existing fire stations, and the two points of site ingress and egress.[39]

3.1.8 NCSD Ordinance 28-13 (Fire Code)

The NCSD Fire Code incorporates the California Fire Code, discussed above. The Code provides measures to ensure that the NFD can access areas that have security gates, provides minimum specifications for fire department infrastructure, fire hydrants, automatic sprinkler systems and addresses. Ordinance 28-13 is provided in full in Appendix A.

3.1.9 Community Wildfire Protection Plan

The NFD also has adopted a Community Wildfire Protection Plan (CWPP), which identifies measures to reduce or eliminate the loss of life, property and resources caused by wildfire in the Northstar community.[40] The CWPP quantifies current risks and hazards, and sets forth the priorities for areas where fuel reduction will take place, as well as other methods for addressing fire hazards. The CWPP is updated periodically, and will next be updated in 2017.

3.1.10 MVWPSP Mitigation Measures

The MVWPSP EIR includes mitigation to ensure that the NFD is adequately staffed and has the facilities necessary to meet the demand for fire protection services resulting from development of the MVWPSP; that construction activities do not interfere with emergency access; and to ensure that buildings are designed and constructed in compliance with state law. The text of the mitigation measures is provided:

> **Mitigation Measure 17-3: Provide additional fire protection staffing**
>
> Before recordation of the Large Lot Final Map or the initial Small Lot Final Map (or any commercial development), the project proponent shall develop and implement a funding plan that would sufficiently supplement tax revenue from the MVWPSP to add fire protections staff. Such funding shall remain in place until the funding stream from property tax revenue is sufficient to maintain fire protection standards of service. If this does not occur, an Assessment District would be necessary. In consultation with NFD, the fire protection staffing increases shall be tied to project occupancy such that level of service is maintained as level of risk is increased as the development is built out.
>
> The funding plan would provide for revenue to initially employ one additional full-time firefighter and then, over time as development occurs, to add another additional full-time firefighter to properly respond to a serious building fire that could occur in the vicinity of 5 miles from the fire station.
>
> The funding plan shall include the following framework for the trigger points for increased staffing. The trigger points for adding daily staffing above the current minimum of four should be:

[39] Ascent Environmental, *Draft Environmental Impact Report, Martis Valley West Parcel Specific Plan,* October 2015, page 18-13.
[40] Northstar Fire Department, *Northstar Community Wildfire Protection Plan*, February 2015.

1. With the certificate of occupancy of the first dwelling unit or any of the commercial space, the project developer shall provide the project's fair share contribution to overtime funds to the Northstar Fire Department to provide a minimum of five firefighters on duty 24/7/365.

2. With the certificate of occupancy of the 100th dwelling unit, or 50 percent of the commercial space, the project developer shall provide to the Department the added revenue to add two permanent full-time firefighters, one each to two shifts, raising the minimum staffing to six career firefighters 24/7/365. At this point, all three duty shifts will have six firefighters each.

3. With the certificate of occupancy of the 200th dwelling unit, or 75 percent of the commercial space, the project developer shall pay the project's fair share contribution to ensure the Department has the overtime funds to maintain a minimum of six career firefighters on duty 24/7/365.

4. With the certificate of occupancy of the 300th dwelling unit, or 100 percent of the commercial space, the project developer shall pay the project's fair share contribution to ensure that the department has the funds to add three additional firefighters, one per duty platoon, raising each to seven firefighters.

Mitigation Measure 10-6: Develop and implement a construction traffic management plan

Prior to Improvement Plan approval, the project applicant shall develop and submit for review and approval a construction traffic management plan (TMP) to the satisfaction of the Placer County Department of Public Works and Caltrans. The plan shall include (but not be limited to) items such as:

- guidance on the number and size of trucks per day entering and leaving the West Parcel development area;
- identification of arrival/departure times that would minimize traffic impacts;
- locations of staging areas;
- locations of employee parking and methods to encourage carpooling and use of alternative transportation;
- criteria for use of flaggers and other traffic controls;
- preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;
- monitoring for roadbed damage and timing for completing repairs;
- limitations on construction activity during peak/holiday weekends and special events;
- preservation of emergency vehicle access;
- removing traffic obstructions during emergency evacuation events; and
- providing a point of contact for Martis Valley residents and guests to obtain construction information, have questions answered, and convey complaints.

3.2 Seismic Hazards

3.2.1 California Building Code

In California, seismic hazards are addressed primarily through building code requirements intended to ensure that new construction is built to withstand seismic activity likely to occur within the area being developed. The California Building Code (CBC) (California Code of Regulations, Title 24) is based on the International Building Code (IBC). The IBC Seismic Zone Map of the United States places Placer County, including the Project area, within Seismic Hazard Zone III, which corresponds to an area that may experience damage due to earthquakes having moderate intensities of V or more on Modified Mercalli Scale, which corresponds to maximum momentum magnitudes of 4.9 or greater. The CBC has been modified for California conditions with more detailed and/or more stringent regulations. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. The CBC identifies seismic factors that must be considered in structural design. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, while Chapter 18A regulates construction on unstable soils, such as expansive soils and areas subject to liquefaction.[41]

The plan area is not in an Alquist-Priolo Earthquake Fault Zone, so PRC Sections 2621-630 would not apply to the MVWPSP.[42]

3.2.2 Placer County General Plan

The relevant policies of the *Placer County General Plan* (2013) with respect to hazards are listed below:

- **Policy 8.A.1.** The county shall require the preparation of a soils engineering and geologic seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, and avalanche);

- **Policy 8.A.2.** The county shall require submission of a preliminary soils report, prepared by a registered civil 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;

- **Policy 8.A.7.** In areas subject to severe ground shaking, the county shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants;

[41] Ascent Environmental, *Draft Environmental Impact Report, Village at Squaw Valley Specific Plan,* May 2015, page 12-15.

[42] Ascent Environmental, *Draft Environmental Impact Report, Martis Valley West Parcel Specific Plan,* October 2015, page 18-13.2015, page 14-4.

- **Policy 8.A.9.** 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;

- **Policy 8.A.10.** The county shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake induced liquefaction;
- **Policy 8.A.11.** The county shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

3.2.3 Martis Valley Community Plan

The Martis Valley community Plan contains the following policies related to seismic hazards:

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).

3.3 Avalanche Regulations

There are no federal or State laws governing development in avalanche zones. The relevant county policies and regulations are provided below.

3.3.1 Placer County General Plan

The relevant policies of the *Placer County General Plan* (2013) with respect to seismic and geologic hazards are listed below.

- **Policy 8.A.1.** The county shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, and avalanche);

- **Policy 8.A.12 and 8.H.3 (the same language is in each policy).** 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;

- **Policy 8.H.2.** The county shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.

3.3.2 Martis Valley Community Plan

The Martis Valley Community Plan contains the following policies regarding avalanches:

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.

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

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

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).

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.

3.3.3 Avalanche Management Ordinance

Article 12.40 of the Placer County Code addresses Avalanche Management Areas and establishes the Placer County Avalanche Management Ordinance. The Article describes PAHAs as those areas where, after investigation and study, the county finds that an avalanche potential exists because of steepness of slope, exposure, snow pack composition, wind, temperature, rate of snowfall, and other interacting factors. PAHA zones are established to identify those areas with avalanche potential based on approved studies that designate a minimum probability of occurrence greater than one in 100 per year, or where avalanche damage is documented.

Placer County limits construction in PAHAs and will not issue a building permit for construction in a PAHA without certifying that the structure will be safe under the anticipated snow loads and conditions of an avalanche.

3.4 Flood Regulations

3.4.1 National Flood Insurance Act

The Federal Emergency Management Agency (FEMA) is tasked with responding to, planning for, recovering from and mitigating against disasters. Formed in 1979 to merge many of the separate disaster related responsibilities of the federal government into one agency, FEMA is responsible for coordinating the federal response to floods, earthquakes, hurricanes, and other natural or man-made disasters and providing disaster assistance to states, communities and individuals. The Federal Insurance and Mitigation Administration within FEMA is responsible for administering the National Flood Insurance Program (NFIP) and administering programs that provide assistance for mitigating future damages from natural hazards. Established in 1968 with the passage of the National Flood Insurance Act, the NFIP is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for state and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the federal government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. Placer County participates in the NFIP by adopting and enforcing floodplain management ordinances to reduce future flood damage.

3.4.2 Placer County General Plan

The Placer County General Plan includes the following flood-related policies:

- **Policy 4.E.11.** The county shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County;

- **Policy 4.F.1.** The county shall require that arterial roadways and expressways, residences, commercial land industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event;

- **Policy 4.F.2.** The county shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit;

- **Policy 4.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;

- **Policy 4.F.5.** The county shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
  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 Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers.

- **Policy 4.F.8.** The county shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses;

- **Policy 4.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;

- **Policy 4.F.13.** The county shall continue to implement and enforce its Grading, Erosion and Sediment Control Ordinance and Flood Damage Prevention Ordinance;

- **Policy 4.F.14.** 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.

3.4.3 Martis Valley Community Plan

The Public Facilities and Services Element (Section VI) of the MVCP addresses flood protection in (Policies 6.F.1 through 6.F.12).

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

c. 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*.

3.4.4 Placer County Flood Control and Water Conservation District

The Placer County Flood Control and Water Conservation District (PCFCWCD) was formed by legislative resolution on Senate Bill 1312 and made effective on August 23, 1984. Formulation and guidance of the PCFCWCD was made by consensus of other participating local government agencies, including the Placer Resource Conservation District and Soil Conservation Service. The objective of PCFCWCD is to reduce the effects of flooding by maintenance of drainage basins and the use of detention/retention basins; offer technical support; perform studies, advise, and collect data; and coordinate with adjacent jurisdictions. The PCFCWCD's Stormwater Management Manual (1990) includes standards and methods for the planning and design of drainage and flood control infrastructure.

3.4.5 MVWPSP EIR Mitigation Measures

The MVWPSP EIR includes mitigation to ensure that drainage facilities are designed to County standards, and the risk of flooding is minimized. The text of the mitigation measures is provided below:

Mitigation Measure 15-5a: Prepare and implement a final drainage report

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from the MVWPSP project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.

Mitigation Measure 15-5b: Reduce runoff to pre-project conditions

The Improvement Plan submittal and final Drainage Report shall provide details showing that stormwater run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD), and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event onsite detention requirements are waived, this project may be subject to payment of any in-lieu fees

payable before Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Mitigation Measure 15-6a: Delineate 100-year floodplain on subdivision maps

On the Improvement Plans and Informational Sheet(s) filed with the appropriate Large Lot or Small Lot Final Subdivision Map(s), show the limits of the future, unmitigated, fully-developed 100-year floodplain (after grading) for Middle Martis Creek and designate same as a building setback line, unless greater setbacks are required by other conditions contained herein.

Mitigation Measure 15-6b: Demonstrate that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line

The Improvement Plans and Informational Sheet(s) filed with the appropriate Large Lot or Small Lot Final Subdivision Map(s) shall show finished building pad elevations to be a minimum of two feet above the 100-year floodplain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.

Mitigation Measure 15-6c: Construct Middle Martis Creek Bridge to span 100-year floodplain limits

The Improvement Plans for the construction of the main access road shall include the construction of a roadway bridge spanning the 100-year floodplain limits of Middle Martis Creek near the encroachment with SR 267.

Mitigation Measure 15-6d: Prohibit activities or construction that would increase the 100-year floodplain water surface elevation

The project applicant shall prepare a final drainage report at the time of submittal of the project's initial improvement plans that demonstrates that the project will not increase the limits or water surface elevation of the 100-year floodplain of Middle Martis Creek upstream or downstream of the project site. The report shall be submitted with the project's initial Improvement Plans, and shall be reviewed and approved by the Engineering and Surveying Department and the Placer County Flood Control District. The floodplain analysis shall be prepared in conformance with the Placer County Stormwater Management Manual that is in effect at the time of submittal.

Mitigation Measure 15-6e: Maintain or construct adequate flood storage within the 100-year floodplain of Middle Martis Creek

The applicant shall maintain or construct adequate flood storage within the 100-year floodplain of Middle Martis Creek to the satisfaction of the ESD and the Placer County Flood Control District. This replacement storage shall only be associated with the construction fills associated with the roadway infrastructure required for development of the project.

The applicant shall prepare an analysis to demonstrate the amount of storage to be replaced, the effect on flood flows of the replacement area, any effects on flood conveyance and methods to minimize any maintenance of the replacement storage. The size (volume) of this replacement shall be based on the volume of storage lost by project construction.

Any required storage area shall be designed and shown on the applicable set of Improvement Plans for the project after the above analysis is approved by ESD and the Flood Control District. It shall be constructed concurrent with any grading taking place within the existing 100-year floodplain.

Mitigation Measure 15-6f: Prohibit grading within the 100-year floodplain

To protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year floodplain shall be shown on the Improvement Plans.

4.0 FIRE PREVENTION AND EMERGENCY PLANNING

This chapter addresses steps to be taken in the planning, design and construction of MVWPSP development to minimize hazards and to facilitate access for emergency service providers. In addition, ongoing measures to reduce the risk of fire and other hazards are identified. The measures identified below are based on California state law, MVWPSP policies, Placer County regulations, MVWPSP EIR mitigation, Northstar Fire Department (NFD)/Northstar Community Services District (NCSD) codes and ordinances and best practices.

4.1 MVWPSP Policies

The MVWPSP establishes policies and development standards for development of the plan area including development requirements for specific land uses, community and building design, circulation, open space, services and utilities. Goals and policies addressing fire protection and emergency response include:

Policy PU-5: Maintain water supply and pressure sufficient to serve annual and daily peak demand, including fire flows.

Policy PSU-21: Incorporate design features that meet or exceed applicable safety regulations, including NCSD Ordinance 28-13.

Policy PSU-22: Require that property owners maintain defensible space around structures, as defined by the NFD/NCSD.

Policy PSU-23: Design and site all structures in a manner that minimizes risk from fire hazards.

Policy PSU-24: Encourage and practice fuel reduction methods consistent with the NCSD Defensible Space Ordinance (26-09).

Policy PSU-25: A Fire Protection Plan (FPP) for the MVWPSP shall be prepared prior to the recordation of the first small lot tentative map to the satisfaction of Placer County and the NFD. The FPP shall be updated to include new development areas as subsequent small lot tentative maps are submitted. The FPP shall comply with applicable State law and regulations and NFD ordinances, including California Public Resource Code Sections 4290 and 4291 and NFD Ordinances 26-09 and 28-13. The FPP shall include, at a minimum, the following:

- Identification of emergency evacuation routes;
- Emergency access road standards;
- Standards for signs identifying evacuation routes;
- Compliance with NFD/NCSD fire flow requirements;
- Defensible space measures;
- Provisions for Fuel Reduction Zones;
- Vegetation placement, maintenance, removal and disposal; and
- Program for disseminating public safety information.

Policy PSU 26: The MVWPSP water supply system shall be adequate to provide reasonable protection of assets from wildfire without disruption of domestic water use, comparable to similar projects in the region.

Policy ER-F5: Each property owner shall maintain defensible space as defined by the Northstar Fire Department, and abide by the NFD codes and ordinances.

Policy ER-AG1: Tree removal on slopes 2:1 or greater support avalanche activity shall be conducted in consultation with a qualified avalanche consultant to ensure that a substantial avalanche hazard is not created.

Policy ER-AG2: Residential buildings shall not be located in the non-development areas shown in Figure 3-3 and/or on sites with slopes that predominately exceed 25%.

Policy ER-AG3: Any development located in the approximate area of the ancient landslide (Figure 2A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review) shall be engineered to protect buildings from potential slope instability.

Policy ER-AG4: If any development is proposed within 100 feet of the fault trace (identified on Figure 3A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review), the fault location will be evaluated for its presence, precise location and potential activity. If the fault is found to be potentially active, structures shall be set back an appropriate amount and engineered to withstand a seismic event based on the potential strength of the fault.

4.2 Fire Protection Plan

This Fire Protection Plan (FPP) is intended to implement MVWPSP Policy PSU-25 by addressing provisions for fire preparedness planning and response.

4.2.1 Water Supply and Fire Flow

MVWPSP infrastructure will be designed and constructed to provide adequate pressure for peak water demand, including fire flows. The project water distribution system, including fire hydrants, shall be designed to meet NFD/NCSD standards for peak pressure and fire flows, as described in NCSD Water Ordinance 21-05. Groundwater pumps shall be capable of providing 125% of the engineered requirement for peak flows, including fire flows. It is anticipated that two 350,000 gallon water storage tanks will be constructed at an elevation of approximately 7,750 feet mean sea level (msl).

4.2.2 Emergency Access and EVA Standards

The MVWPSP identifies a primary EVA that would provide ingress and egress for emergency vehicles, and that could be used as an evacuation route by residents, employees and guests during an emergency. The MVWP EVA would be incorporated into the Northstar Fire Department's EVA plan (as shown in Appendix B).

Emergency Vehicle Access Road Alignment and Standards

In addition to the main road to the plan area, the MVWPSP provides for a primary emergency vehicle access (EVA) road which will connect the plan area to SR 267 (see

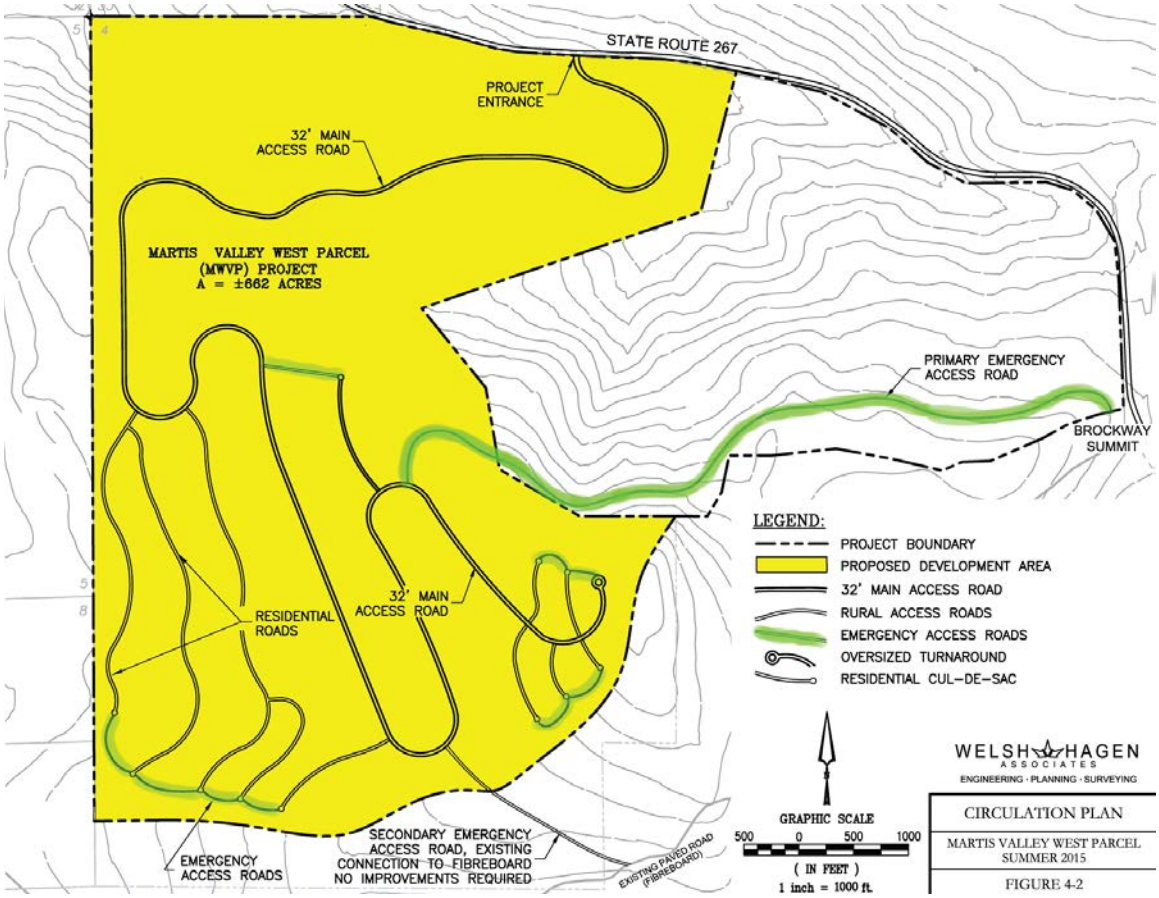
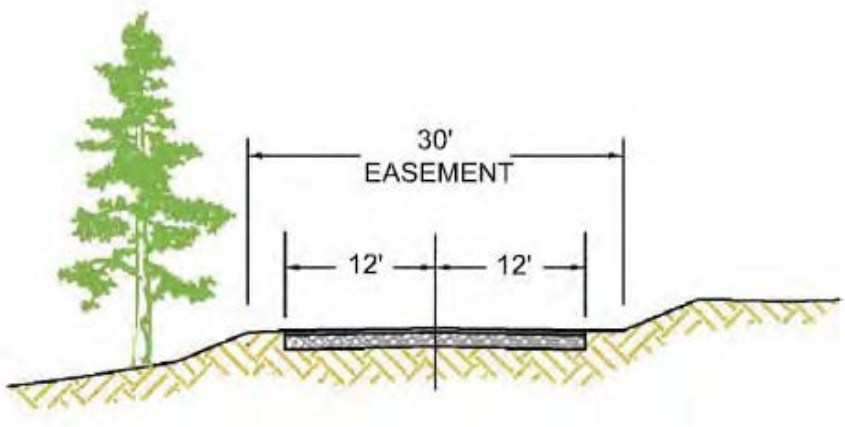


Figure 4-1 Circulation Plan

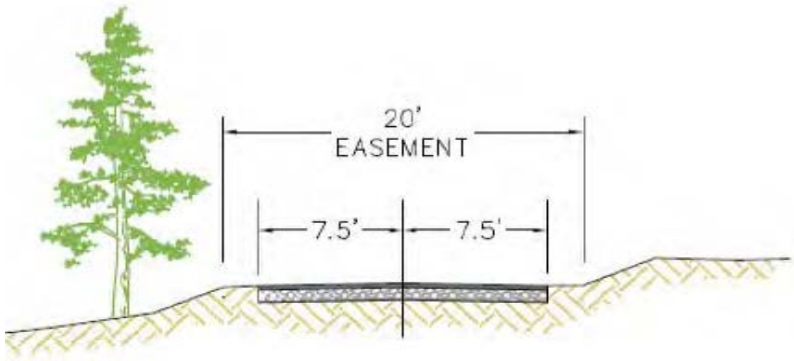
Figure 4-1). The primary EVA will be a 24' paved, year-round access for emergency vehicles and evacuation only, as shown in Figure 4-2. The NFD shall review the final design of the primary EVA. Except during evacuation, the primary EVA will only be used by emergency vehicles and service vehicles.

In addition, as shown Figure 4-1, there will be internal emergency access roads that connect cul-de-sacs and dead-end streets, so that every parcel has two routes for ingress and egress in an emergency.

Finally, during the non-winter months, secondary emergency access may be provided via Fibreboard Freeway, which is connected to the plan area by dirt roads. No improvements to Fibreboard Freeway or the connecting roads are planned, and this connection is not intended to serve as the required EVA. Rather, it provides an additional option if needed during an emergency.



Primary EVA Cross-Section



Internal EVA Cross-Section

Figure 4-2, EVA Road Cross-Sections

Signage
Signs identifying the EVAs shall be posted at central community facilities, e.g. post office boxes and the bus stop. Sign design and text shall be prepared in consultation with the NFD.

During the erection of the entry to the MVWP development or upon the sales of the 200 unit, the Developer shall install a permanent variable message sign (VMS) near the entry to be seen by vehicular traffic exiting the project. The sign should be no smaller than 36" x 24". The developer upon completion will deed over the VMS to the master HOA for their use and maintenance. The VMS sign is not intended for marketing, rather for community messaging pertaining to Fire-life Safety, e.g. "burn piles active", phone numbers and websites to use during an emergency.

Gates
Regular access to the primary EVA will be restricted by automatic gates with Click-to-Enter or comparable software will be placed at both ends of the EVA. The primary EVA will only be used by emergency vehicles and service vehicles, except during evacuation. The internal EVA leading to Fibreboard will not have automatic gates, rather it will remain with US Forest Service (USFS) manual locked gates. Coordination in a catastrophic event to open these gates will be coordinated by the NFD with the USFS, Tahoe Basin division.

One or more neighborhoods may have security gates prohibiting unauthorized access. All security gates shall meet California Fire Code Section 503.6. All security gates shall have an approved means of emergency operation, and shall be operational at all times.

Address Identification
All buildings within the plan area shall have approved address numbers, building numbers and/or building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

4.2.3 Building Fire and Ignition Resistance and Fire Protection Systems

MVWPSP buildings will be constructed in compliance with all applicable and current local and state building and fire codes and their associated amendments, as adopted by Placer County. Currently, Placer County has adopted the 2013 California Building Code, Title 24 of the California Code of Regulations, and the 2013 Fire Code (Sections 15.04.700 and 15.04.710 Fire Code Amendment).

Consistent with the California Building and Fire Code, the following measures will be used to minimize the potential for structure ignition:

- ignition and ember resistant building materials;
- fire protection systems; interior sprinklers;
- spark arrestors on all chimneys and vents, outdoor fireplaces;
- private charcoal burning barbeques will be prohibited. Mobile charcoal barbeques may be used for special events;
- designated sheltering structure(s); and
- compliance with all other applicable California Building Code requirements.

4.2.4 Defensible Space/Fuel Maintenance

All residential and commercial space parcels and all common areas maintained or owned by condominium or townhome developments or homeowners associations shall comply with PRC Code Sections 4291 and the NCSD/NFD Ordinance 26-09 regarding defensible space. Parcels that are designated/zoned Forest, and that are within 300 feet of residential or commercial parcels, shall comply with the NCSD fuel reduction measures. Ordinance 26-09 is summarized in Chapter 2 and provided in in full in Appendix A. Key provisions include the following:

- Maintain the following minimum specifications within 100 feet of any structures on the property:
- Five feet of clearance (the "Buffer") of all combustible ground fuels around the perimeter of any structure.
- Beyond the Buffer, and up to 100 feet or to the property line, whichever is less, maintain an average pine needle/forest duff depth of one inch, and in no case exceed a maximum depth of two inches.
- Remove any tree limbs that are within ten feet horizontally or vertically of any structure.
- Maintain shrubs on the entire property according to the minimum horizontal spacing between edges of shrubs based on the slope of the property.
- Remove all standing dead or dying trees on the entire property.
- Remove all of the lower tree limbs to a minimum of eight feet high (for shorter trees remove limbs on the bottom third of the tree). This distance shall be measured from the lowest hanging portion of the drip line to the ground.

The master CC&Rs for development within the West Parcel shall also specify requirements for landscape placement and maintenance and vegetation removal and disposal. These provisions shall comply with State and NCSD/NFD requirements. The MVWPSP Master CC&Rs must be reviewed and approved by the County prior to occupancy of the first residential unit.

4.2.5 Wildfire Education and Public Communication

The NFD *Emergency Preparedness and Evacuation Guide* (provided in Appendix C) shall be provided to every property owner at the initial closing for a parcel via the closing title company. The *Guide* shall be referenced in the CC&Rs.

Because the MVWPSP will be made up of single-family homes, townhomes and condominium-style development, rather than hotels and lodging with a single owner, the master Homeowners Associations (HOA) will be primary organizations that coordinate with the NFD and other emergency service providers and that disseminate information to homeowners and businesses within the MVWP.

The master HOA will encourage residents, business owners and employees to subscribe to Placer Alert (www.placer-alert.org) and Nixle Connect (www.nixle.com). Placer Alert provides notifications to recipients via phone calls, text messaging and email, including notices about threats to public health and safety. Nixle Connect is a free community information service that allows the fire department to communicate directly with the public via text and email at no cost. Communications can include emergency alerts, such as evacuation orders, and public safety information.

The master HOA shall encourage residential property owners to keep the NFD *Guide* in a convenient location and with other materials provided to renters and guests. Business owners will be encouraged to provide a copy of the *Guide* to their employees, and to

discuss fire prevention measures and evacuation routes and procedures as part of their employee orientation.

The master HOA shall direct the HOA manager to provide public safety updates and fire-related information on the HOA website, in the HOA newsletter and at HOA meetings, as needed.

Each HOA is also encouraged to do the following:

- Request that NFD and Placer County Sheriff attend annual homeowner meetings to inform all owners of ongoing concerns or new programs (e.g. defensible space, burn days and likes). Currently, HOAs in the Northstar region routinely invite representatives of the fire department and sheriff's office to attend meetings.
- Distribute NCSD's annual monthly meeting list with monthly reminders. NCSD's monthly meeting has a section where NFD speaks to the community on programs, initiatives and/or concerns.
- Maintain an up-to-date electronic distribution system for notices with current member email and/or text addresses per regulations in the Davis-Sterling Act for California HOAs.
- Encourage the HOA to maintain an official website, as well as having a plan in place to trigger notice (e.g. pop-up or screen background change) during an emergency.
- Meet with the NCSD/NFD staff when issues arise, e.g. drought/wild fire, in order to be proactive with a community response.

4.3 Forestry Management Plan

A Forestry Management Plan shall be prepared prior to approval of the first small lot tentative map, and shall address the following:

- Detailed specifications for forest thinning on all lands within the West Parcel, pursuant to NCSD code requirements.
- Detailed specifications for forest thinning within the wildland/urban interface fuel reduction zones to be implemented with each phase of development.
- Funding for ongoing forest thinning and maintenance.

The Forestry Management Plan shall be prepared by a qualified third party in consultation with the NFD.

4.4 Evacuation Plan

The MVWP will be annexed into the NCSD, and will thereafter be incorporated into the evacuation plan for the NFD service area. All evacuation procedures will be conducted according to the provisions of the East Side Evacuation Plan, and/or NFD/NCSD procedures. Therefore, this plan does not specify additional steps to be taken prior to or during an evacuation. Instead, the emphasis is on preparation and coordination with the NFD/NCSD and other emergency service providers.

As discussed above, the HOAs will take an active role in communicating public safety information to homeowners and businesses. The Board chair/president shall act as or appoint a designee to be the Emergency Coordinator for the master HOA, responsible for coordination with service providers in the event of an emergency. This will not supplant direct notifications of property owners and guests through Nixle, Placer Alert, and local fire department and law enforcement staff when an evacuation order is in place, but should augment the dissemination of information during a fire or other potential emergency. Further, the Master CC&Rs shall include a requirement that upon purchase of the 200th unit within the master HOA, the HOA shall form an emergency preparedness committee responsible for keeping emergency preparedness documents up to date, and working with the Emergency Coordinator on procedures for informing master HOA members of potential emergencies, working with emergency service providers, and so on.

An analysis prepared for the MVWPSP EIR found that evacuation of the entire West Parcel, assuming 100 percent occupancy, could be accomplished in 1.3 hours under existing conditions and 1.2 hours under cumulative conditions (the reduced time is due to the assumption that planned improvements for SR 267 have been constructed under cumulative conditions). Residents and guests would be directed by the entity acting as Incident Command (e.g., Sheriff) to the area around the Truckee-Tahoe Airport or one or more of the shelters identified in the East Side Evacuation Plan. The airport is located less than 5.1 miles from the West Parcel main entrance, and has parking areas that are sufficient to accommodate a large influx of vehicles. The analysis prepared for the MVWPSP EIR indicates that there should be adequate time to evacuate the West Parcel during a fire or other emergency.

Shelter-in-Place

In the unlikely event of an emergency wherein time necessary for proper valley evacuation is considered insufficient, it may be safer to “shelter-in-place”, rather than to leave the West Parcel. The Master CC&Rs shall include a requirement that an HOA amenity that is designed and constructed to serve as a shelter-in-place location shall be constructed prior to the 200 unit. In an emergency where shelter-in-place is required, this amenity would be open to the public, not just owners, as an area of refuge.

4.5 Avalanche Protection Measures

As discussed in Chapter 2, avalanche hazards are not expected to occur within the West Parcel, because steep slopes are heavily vegetated. As required by MVWPSP Policy ER-AG1, any tree removal on slopes that are steep enough to support avalanche activity must be conducted in consultation with a qualified avalanche consultant to ensure that an avalanche hazard is not created.

Because avalanches are not expected to occur within the West Parcel, no avalanche response provisions are included in this plan.

4.6 Seismic Protection Measures

All buildings within the West Parcel will be constructed in compliance with building code standards that address seismic activity. For the most part, these standards will ensure that risks associated with seismic activity are minimized.

As discussed in Chapter 2, there are two geologic conditions that could present constraints to development—a fault trace on the ridge that divides the West Parcel and an ancient landslide. Development is restricted on steep slopes, as shown in Figure 1-4. In addition, MVWPSP Policy ER-AG4 requires that if any buildings are proposed within 100 feet of the fault trace, the fault must be evaluated for precise location and potential activity. If it is found to be potentially active, then structures must be set back and engineered to withstand a potential seismic event on that fault. Similarly, any structures located near the ancient landslide must be engineered to protect buildings from potential slope instability.

4.7 Flood Protection Measures

As shown in Figure 2-6, a small portion of the West Parcel is within the 100-year floodplain for Martis Creek. No development would be allowed within the floodplain, except for improvements related to the primary access. Therefore, no other flood-related measures are required of the MVWPSP.

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Martis Valley West Parcel Specific Plan

APPENDICES

A: Allowable Uses and Definitions

B: Development Standards

C: Design Guidelines

D: Emergency Preparedness and Evacuation Plan

E: Sustainability Index

F: Best Management Practices

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Residential/Lodging				
Bed and breakfast lodging	--	MUP	A structure designed as a single-family dwelling, with one family in permanent residence, where bedrooms without individual cooking facilities are rented for overnight lodging. Meals may be provided subject to applicable county health regulations. Bed and breakfast establishments and other overnight lodging facilities in commercial zones are considered to be hotels or motels regardless of their design or operational character. This definition does not include "Hotels and motels," which are defined separately; rooming and boarding houses, which are included under "Multifamily dwellings"; or the rental of an entire residence for one week or longer. See PCZO Section 17.56.070 for specific use requirements applicable to bed and breakfasts.	Home or small inn offering lodging and breakfast.
Condominiums	--	CUP	A building or a portion of a building used and/or designed as residences for two or more families living independently of each other where the land is held in common and the units are owned individually. Workforce housing is allowed in this category.	Multistory building with residential units where units are individually owned but land is held in common. Height limited to 75'.
Fractional homes	--	CUP	(1) A building or a portion of a building used and/or designed as residences for two or more families living independently of each other; or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and boarding and rooming houses.	Exclusive Resorts, such as Trailside Townhomes. Not to exceed 50' in height as measured by Placer County code 17.54.020.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Hotels and inns with up to 100 rooms	--	CUP	Guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (generally less than ninety (90) days). Also includes conference facilities and accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. See PCZO Section 17.56.130 for specific use requirements applicable to hotels and motels. Limited to 100 or fewer bedrooms.	Small boutique inn or hotel, such as One Village Place. Not to exceed 60' in height as measured by Placer County code 17.54.020.
Multifamily dwellings	--	MUP	(1) A building or a portion of a building used and/or designed as residences for two or more families living independently of each other; (2) two or more attached dwellings whether on common or individually-owned lots; or (3) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and boarding and rooming houses. Workforce housing is allowed in this category.	Townhomes and triplexes, such as Village Walk Townhomes or Home Run Townhomes. Not to exceed 50' in height as measured by Placer County code 17.54.020.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Residential accessory uses	--	C	Includes any uses that are customarily part of, and clearly incidental and secondary to a residence and do not change the character of the residential use. Such uses include accessory structures such as swimming pools, spas and hot tubs, workshops, studios, greenhouses, garages, solar panels, propane tanks, and similar equipment. Includes home receiving antennae for earth-based TV and radio broadcasts (broadcast and receiving antennas for ham radio and commercial applications, and satellite dish antennae, are included under the definition of "Antennae, communication facilities") (see below). The storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property is included under the definition of "Storage, accessory." See PCZO Section 17.56.180 for specific use requirements applicable to residential accessory uses.	Swimming pool or greenhouse at single-family home.
Secondary dwellings	--	ARP	A second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. See PCZO Section 17.56.200 for specific use requirements applicable to secondary dwellings.	In-law unit, as required by California Government Code Section 65852.2.
Single family dwellings	--	C	A building designed for and/or occupied exclusively by one family. Also includes factory-built housing (modular housing), manufactured housing (mobile homes), and the rental of bedrooms within a single-family dwelling to no more than four boarders. More than four boarders constitute a boarding house, which is included within the definition of "Multifamily dwelling." See PCZO Section 17.56.230 for specific use requirements applicable to single-family dwellings. Workforce housing is allowed in this category.	For example, a Martis 25 home. Not to exceed 42' in height as measured by Placer County code 17.54.020.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Commercial				
Banks and financial services (ATMs and Teller Stations Only)	--	MUP	Automated teller machines (ATMs) and teller-stations only for financial institutions including banks and trust companies; lending and thrift institutions, and credit agencies.	ATM in a kiosk in a village center or as part of a retail store.
Business support services	--	C	Establishments primarily within buildings, providing other businesses and residents with services including maintenance, repair and service, testing, and rental. Could include: 1. Business equipment repair services (except vehicle repair); 2. Commercial art and design (production); 3. Computer-related services (rental, repair, maintenance); 4. Equipment rental businesses within buildings (rental yards are "Storage yards and sales lots"); 5. Film processing laboratories; 6. Janitorial services; 7. Mail advertising services (reproduction and shipping); 8. Photocopying; 9. Photofinishing; 10. Protective services (other than office related); 11. Window cleaning; 12. HOA and property management; and 13. Pool, hot tub and water feature maintenance.	Small businesses either owned and operated by residents or primarily serving the resident/visitor population and plan area businesses, such as property management, computer services, and cleaning services.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Child/adult day care, centers	--	MUP	A commercial or nonprofit facility that provides care, protection and supervision of fifteen (15) or more minor children or adults for periods of less than twenty-four (24) hours, typically while parents/caregivers are working, and/or before or after daily attendance at an elementary school. Child/adult day care centers may be operated in conjunction with a school or house of worship, or as an independent land use. Includes pre-schools. Such facilities are required to be licensed by the California State Department of Social Services.	Child care center in village center for residents/visitors to use when hiking/cross-country skiing etc.; child care center in hotel for patrons.
Equipment storage and maintenance facilities for the use of nonprofit entities providing public services	--	CUP	Storage and maintenance facilities to support onsite residential, recreational and commercial uses.	Ski storage for cross country ski rental company.
Grocery and liquor stores	--	MUP	Stores selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. Includes catering services independent to on site food sales. Includes retail bakeries. The intent is to allow small, neighborhood-serving stores, typically less than 20,000 square feet.	Boutique grocery store offering convenience and select items. Not to exceed 20,000 sf. Overall commercial not to exceed 34,500 sf in total.
Home occupations	--	C	The gainful employment of the occupant of a dwelling in a limited commercial activity, with such employment activity being subordinate to the residential use of the property. See PCZO Section 17.56.120 for specific requirements applicable to home occupations.	Attorney, planning consultant, architect, or engineer.
Offices	--	C	Professional or government offices including: 1. Accounting, auditing and bookkeeping services; 2. Advertising agencies; 3. Architectural, engineering, and surveying services; 4. Attorneys;	Small offices within the village center providing work space for residents and/or services to the local population.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
			5. Counseling services; 6. Copying, quick printing, and blueprinting services; 7. Court reporting services; 8. Data processing and computer services; 9. Detective agencies and similar services; 10. Educational, scientific and research organizations; 11. Employment, stenographic, secretarial and word processing services; 12. Government offices including agency and administrative office facilities; 13. Management, public relations and consulting services; 14. Photography and commercial art studios (including art galleries and the retail sale of art objects as an accessory use); 15. Post offices (not including bulk mailing distribution centers, which are included under "Vehicle and freight terminals"); 16. Real estate agencies; 17. Medical offices; and 18. Writers and artists' offices outside the home. Incidental offices that are customarily accessory to another use are allowed in any zone as part of an approved principal use.	
Offices, temporary	C	MUP	"Temporary offices" mean mobile homes, recreational vehicles or modular units used as a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. [See PCZO Section 17.56.300(C)].	Construction offices; temporary real estate offices.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Outdoor retail stores	--	See PCZO 17.56.160	The temporary outdoor display of products by a permanent business establishment (See PCZO Section 17.56.160(F)) and temporary retail operations including: farmer's markets; sidewalk sales; seasonal sales of Christmas trees, pumpkins or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual vehicles. Does not include flea markets or swap meets which occupy more than two acres of land, which are "Storage yards and sales lots." (See PCZO Sections 17.56.160 (Outdoor retail sales) and 17.56.190 (Restaurants—Outdoor eating areas)) for specific use requirements applicable to outdoor retail sales.	Summer farmers market; annual crafts fair; ski sales and rentals.
Parking and storage (only if related to an adjacent, permitted commercial use)	--	MUP	Parking stalls or small parking lots for trail heads, or boat and RV storage. Parking lots that support other allowed uses (e.g., recreation and commercial).	Trail head parking; boat or RV storage for residents.
Personal services	--	MUP	Establishments providing nonmedically-related services, including automated teller machines (ATMs) independent from banks and financial institutions; beauty and barber shops; shoe repair shops; massage therapist; tanning salons; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services. These uses may also include accessory retail sales of products related to the services provided.	Massage therapist, spa and/or manicurist in village center or hotel.
Recreation-related equipment stores	--	MUP	Rental sales and guide services related to recreational activities, such as biking, hiking, cross-country skiing, snowshoeing and horseback riding.	Cross-country ski rental.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Restaurants and bars	--	C	Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes lunch counters, brew pubs, outdoor eating areas, wine tasting rooms not on winery premises and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See PCZO Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas.	Small neighborhood pub in village center.
Restaurants, convenient	--	C	Neighborhood-serving eateries, such as coffee shops, delicatessens, other take-out oriented restaurants.	Small coffee shop or deli in village center.
Retail stores, general merchandise	--	C	Retail trade establishments selling many lines of new merchandise. Such types of stores and lines of merchandise include but are not limited to: Specialty shops; Sporting goods and equipment; Candles and pottery; Artists' supplies; Bicycles; Clothing and accessories; Convenience stores; Drug stores; Dry goods; Florists and houseplant stores (indoor sales only—outdoor sales are "plant nurseries"); General stores;	Small store offering games, toys, crafts.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
			Gifts, novelties and souvenirs; Handcrafted items (stores may include crafting operations subordinate to sales); Hardware; Jewelry; Luggage and leather goods; Newsstands; Small wares; Toys and games; and Variety stores.	
Shopping center, up to 5 acres	--	MUP	Commercial developments on a single parcel or contiguous parcels under the same ownership, containing five or more retail stores, service uses, or other tenants, where each have individual entrances from a commonly-owned public area such as a parking lot, mall corridor or atrium. Also includes such commercial developments where individual tenant spaces are subdivided as a commercial condominium, with parking and pedestrian circulation areas owned in common. The land uses allowed in shopping centers are determined by the uses defined in this Appendix (Allowable Uses and Definitions). Must include stores and services intended to serve the resident and visitor population. Entire shopping center, including buildings, parking, access and landscaping, is limited to 5 acres.	Village retail center with 5 to 10 stores/services such as restaurant/deli/coffee shop, ATM, convenience store, recreation rental/guide shop, and/or real estate office. May be integrated with park, fitness center and/or other recreational amenity. Not to exceed 34,500 sf. Overall commercial not to exceed 34,500 sf in total.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Storage, accessory	A	See PCZO 17.56.250	Indoor or outdoor storage of various materials on the same site as a principal building or land use that is other than storage, which supports the activities or conduct of the principal use. Includes the storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use, and the temporary storage of explosives for on-site use. "Accessory storage" also includes the storage of accessory equipment related to snow removal equipment. See PCZO Section 17.56.250 for specific use requirements applicable to accessory storage.	Storage facility for snow removal equipment for HOA, and/or cross-country ski trails.
Storage of petroleum products for on-site use	C	See PCZ0 17.06.030	Storage of such materials as gasoline, diesel fuel and petroleum lubricants for use by an approved commercial enterprise on the same site, including but not limited to the purposes of commercial vehicle or equipment fueling and maintenance. (Note: Section 15.04.040(K) of the Placer County Code contains additional restrictions for storage of petroleum products.)	Fuel storage for snow removal equipment.
Recreation				
Campgrounds	MUP	MUP	A parcel or contiguous parcels under one ownership where one or more lots are used or intended to be used, by camping parties using recreational vehicles, tents, tent cabins, campers, eco-shelters, yurts or other temporary structures to service campers. May include common restrooms, water, sewer and/or power hook-ups to a portion of the camp sites, and accessory support and service amenities, food and beverage, retail sales, maintenance, registration and related facilities that are intended for campground guests and recreational support. Campgrounds are limited to 8 sites per acre. Campgrounds are subject to the standards identified in Appendix B, Development Standards.	Improved campground with restrooms but without RV sewer hookups.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Camping, incidental	A	--	The use of tents, travel trailers, recreational vehicles or other mobile camping equipment for camping and other recreational purposes, without permanent facilities, incidental to some other principal use of a site, including seasonal recreational camping. See PCZO Section 17.56.080 for specific use requirements applicable to incidental camping.	Unimproved campground.
Equestrian facilities	MUP	MUP	Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, pack stations, and barns, stables, corrals and paddocks accessory and incidental to such uses. Equestrian facilities and the keeping of horses at such facilities are subject to the provisions of PCZO Section 17.56.050 (Animal raising and keeping).	Seasonal trail riding facility.
Parks and playgrounds	--	MUP	Public and private parks, play lots, playgrounds, skate parks and athletic fields (nonprofessional); bathing beaches, bathhouses, and public restrooms; rollerblade parks, pump tracks consisting primarily of trails through landscaped areas.	Tot lot near village center.
Recreation centers	--	MUP	Primarily indoor establishments providing amusement, entertainment, or physical fitness services for a fee or admission charge, such as arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, and other indoor sports activities.	Fitness center with pool catering to neighborhood.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Ski lift facilities and ski runs	--	CUP	Lift facilities and runs that support cross-country skiing, snowshoeing and telemarking, and/or that provide connectivity from the plan area to nearby ski facilities.	Transverse lift connecting plan area to Northstar cross-country ski trails.
Sport facilities and outdoor public assembly	--	CUP	Facilities that support neighborhood and plan area recreation, gatherings and/or events. Could include multipurpose facility or outdoor amphitheater.	Small amphitheater for public presentations; talks by biologist.
Public				
Community centers	--	MUP	Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, weddings (including indoor and outdoor ceremonies and receptions), receptions, dances, etc. Includes grange halls.	Large meeting room with kitchen and bathroom facilities located in proximity to village center and/or recreational facilities.
Houses of worship	--	MUP	Religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc., and also includes religious accessory uses on the same site, including, but not limited to, living quarters for staff, emergency shelters to provide humanitarian assistance, and child day care facilities where authorized by the same type of land use permit required for the house of worship itself. Also non-denominational wedding chapels. Other establishments maintained by religious organizations, such as full-time educational institutions and other potentially related operations (such as a recreational camp) are classified according to their respective activities.	Wedding chapel.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Libraries and museums	--	MUP	Permanent public or quasi-public facilities generally of a noncommercial nature which are intended to provide historical, cultural, literary, artistic and/or educational displays and information. Such uses may include, but are not limited to: libraries, museums, art exhibitions, and planetariums. Also includes historic sites and exhibits. Limited to1800 square feet in size.	Reconstructed warming hut with exhibits explaining role of snow sport in the Sierra and showing historic ski equipment. May be integrated into shopping center.
Schools and educational activities	--	CUP	Elementary or secondary schools, school or training programs that focus on and/or benefit from the natural setting, seasonal educational programs. Could include residential, recreational, and/or meeting facilities if they are consistent with the definitions of those uses provided herein.	Cross Country Ski school; Outward Bound-type program.
Temporary events	See PCZO 17.56.300	See PCZO 17.56.300	Any uses of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, tent camps, outdoor festivals and concerts. See PCZO Section 17.56.300 for specific use requirements applicable to temporary uses and events.	Annual art show.
Theatres and meeting halls	--	CUP	Indoor facilities for public assembly and group entertainment, other than sporting events, such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for “live” theater and concerts; motion picture theaters; meeting halls for rent and similar public assembly uses. Outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events are included under the definition of “Sport facilities and outdoor public assembly.”	200-seat multipurpose auditorium.
Public Facilities & Utilities				

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Antennas, communication facilities	See PCZO 17.56.060	See PCZO 17.56.060	Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular telephone, and data network communications; including commercial earth stations for satellite-based communications. Includes antennae, towers and equipment buildings. Does not include: (1) Home television and radio receiving antennae, which are included under "Residential accessory uses"; (2) Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections, which are included under "Pipelines and transmission lines." PCZO Section 17.56.060 contains specific use requirements for antennae and communications facilities.	Signal Repeater (device that retransmits a communication signal).
Pipelines and transmission lines	A	A	Transportation facilities for the conveyance of natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other necessary commodities to support local development. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (classified under "Offices"), distribution substations (classified under "Public utility facilities"), or power plants (classified under "Electric generating plants" in the PCZO).	High-power transmission lines.
Public safety facilities	--	MUP	Facilities operated by public agencies including fire stations, lookouts, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional institutions" in the PCZO).	Fire substation; sheriff's substation.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Public utility facilities	--	MUP	Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by California Government Code Section 53091: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; or solid waste transfer stations. These uses do not include community wastewater treatment plants, settling ponds, or disposal fields, and equipment and material storage yards (classified in "Storage yards and sales lots"). Equipment cabinets or enclosures less than six feet in height and one hundred twenty (120) square feet in area are considered accessory uses and therefore exempt from special permit requirements.	Electrical transformer lot; electrical substations; groundwater wells and storage facilities/tanks.
Residential and neighborhood commercial recycling collection centers	--	See PCZO 17.56.170	Collection Facility. A "collection facility" means a center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such a facility does not generally use power-driven processing equipment except in the case of some reverse vending machines. Collection facilities may include the following: (a) Reverse vending machines(s); (b) Small collection facilities that occupy an area of not more than five hundred (500) square feet and may include: (i) A mobile unit, (ii) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet of floor area, (iii) Kiosk-type units that may include permanent structures, (iv) Unattended containers placed for the donation of recyclable materials; or, (c) Sorting and salvaging.	Central facility where residents can bring recyclable materials.
Transit stations	--	MUP	Facilities for loading and unloading of bus and/or shuttle passengers, including bus/shuttle shops.	Bus stop/shelter near SR 267; internal shuttle stops.

Appendix A Allowable Uses and Definitions May 2016				
Use	**Forest**	**Residential**	**Definition**	**Examples/Notes**
Water extraction and storage	CUP	--	The use of an on-site well, spring or any other source for the extraction of water to be used for municipal supply.	Groundwater well and storage tank.
Forestry				
Forestry	A	--	The operation and harvesting of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products.	Fuel maintenance for fire prevention; logging conducted under a THP.

APPENDIX B

Development Standards

Introduction

The Martis Valley West Parcel Specific Plan (MVWPSP) community provides recreational opportunities and accommodations that extend year round. The program and built environment envisions providing a high quality experience in a natural setting that respects the site and its natural resources, connects to the outdoors, and incorporates recreation programs in a community. The MVWPSP offers extensive walking, biking and cross-country skiing opportunities.

The following Development Standards are to be applied with all architectural design, site planning and landscaping in order to preserve the beauty of the natural setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property.

This document sets forth the Development Standards for all projects in MVWPSP, including specific design requirements, general construction procedures and required compliance with applicable County General Plan policies, the Martis Valley Community Plan and Development Code provisions. The MVWPSP development's master Homeowner Association's governing documents shall follow and reference these standards and guidelines. Additional Design Guidelines are provided in Appendix C of the MVWPSP.

FIG i-01
Specific Plan Policies. The MVWPSP contains a number of policies that set standard for site layout, building design and related aspects of building design. A list of policies that address layout and design is provided at the end of this appendix.

Development Standards

1. Design Concept & Guiding Principles

   a. Relationship to Natural Setting

   MVWPSP property is located within Martis Valley and the Lake Tahoe region - a place of extreme natural beauty, rich history, and spectacular recreation. The primary objective of all architectural design, site planning and landscaping is to preserve this unique identity, build in harmony with the rugged natural beauty intrinsic to this site and to provide recreational opportunities for visitors and residents.

   The vision of MVWPSP is one of an active, year round, recreational community built with care and sensitivity through architecture and landscape that reflects Martis Valley's heritage and blends into, rather than dominates, its natural setting. The Specific Plan has carefully located the residences to rest lightly within the landscape, with higher density in clustered areas in order to preserve expansive open space and conservation areas. The Specific Plan defines development areas and conservation areas to minimize change to natural topography, landform and the outstanding natural landscape features in the region, views and view-sheds.

   Proper design and siting of buildings on each site will include careful consideration of existing terrain and natural features of the site. Any proposed design shall take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views (Fig 1.a). The development standards and design guidelines include implementation of the following site planning objectives:

   - retain existing trees and minimize site disturbance to allow the visual balance of landscape and architecture,
   - provide transitional places that blur the line between indoor and outdoor spaces, and
   - provide architectural expression with authentic use of natural material and building form as suitable for the topography and natural setting.

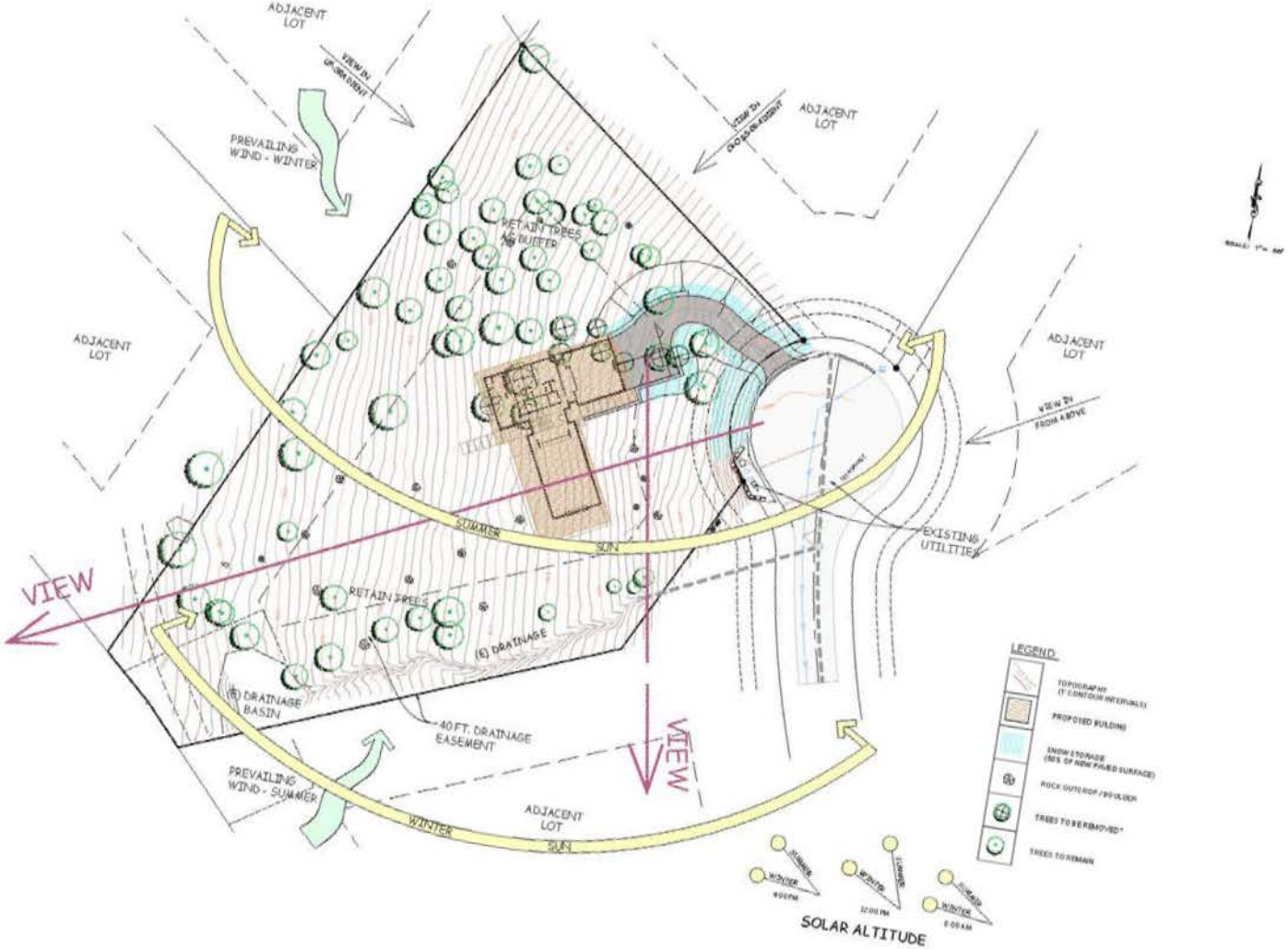

Fig 1.a

Figure 1.a is an example of proper design and siting of a building based on numerous factors and careful consideration.

b. Recreation Opportunities

The project will be designed to incorporate characteristics and density patterns that reflect North Tahoe Resort Communities. The project site is located adjacent to Northstar Resort and uphill from Northstar Village and Tahoe Vista. The North Tahoe Resort communities provide year-round recreational activities, including skiing, cross-country skiing, snowshoeing, snowboarding, hiking, and biking. The MVWPSP components complement and enhance the existing North Tahoe regional resorts by providing additional accommodations for residents and visitors to enjoy extensive cross-country trails, biking and hiking trails, recreational facilities and surrounding open space conservation areas. Figure(s) 1.b reflect sample of recreational trails.

Fig 1.b

c. Sustainability

All architectural design, site planning and landscaping shall incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts. All projects shall comply with California Building Standards Code (Title 24, California Code of Regulations), particularly Part 11 which has established standards for planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Proposed development shall also be designed in a manner consistent with the general intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating Systems, developed by the U.S. Green Building Council. For additional detail on sustainability refer to Appendix E; MVWPSP Sustainability Index.

d. Scenic Views/Corridors

All architectural design, site planning and landscaping shall be implemented with sensitivity to visual impact considerations; optimizing views from residences while minimizing how adverse visual impacts can affect others. Visual impacts of development will be minimized by using the natural features and terrain, along with built features and landscaping to screen buildings. Tree removal shall be kept to the minimum level feasible to provide natural screening for project elements, while still meeting defensible space regulations.

Scenic corridors will not be significantly impacted by development, when feasible, including open meadows, the forested corridor along SR 267, ridgelines and peaks where development activities would be visible from surrounding areas. It is recognized that in some cases, infrastructure and utilities must pass through sensitive areas. Where this is found to be necessary, all feasible measures shall be taken to minimize the impact and restore the disturbed area.

e. Wildlife

Roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site. Fences along property lines and at limits of improvements should be avoided in order to allow wildlife movement through natural open space.

f. Community Form

The MVWPSP community is envisioned as a high quality environment that accounts for respect for the site and its natural resources, connects to the outdoors, and incorporates recreation programs. New development will provide direct access to hiking, biking, cross-country trails, as well as an outdoor lifestyle. An assortment of on-site recreational community facilities will be sited appropriately to provide access to the differing terrain within the plan area.

g. Community Character

An overriding objective with respect to the development of MVWPSP is to achieve a community that, in both form and character, is appropriate within the context of the Tahoe / High Sierra Mountain environment.

Planning and design of new residences shall emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods and be architecturally and aesthetically consistent with the character of development that has occurred to date.

2. Overview Of Standards

The West Parcel proposed land uses include residential units and commercial uses. For the purposes of comparison, we have included herein excerpts from the Martis Valley Community Plan and Placer County Zoning Ordinance that would be applicable to the project. Please refer to Appendix A for project specific allowable uses by zone. Additionally, much of the information is further clarified and outlined throughout this appendix; Appendix B.

The 670-acre portion of the East Parcel that is currently designated Residential and Commercial will be redesignated Forest and zoned TPZ. The balance of the East Parcel is currently designated Forest (Forest-160 in Nevada County).

MVWPSP Land Use Designations and Zones

Residential: This designation is applied to the majority of the MVWPSP, and allows for a variety of residential and tourist accommodation units. Typical allowed land uses include detached single-family dwellings, secondary dwellings and residential accessory structures, smaller-scale multi-family dwellings, condominiums, churches, parks, homeowner recreational facilities and childcare facilities. In addition, other non-residential uses that would be allowed and serve the resident population under the commercial designation include small retail stores, restaurants, offices, recreational facilities, sports equipment rentals and community centers.

The intent of allowing small commercial/retail uses within the Residential designation is to provide services and amenities to residents and visitors within the MVWPSP in order to minimize the need for trips outside of the area. The total commercial/retail acreage is limited to 6.6 acres, which could be distributed throughout the Residential designation in any size parcels.

Forest: This designation is applied to the entire 6,030 -acre East Parcel and 390 acres within the West Parcel. The terrain within this designation is mountainous and forested. This land use designation is intended for limited, low-intensity recreational uses and timber harvesting. Allowable uses include timber production and facilities, incidental camping, improved campgrounds (but no recreational vehicle parks), and public utility and safety facilities. Residential and retail commercial development is not allowed in the Forest designation.

The following provisions, a. through e., are based on the 2003 MVCP;

a. Slope

Residential development impacts on environmentally sensitive lands, including wetlands and slopes over 25%, 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%.

b. Building Height

Height limits for buildings and structures are established by this appendix as outlined in section 5.b. No building or structure shall be constructed or altered to exceed the height limit established by the Specific Plan or this appendix, except as otherwise provided by this section. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.

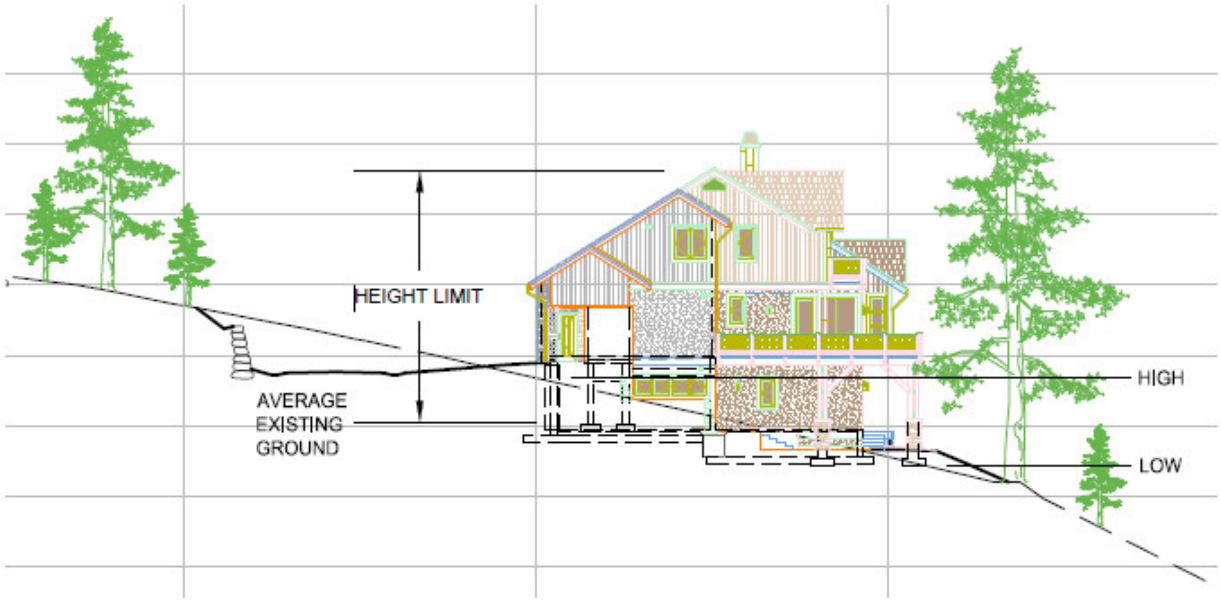

Fig 2.c

The height limits for buildings and structures established in section 5.b of this appendix shall be measured in accordance with Placer County Zoning Ordinance, Section 17.54.020 as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade, as shown in figures 2.c and 17.54-A.

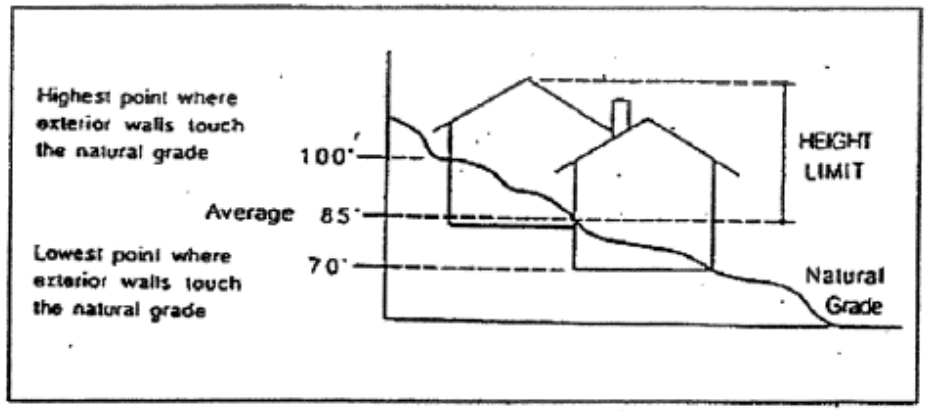

FIGURE 17.54-A
MEASUREMENT OF HEIGHT

Figure 17.54-A

c. FAR

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (notwithstanding the required height limits).

Refer to section 5.e of this appendix for allowable FARs by land use designation.

d. Open Space

The West Parcel project includes large areas of Forest and Open Space lands which are to be managed and protected as recreation, timberland and other compatible uses. Additionally, the roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site.

Open space pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting and trash receptacles) are encouraged and shall be integrated into the site plan in accordance with these development standards. The East Parcel, over 6,376 acres, will be preserved as open space, which ultimately links up over 50,000 contiguous acres. This Large Landscape Conservation will be preserved in perpetuity either (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting its use.

e. Setbacks

Project design shall include the use of setbacks, berms, landscaping, and other screening methods that will shield structures and graded areas consistent with the County's visual resource policies and ensure that project features do not dominate views from public roads. At a minimum, the project design plans shall demonstrate that:

- Project components do not silhouette against the sky above the ridgelines or hilltops.
- Roof lines and vertical architectural features blend and do not detract from the natural background.
- Project components fit the natural terrain.
- Project components use building materials, colors, and textures that blend with the natural landscape.
- A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent to open space, undeveloped lands, or public roads.
- If utility lines lay under road ways, the owner/applicant of the extension or service upgrade will be responsible for road replacement costs if the road needs to be remove to access or extend the utility lines.

Reference section 5.b of this appendix for additional information on setbacks.

3. Modifications

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance. A concurrent Specific Plan Amendment shall not be required to revise the Development Standards and Design Guidelines provided the request satisfies all of the following:

- The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.
- The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.
- No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.

4. Enforcement

The Development Standards and Design Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan and the Development Standards and Design Guidelines.

5. MVWPSP Development Standards: Development Standards set forth in this section, section 5, shall supersede the relevant Placer County Zoning Ordinance.

a. Grading and Excavation

The following site and grading considerations shall be implemented:

i. Buildings shall be sited to fit the natural terrain, minimize cuts/ fills, capture views and maximize winter sun exposure.
ii. The total amount of impervious surface shall be reduced wherever feasible.
iii. The area of soil and vegetation disturbance on each home site shall be limited to that required for necessary construction and landscaping purposes. Except where required by access, retaining walls, there shall be no disturbance in setbacks and areas to be left in a natural state.
iv. Buildings, roads, and structures shall be sited in a manner that avoids landform modification to the greatest extent possible.
v. Except where unavoidable, no excavation or fill shall occur within the drip line of trees to be retained.
vi. The long axis of the building shall be oriented parallel to existing contours to the extent feasible.
vii. Stepped foundations and fragmented roof forms shall be used to adapt to the existing site topography, rather than changing or flattening the slope.
viii. Existing features such as rock outcroppings and trees shall be protected when feasible and integrated into the design of the home.

b. Setbacks and Buffers

The structural setbacks for a Planned Development for single family and townhome residences are as follows:

i. Front (street) - 20 feet from the property line
ii. Sides - 10 feet from the property line, unless townhome with common wall of 0’
iii. Rear - 10 feet from the property line
iv. Interior or common wall - (0) feet interior set-back
v. 12.5 feet minimum setbacks shall be used on front, 10’ side and rear of commercial and condominium buildings. If parking is proposed in the front of the building a 20 foot setback from the façade will be enacted to ensure safety.
vi. In addition, buildings shall be setback far enough so that they do not encroach into the MPE of adjacent street(s).

The project buildings and roadways will be sited outside of environmentally sensitive lands. The majority of buildings will be sited outside of areas with slopes over 25%. The following Placer County General Plan land use buffer zone standards will be implemented:

i. 100 foot buffer from designated Timberland areas
ii. 100 foot buffer from Perennial Stream areas
iii. 50 foot buffer from Riparian Vegetation areas

c. Building Heights
Maximum Building Heights, as calculated by Section 17.54.020 of the Placer County Zoning Ordinance and as set forth in Section 2.b. of this Specific Plan.

Single Family Residences	42 feet
Townhomes	50 feet
Condominiums	75 feet
Commercial Buildings	60 feet
Buildings on the knoll – Figure Z	60 feet

d. Pitch
Major roofs shall have a minimum pitch of 3:12 and a maximum pitch of 14:12. Secondary roofs such as porches and dormers may have a lesser pitch. Medium roof pitches should be utilized where possible, in the range of 5:12, to hold snow. Roofs may be metal if they include snow clips or guards.

e. Off Street Parking
Paved parking areas shall be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. Parking shall be designed to minimize visual and environmental impacts and allow for shared parking areas among different uses to help reduce the number of parking stalls. Underground parking, when feasible, is encouraged to maximize open space for commercial and condominium buildings. For residential units, adequate parking shall be provided off street with two (2) stalls per unit with one stall being covered. An additional two stalls per unit will be provided when possible for guest parking. Driveways shall have a minimum length of 20 feet when feasible as measured from the edge of pavement or back of curb (whichever is greater) to face of the garage door. Additionally, parking stalls will vary, on average 9’ x 20’, however some maybe smaller; i.e. compact or electric car stalls. Figure(s) 5.e illustrate acceptable parking standards.

Fig 5.e

f. Minimum/Maximum Parcel Size

Minimum Lot Size:	0.25 acre single family
	5,000 sf multifamily
Minimum Lot Width:	60 feet single family
	45 feet multifamily

g. Lot Coverage

Maximum Site Coverage:	40% for one-story single family
	35% for two-story single family
	50% for multifamily
	50% for commercial or condominium

It is noted if a single family residence utilizes their allocated 40% coverage with their initial residence and elects to add on, prior to the addition the homeowner is required to acquire approval from Placer County's Planning Director.

h. Snow Storage

All site designs shall show snow storage areas and shall accommodate snow removal maintenance procedures. Snow storage areas shall be located onsite within privately owned property or in the case of publicly maintained trails, snow storage shall be within the private road easement or dedicated snow storage easement.

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.

i. Accessory Structures

Accessory buildings (e.g., gazebos, playhouses, storage sheds) are permitted as determined in Appendix A within the buildable area, subject to setbacks and other provisions of these guidelines. Accessory structures less than 120 square feet are not subject to setback requirements.

j. Secondary Dwellings

Secondary dwellings or accessory apartments may be constructed in compliance with Appendix A. Where utilized, secondary dwellings shall provide distinct and secondary access from the primary home and shall include the appropriate parking unless otherwise approved by the County's staff or planning director. Secondary dwellings shall comply with Placer County Zoning Ordinance Section 17.56.200 regarding maximum floor area, owner occupancy, park fees and deed restrictions. The design of secondary structures shall be governed by the MVWPSP Development Standards and Design Guidelines.

2. Residential Lot Layout and Design

a. Concept
The first aesthetic objective of every home in MVWPSP should be to allow the natural setting to remain the dominant image. Buildings should be sited to harmonize and blend with the existing landscape and natural open space. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting.

Fig 6.a

b. Retaining Walls
Whenever feasible, avoid grading that results in the need for artificial slope retention. Where possible, natural materials shall be used such as boulders and rocks reclaimed from the grading operation. Retaining walls should match the color and character of adjacent slope or structural elements. Where mortared masonry is appropriate, finished jointing patterns should be random with deep-raked mortar joints. Avoid obvious vertical and horizontal alignment of joints. Where concrete is exposed, it should have a rough sawn, form board surface.

Residential retaining walls should not exceed 10 feet in height and should generally be limited to 6 feet. Walls over 6 feet shall be staggered, unless a tall single wall is needed due to slope or to avoid substantial tree loss, etc. 10 feet is the maximum height. Terraced walls may be used to address grade changes exceeding 10 feet in height, provided that wall segments are separated by ample planting areas. Retaining walls will be allowed within the required setback if grading impacts are minimized and the retaining wall promotes site safety. If retaining wall within the setback are greater than 8' the applicant must request a variance from Placer County Planning. Figure(s) 6.b display acceptable retaining walls.

Fig 6.b

c. Driveways
Driveway slopes shall generally be less than 8 percent overall and shall not exceed a 12 percent gradient at their steepest part on average. Additionally, for safety considerations, where feasible there shall be provided a 20' long near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

Provide vegetated swales and permeable road shoulders to capture storm water runoff, provide bio-filtration of the storm water, and allow percolation of filtered storm water back into the ground.

d. Fencing and Gates
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. Fence heights are limited to a maximum of 8 feet. In case of safety or aesthetics, site walls, screens, or fences may be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chain-link fencing is prohibited. Design and utilize durable materials that complement building frontages.

e. Drainage

Low Impact Development (LID) methods shall be implemented for site drainage to convey storm water, provide water quality treatment and to prevent erosion both during the construction project and for the long term. The type of hydrologic controls should be designed for the soil and subsurface conditions at the site. The BMP plan should not concentrate runoff. Roof and driveway runoff should be dispersed to infiltration systems and landscaped areas. Vegetation can be used to infiltrate runoff. The general principles of LID include:

- Conserve natural vegetation and soil.
- Design site to minimize total impervious area.
- Direct runoff into or across vegetated areas to filter runoff and encourage groundwater recharge.
- Use integrated management practices to reduce runoff from impervious surfaces and retain pre-development time of concentration.

The additional storm water runoff created by construction of impervious areas such as driveways and roofs shall be retained on site. Common methods of retention and detention include drywells, infiltration trenches, bio retention gardens, porous pavement, grassed swales, infiltration basins, gravel, mulch, and water spreading. Please reference Appendix F for additional information on BMPs and LIDs. Figure(s) 6.h show samples of suitable retention and detention improvements.

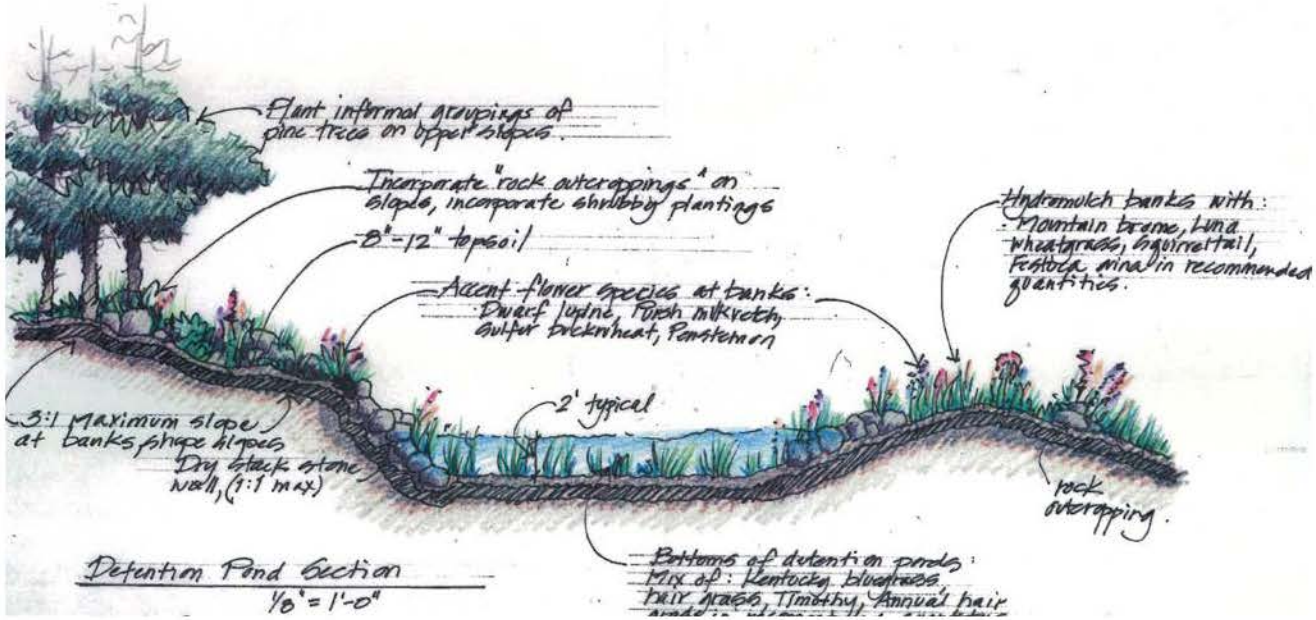
Plant informal groupings of pine trees on upper slopes.
Incorporate "rock outcroppings" on slopes, incorporate shrubby plantings
8"-12" topsoil
Accent flower species at banks: Dwarf lupine, Pursh milkvetch, Sulfur buckwheat, Penstemon
Hydromulch banks with: Mountain brome, Luna wheatgrass, Squirreltail, Festuca rubra in recommended quantities.
3:1 Maximum slope at banks, shape slopes
Dry stack stone wall, (1:1 max)
2' typical
rock outcropping.
Bottoms of detention ponds: Mix of: Kentucky bluegrass, hair grass, Timothy, Annual hair
Detention Pond Section
1/8" = 1'-0"

Fig 6.f

f. Loading/Service Areas (commercial only)
All exterior trash and storage areas, service yards, loading docks and ramps, trash compactors, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and shall be enhanced with landscaped elements. Generally, all such elements should be located to the rear of buildings and/or away from public frontages.

g. Materials
Roof materials are to include a Class A fire rated material. Appropriate materials for roofing include slate, metal or architectural-grade composition shingles. Secondary roof materials may also include natural metals such as copper, corten steel and metal.

h. Snow
Roof forms shall consider rain and snow shedding to avoid property damage. Primary entrances to buildings shall be protected from rain and snow. Roofs covering sidewalks or paths should be designed to not deposit water onto walking surfaces. In general, roofs should be designed structurally and with shallow pitches to retain the snow.

i. Residential Accessory Structures and Garages

Residential Accessory structures are to be architecturally compatible with the main residence. Accessory structures shall be located to the rear of the lot (or Building Envelope) or off-set from the rear of the primary structure. Accessory structures shall comply with County code where applicable.

Garage doors shall be placed to avoid direct frontage onto the adjacent street, where possible. Side entry, detached, tandem or recessed garages are encouraged to de-emphasize the massing of garages.

j. Impervious Surfaces
The following considerations for impervious surfaces, paths and driveways, should be considered and implemented:
   i. Paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.
   ii. Driveways area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

k. Mechanical Systems
Mechanical systems shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment. Rooftop mechanical and electrical equipment, antennae shall be screened from ground view by a parapet or other type of screening. Building elements to screen such equipment shall be designed as an integral part of the building architecture.

l. Energy Efficiency Measures

Design a building's orientation, massing, and window design to maximize effective daylighting and reduce the building energy requirements. Energy efficiency measures shall include ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions and to minimize the building's requirement on mechanical heating and cooling systems. Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls shall be incorporated into the building's mechanical design where possible to reduce energy usage.

m. Signage

Signs are to be in scale with adjoining roadways, trails and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape. Signs may be erected for community denotation, recreation areas and buildings, commercial buildings, condominiums, enclaves or any fire life-safety needs.

Sign area shall typically be two square feet for all vehicle-oriented safety and directional signs. Signs for commercial uses shall be located near the building or business entrance and conform to County code. A sign permit shall be required for all on-premises signs (County Zoning Code Section 17.54.180) larger than fifteen (15) square feet in area. Maximum height for freestanding signs shall be four feet. Taller signs may be approved if visibility will not be impaired.

Monument signage shall be located to identify the primary arrival points. The size of the sign shall be in scale to the surrounding landscape and/or adjoining road. Monument signage shall be constructed of a combination of wood, colored, textured concrete and/or indigenous stone treatments. Placement of monument signs will be outlined by an engineer within permit submittal to ensure adjacent travel safety as well as considering and maintaining appropriate utility access.

n. Lighting

The following considerations for lighting should be considered and implemented:

i. Lighting shall be warm, inviting and provide safety. When possible interior lighting shall be designed to prevent light from spilling outdoors.
ii. Interior lighting shall be designed to minimize light from spilling outdoors.
iii. Exterior lighting shall use the lowest possible wattage and energy efficient luminaire for each application; Minimize light use during non-active hours (11PM – dawn), except as needed for safety.
iv. Exterior lighting shall only illuminate the area needed for safety or as required by County Code.
v. Outdoor light fixtures for streets, commercial and residential buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences.
vi. Exterior lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane.

vii. Timers, motion-sensors or equivalent devices on both residential and commercial buildings, shall be implemented on exterior lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces.

viii. Yellow-spectrum light sources, such as night-friendly low-pressure sodium bulbs.

o. Finishes

The following considerations for exterior finishes, doors and windows should be considered and implemented:

i. Prevailing building materials shall reflect High-Sierra elements, regional traits, including stone, weathered or painted metal, cast integral color concrete, heavy timbers, wood or the likes. Primary building materials shall not produce glare and shall be colored to complement the High Sierra elements.

ii. Exterior doors when feasible shall be placed under roof gables or other protected roof areas.

iii. Substantial expanses of glass or glass windows may be used to capture views, however they shall be designed to minimize glare. Roof overhangs shall be placed above large areas of glass to provide shade in order to minimize glare.

Specific Plan Policies addressing Site Layout and Design

Policy LU-3.5 A buffer is established along SR 267 as shown in Figure 3-3. No residential or retail commercial development is allowed within this buffer. Transportation and improvements needed to access the project site, which could include roads, a covered-bridge, bus stop, an entrance kiosk/check-point hut and related structures, are permitted. Additionally utilities and trails may be placed within the buffer.

The buffer shall be land that falls within the following:

- 150 feet from the edge of the SR 267 right-of-way
- 100-year floodplain of Middle Martis Creek
- Wetlands as defined by the US Army Corps of Engineers
- 100 feet of the centerline of perennial streams Middle Martis Creek
- 50 feet of the centerline of intermittent streams

In addition, within 500 feet of SR 267, in areas where views from the highway are not blocked by topography, any residential or commercial development shall maintain a minimum of 30-feet of vegetative screening between the development and SR 267.

Policy CP-1: Engineer and construct roadways to meet applicable County and Caltrans standards, and to maintain appropriate levels of service and maintenance.

Policy CP-7: If any roads that are used to access public trails are gated, provide a pedestrian connection with parking, passes or other means for the public to continue to be able to access the public trails.

Policy CP-9: Parking for multifamily and commercial uses and homeowner amenities shall meet County standards.

Policy CP-10:	For condominiums and hotels, where feasible, parking shall be provided under buildings in order to minimize paving. Shared parking is encouraged.
Policy CP-11:	Any gated subdivision access roads shall meet the Private Gated Entrance requirements of the Placer County Engineering & Surveying Division.
Policy LU-3.6	Building heights on the knoll shown in Appendix B shall not exceed 60 feet, measured pursuant to County Code Section 17.54.020B.
Policy PSU-9:	Design and size the drainage system so that post-development peak flows do not exceed pre-development peak flows, and are consistent with Placer County Flood Control Manual standards.
Policy PSU-10:	Implement Best Management Practices (BMPs) and Low Impact Development (LID) measures to protect surface water quality and contribute to the Basin Plan goals for Martis Creek and the Truckee River.
Policy PSU-11:	New development shall be located outside of the 100-year floodplain.
Policy PSU-12:	Implement applicable, effective erosion control and water quality measures identified in the Placer County Storm Water Management Manual, Grading Ordinance, and Low Impact Development Guidebook, including the Guidebook section for LID Site Design and Runoff Management Measures for Placer County in High Sierra Areas.
Policy PSU-13:	New construction shall not be permitted, except for pedestrian/bicycle paths and/or utility lines, within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100 year floodplain, whichever is greater.
Policy PSU-14:	All stream influence areas that are to be preserved, including floodplains and riparian vegetation areas, shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails, and utilities.
Policy PSU-15:	Potential flood hazards in any area within or adjacent to a floodplain shall be evaluated prior to the approval of any future development in that area.
Policy PSU-19:	All new dry utilities shall be undergrounded and coordinated with utility providers regarding location and size of new facilities to serve the MVWPSP Area.
Policy PSU-21:	Incorporate design features that meet or exceed applicable safety regulations, including NCSD Ordinance 28-13.
Policy ER-W1:	To the extent feasible, development footprints, including roads, paths and utilities, shall avoid jurisdictional wetlands. When jurisdictional wetlands cannot be avoided, a mitigation plan to achieve no net loss of wetlands shall be developed and approved by the US Army Corps of Engineers before site disturbance.
Policy ER-W2:	In general, the following non-development buffers shall be provided: • 100 feet from the centerline of perennial streams including Middle Martis Creek, • 50 feet from the centerline of intermittent streams, • Wetlands as defined by the Army Corps of Engineers, • 50 feet from the edge of preserved riparian areas, wetlands and special-status species habitat preservation areas, and • Within the 100-year floodplain.

	Where the above buffers are not feasible, other measures shall be taken to protect streams and preserved areas, including but not limited to fencing, retaining walls, and BMPs and/or a combination of such measures.
Policy ER-W3:	Natural watercourses shall be integrated into development and trail systems so that they are accessible to MVWPSP residents and visitors, and provide a positive visual element.
Policy ER-W4:	BMPs, Low Impact Development (LID) and other measures shall be employed to ensure that water quality is not degraded in local drainages or preserved wetlands.
Policy ER-W5:	All stream influence areas including floodplains and riparian vegetation shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails and utilities.
Policy ER-SR1:	The natural setting of each building site shall remain the dominant image. Toward that end, the design of new development shall take into consideration and maintain as much as possible the natural characteristics of the project site, such as topography, views, trees, and rock outcroppings; particularly where retention of these features can screen views of development from Martis Valley, particularly SR 267, and/or the Tahoe Basin.
ER-SS3: I	Incorporate elements that ensure snowmelt does not degrade water quality in compliance with the Lahontan RWQCB standards. All stormwater runoff, including snowmelt, shall be diverted to the MVWPSP drainage system.
Policy ER-AG2:	Residential buildings shall not be located in the non-development areas shown in Figure 3-3 and/or on sites with slopes that predominately exceed 25%.
Policy ER-AG3:	Any development located in the approximate area of the ancient landslide (Figure 2A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review) shall be engineered to protect buildings from potential slope instability.
Policy ER-AG4:	If any development is proposed within 100 feet of the fault trace (identified on Figure 3A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review), the fault location will be evaluated for its presence, precise location and potential activity. If the fault is found to be potentially active, structures shall be set back an appropriate amount and engineered to withstand a seismic event based on the potential strength of the fault.

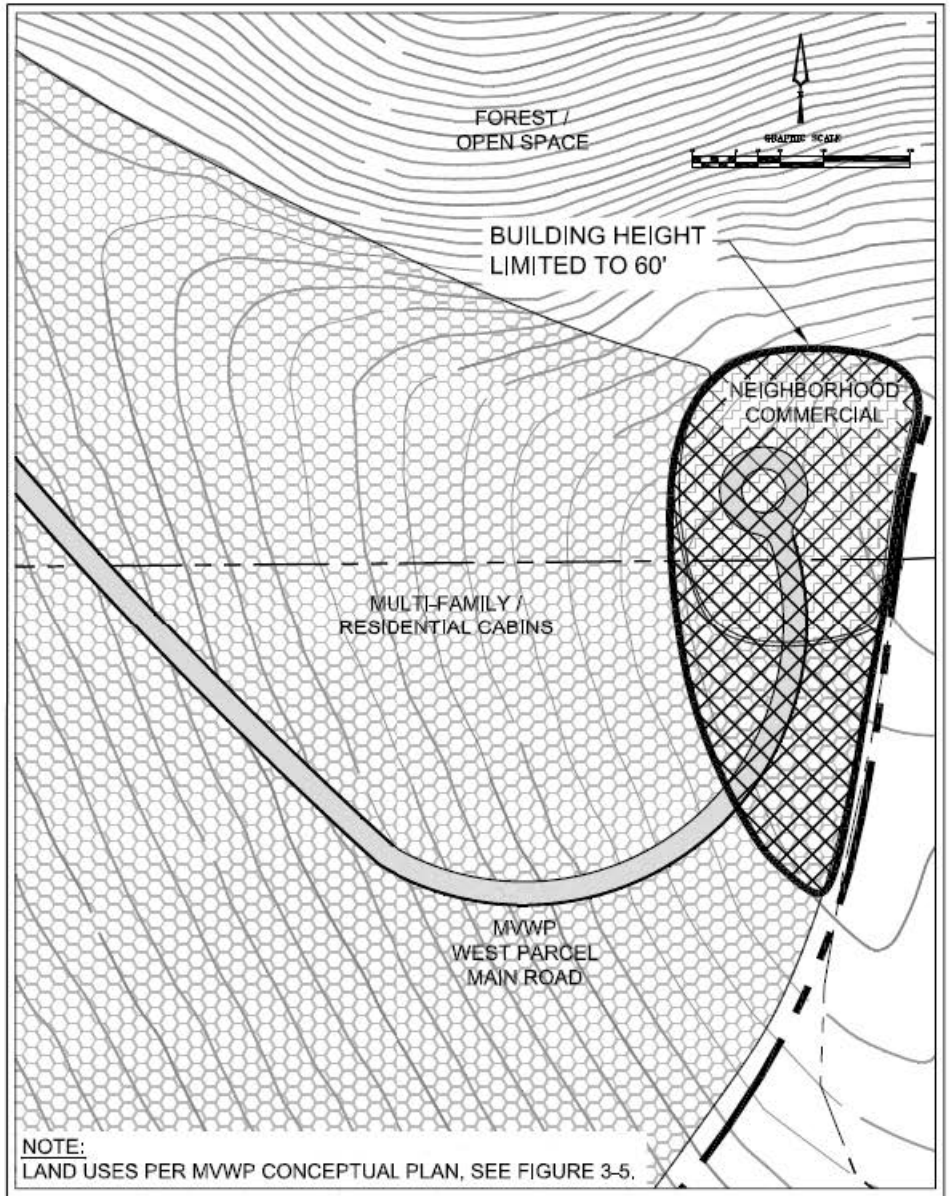

FIGURE Z

Figure Z

APPENDIX C

Design Guidelines

Introduction

As outlined previously in the Design Standards, the Martis Valley West Parcel Specific Plan (MVWPSP) community provides recreational opportunities and accommodations that extend year round. The program and built environment envisions providing a high quality experience in a natural setting that respects the site and its natural resources, connects to the outdoors, and incorporates recreation programs in a community. The MVWPSP offers extensive walking, biking and cross-country skiing opportunities.

The following Design Guidelines are to be applied with all architectural design, site planning and landscaping in order to preserve the beauty of the natural setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property.

This document sets forth the Design Guidelines for all projects in MVWPSP, including specific design requirements, general construction procedures and required compliance with applicable County General Plan policies, the Martis Valley Community Plan and Development Code provisions. The MVWPSP development's master Homeowner Association's governing documents shall follow and reference these standards and guidelines.

1. Landscape
    a. Landscape Design Objectives

    Landscape design, features, and plant material selection should be carefully considered in the context of the Sierra Mountain environment and climate. Design solutions should be responsive and subordinate to site topography, existing vegetation, and terrain features.

    Guidelines:
    - The objective of landscape design should be to ensure the natural mountain environment and local plant communities are preserved, protected, and enhanced.
    - Consider functional uses of plant materials to provide: wind protection, enhance solar exposure, create a more favorable micro-climate, provide privacy and screen objectionable views.
    - Plant composition should include sizes and quantities that mimic what is naturally occurring on the building site.
    - Large specimen trees are to be preserved and protected where feasible.
    - Drought tolerant plants should be planted where feasible.
    - Be judicious in the use of color and texture consistent with the natural landscape.

    Figure(s) 1.a exhibit samples of acceptable landscape design, features and natural materials.

Figure 1.a

b. Landscaping and Plant Materials

Within the Improvement Envelope or in areas immediately surrounding a building, landscape materials should be used to complement the architecture of the building, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and anchor the building to the site.

In general, the planting design of each site is to take its cue from the existing plant palette found surrounding the site. Group or cluster shrubs to create swatches of the same species, rather than scattering or mixing them throughout the site. Use plant materials and tree groupings to anchor buildings to the site. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation. Re-vegetate disturbed areas with native material to obscure the line of demarcation between the new and existing landscape.

c. Irrigation

Minimize irrigation requirements by using native plant materials and those that are well-suited to the local climate. Group plant materials according to their water consumption needs. Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation shall be used to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings. All shrub and ground cover plant material are to be irrigated with a permanent automatic system. Conventional spray irrigation is limited to defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations. Low spray heads or low-water bubblers are allowed in close proximity to buildings. Drip irrigation of tree and shrub plantings is permitted.

Soils are to be amended and surfaced with mulching to increase water retention. To reduce irrigation dependency, xeriscape planting is encouraged.

2. Architectural Design Guidelines

a. Overview/Intent

- Create a development that draws upon the Martis Valley (High-Sierra) and Tahoe regional architectural traditions.
- Project components shall not silhouette against the sky above the ridgelines or hilltops.
- Roof lines and vertical architectural features should blend and not detract from the natural background.
- Building materials, colors, and textures shall blend with the natural landscape.
- 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.

Fig 2.b.i

b. Building Form, Mass and Scale

i. Building Forms

Diversity of building forms is encouraged to provide unique design expressions and at the same time produce a unified and harmonious community. Building forms are to respond to the climate and the unique feature of each site. Buildings should reflect the scale and drama of the mountain setting, with large sheltering roofs supported by structurally sound and properly scaled vertical structural elements (columns and stone piers), which in turn rest on strong foundations that merge with the land.

Roof composition and building form should address the visual scale of buildings so that the overall image of the building fits its setting and neighborhood context. Building forms are to relate to the surrounding land forms and should follow the natural terrain and step with the site. Architectural design shall present honest simplicity of form and structure while providing opportunity for detailing and craftsmanship to add character and interest to the buildings.

Fig 2.b.ii.a

ii. Roofs

a. Forms

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 roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

Gable and shed roof forms of medium pitch are preferred. The use of hipped roofs should be minimized.

Fig 2.b.ii.a

b. Dormers

Dormers and cupolas shall be used to break the continuity and scale of a large roof. Gable dormers shall be spaced adequately to facility snow shedding. Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions. Figure(s) 2.b.ii.b demonstrate suitable dormers.

Fig 2.b.ii.b

iii. Walls

Exterior materials should generally be naturally weathering materials, such as wood or stone, which 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.

A protected base shall be used, where possible, to extend the life of lower wall cladding, visually anchor the building to the ground and lower the overall visual height.

Fig 2.b.iii

iv. Street Face

Building massing and apparent scale from the street face shall be reduced through window patterns, structural bays, roof overhangs, porches, awnings, moldings, fixtures and details and combinations of complimentary colors.

Garage and secondary entrances should not be prominent and shall be recessed or screened by the primary residence. Figure(s) 2.b.iv demonstrate fitting street face.

Fig 2.b.iv

v. Chimneys, Flues and Roof Vents
Roof accessories and structures such as chimneys and mechanical equipment should be combined where possible and placed so as not to restrict or block snow movement. Finish and detailing shall be used to enhance or diminish the appearance of chimneys, flues and vents as appropriate, unless integral as key design features.

vi. Gutters, Downspouts and Flashing
While the overall design and strategic placement of roof forms should be the primary way to effectively manage water run-off, gutters and/or downspouts may also be needed to properly divert water away from entries. Gutters, downspouts and flashing materials are to be colored to blend with the overall color scheme of the home. Flashing, gutters and downspouts should be minimized in their appearance.

Figure(s) 2.b.vi illustrates customary gutter materials and placement.

Fig 2.b.vi

vii. Skylights

Skylights and clerestory windows are encouraged for energy saving benefits. Their location and detailing should recognize the hazards of snow and ice accumulation and resulting potential for moisture penetration. Layout, location, size and configuration of skylights are to fit with the design and proportions of the building and roof forms. They are to be designed in a manner that avoids random patterns or interrupts the visual continuity of the roof.

viii. Exterior Doors and Windows

Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors. Doors should be placed under roof gables or other protected roof areas to avoid the danger of shedding snow. Large expanses of glass may be used to capture views, however they shall be designed to minimize glare. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather and minimize glare.

Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support. Windows and doors set within wood and shingle walls should be trimmed on all sides.

Figure 2.b.viii shows suitable entry door and glazing, ultimately reinforcing the connection to the outdoors.

Fig 2.b.viii

ix. Colors

a. Wall colors
The primary color goal for exterior walls and finishes is to blend into the colors and texture of the trees, soils and rocks of the native landscape. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year.

b. Roof colors
Roofs should use relatively dark and non-reflective, colored coverings in order to harmonize with the surroundings.

c. Details and Trim
The color of details and trim offers an opportunity to establish individual identity and interest.

x. Exterior finishes

Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, heavy timbers or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Consider using reclaimed wood and other recyclable building materials when possible. Stucco and other compatible building materials may be used with colors that blend buildings into the terrain.

Fig 2.b.x

xi. Satellite Dishes and Appurtenances

Satellite dishes, solar panels or similar appurtenances shall be located, detailed and/or screened so that reflections from their surfaces shall not be visible from adjacent residences where possible.

APPENDIX D

Emergency Preparedness and Evacuation Plan

Under Separate Cover

APPENDIX E
Sustainability Index

The following is the Sustainability Program for Martis Valley West Parcel. This document will be used a guideline during the design development phase of the project. All architectural design, site planning and landscaping shall incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts. All projects shall comply with California Green Building Standards Code (Title 24, California Code of Regulations). Part 11 with established standards for planning and design for sustainable site development, energy efficiency (complementary and supplemental to California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Proposed development should also be designed in a manner consistent with the general intent of the Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND), Green Building Rating Systems, developed by the U.S. Green Building Council. (LEED Certification is optional and not required for this development)

√ = Meets criteria • = Program does not have relevant criteria	**Martis Valley Sustainability Program (March 20, 2014)**	**LEED-ND**	**CAL Green**	**Citation**
Site Use and Locations				
Adjacent to Existing Development	Site selected as the best location within the Project's Owners' land holding due to proximity to SR 267, recreational areas, neighboring resort and proximity to community centers and towns. Development area is near existing communities and public transportation infrastructure which reduces vehicle trips and miles traveled. Reduces multiple environmental harms associated with development pressure and sprawl beyond the limits of existing development.	√	•	Figures 1-2, 1-3 and 1-3
Close to Infrastructure – Utilities, Major Arterial Roadways	Located within close proximity of existing highway 267, Northstar Community Service District's water and sewer system and regional electric/telephone infrastructure. Conserves natural and financial resources required for construction and maintenance of infrastructure.	√	•	Figures 1-3 and 5-2

√ = Meets criteria • = Program does not have relevant criteria	Martis Valley Sustainability Program (March 20, 2014)	LEED-ND	CAL Green	Citation
Housing & Job Proximity	The project will be composed primarily of vacation homes, thus most residents would not benefit from nearby employment opportunities. With the above said, the site is located in proximity to jobs at Northstar Resort and within close proximity of Town of Truckee and Kings Beach commercial areas as well as numerous Northern Nevada cities.	n/a	•	n/a
Floodplain Preservation	No development will occur within the 100-year flood plain.	√	•	Policies LU 3.5 and PSU-11
Land Use and Conservation				
Protection of Open Space	The project is designed to maintain large areas of open space (over 6,700 acres), which are contiguous with approximately 50,000 acres of conservation areas and adjacent forestry land uses. Additionally, the roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site to the extent feasible.	√	•	Policies LU-2.3, OS-1, OS-3 and ER-SR7
Compactness/ Minimize fragmentation	A portion of the project will consist of multi-family residences. These residences will be clustered within the MVWP development area to minimize noise, visibility, and biological impacts. The project proposes to minimize site disturbance by locating buildings and roadways along the natural landforms and topographic conditions that currently exist on the project site.	√	•	Policies LU-1.6, LU-3.1, ER-AG-1, ER-SR7 and Development Standard 2.d

Wetland and Water Body Protection	The project site contains only minimal potential wetlands. A wetland delineation will be prepared. Any jurisdictional wetlands will be avoided where feasible. If avoidance is not feasible, mitigation will be implemented through the federal permitting process. Where appropriate the use of cluster/compact development patterns to minimize the amount of road and other impervious surfaces. Protect water quality in wetlands through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level.	√	•	Policies ER-W1 through W5 Policies PSU-10
Protection of Important Habitat	The project would place extensive acreage (over 6,700 acres) into conservation, ensuring that these areas are not developed in perpetuity. The 6,376-acre East Parcel is contiguous to other forest and open space acreage. LID and BMPs will be used in project design and infrastructure to protect water quality within and outside of the project site. Project landscaping shall use drought tolerant and/or native plant palette. Use plant species that can adapt to site conditions (dry summers) to reduce irrigation needs. Prohibit the use of invasive plant species through adoption of community-wide requirements in the Master HOA's CC&Rs.	√	•	Policy LU-2.3, OS-1, OS-3 & ER-SR7 Policies PSU-10 Policy PSU-4 & ER-W5
Protection of Special Status Species Habitat	The East Parcel, which will be protected and in conservation, provides habitat for several Special Status species. Primary drainage corridors with open space buffers will be preserved for wildlife, vegetative cover for wildlife movement.	√	•	Policy LU-2.3, OS-1, OS-3 & ER-SR7 Policy LU-3.5
Agricultural Land Conservation	The project site does not contain any agricultural land.	n/a	•	n/a

Parking	Parking will not exceed County standards. Paved parking areas shall be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. Parking shall be designed to minimize visual and environmental impacts. Allow for shared parking areas among different uses to help reduce the number of parking stalls. Underground parking, when feasible, is encouraged to maximize open space for commercial and condominium buildings.	√	•	Policy CP-9 Policy CP-10 and Development Standard 5E
Bicycle Network	All streets to have safe bicycling conditions ranging from slow neighborhood streets to bike lanes separated pathways on faster roads. A path network will extend into the site, and connect various regional and local trails.	√	√	Figure 4-4, Policy OS-9
Sidewalks and Paths	A multi-use path network including the outer edges of the site and extending into the site, terminating at major destinations will be developed, along with an extensive system of trails, bikeways, and natural corridors to serve as recreational opportunities and as alternative means of transportation to reduce vehicular traffic within the development.	√	•	Policies OS-3, OS-4, OS-5
Connectivity (e.g., grid)	Site topography would not allow for a grid system. However, A path network will be planned to connect the outer edges of the site with adjacent neighborhood clusters and with major uses. Where they are necessary provide through connection for bicyclists and pedestrians. It is anticipated that a majority of the multi-family residences will be within a half-mile, or 10 minute walk, of the nearest village center, recreation amenities, sundries shops or etc.	√	•	Figure 6-3, Policies OS-3 & OS-4

Accessibility and Universal Design	Construct streets, sidewalks, and parking lot aisles to the minimum widths in accordance with County requirements, the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access.	√	•	Title 24 of the CA Code of Regulations
Transit Facilities	Provide a transit stop with seating that is well lit, shaded and plainly visible.	√	•	Policy CP-3
Local Food Production	Project site is at high altitude and has relatively short growing season, so it is not appropriate for extensive food production. Residents and local business could have gardens.	n/a	•	N/A
Green Infrastructure and Buildings				
Certified Green Building	Community buildings built to 2013 Cal Green standards (effective January 2014).	√	√	CA Green Building Standards Code Ch3
Building Energy Efficiency	All buildings to be constructed to the 2014 Energy Efficient Standards of the California Energy Code	√	√	CA Energy Code
Glazing	Install high performance glazing (spectrally selective glass) or fenestration with solar heat gain coefficient (per mandatory requirement of CA Energy Code).	√	√	CA Building Code Ch24; Policy ER-AQ13
HVAC	Install only Energy Star compliant HVAC systems. Install programmable thermostats, energy pads or smart meters in all residences. Prohibited Refrigerants – Zero use of chlorofluorocarbon (CFC) based refrigerants in new building HVAC systems. Design and install efficient heating and cooling air flow as specified by the Procedures for HVAC System Design and installation of the Cal Green Builder Program or equal.	√	√	CA Green Building Standards Code Ch5

Duct Tightness	Sealed ducts shall comply with the installation procedures as specified by the Cal Green Builder Program protocols; install MERV 8 HVAC filters in return air grilles.	√	√	CA Green Building Standards Code Ch5
Water Heater	Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. (per mandatory requirement of CA Energy Code).	√	√	CA Plumbing Code Ch5
Thermal Envelope and Moisture Protection	Install insulations in roof/ceilings and provide sealed building envelope consistent with CA Energy Code. Comply with installation procedures as specified by the Caulking and Sealing Procedures of the Cal Green Building Program. Window and sliding glass installation shall follow the Standard Practice for Installation of Windows	√	√	CA Energy Code Ch2, 3 and 7, Building Code Ch14
Water Pipe Insulation	First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes shall be insulated(per mandatory requirement of CA Energy Code).	√	√	CA Plumbing Code Ch5, CA Energy Code Ch7
Lighting Design	Install lamps, ballasts and sensors for interior and exterior areas per mandatory requirement of CA Energy Code and Cal Green Building code.	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7 ; Policy AQ-16
Lighting Controls	Install occupancy sensor controls for interior lighting systems. Per Cal Green Energy Standards, install photocell controls that automatically turn on and off lights in all exterior common areas under the control of an HOA.	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7
Energy Mgmt. Systems	Install direct digitally controlled lighting and HVAC system. [Non-residential buildings only].	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7

Appliances	Low energy and/or water consuming, Energy Star compliant residential appliances shall be exclusively offered by residential builders for each appliance that is rated by Energy Star (e.g. refrigerator, clothes washer, dishwasher or room air conditioner).	√	√	CA Green Building Standards Ch4; Policy PSU-4
Commissioning	Commissioning – For all new nonresidential and non-low rise residential building, building commissioning consistent with the mandatory requirements of California Green Building Standards Code, shall be included in the design and construction process. The owners of all single-family and multi-family residential units shall be encouraged, upon resale, to present to the buyer a written energy audit checklist verifying that all HVAC systems, thermostats, appliances and windows are the same or more efficient than those originally installed, as well, the same verification audits shall be encouraged of all commercial spaces over 10,000 s.f.at resale. The plan area's Master HOA governing documents when recorded shall reflect.	√	√	CA Green Building Standards Ch4 and 5 ; Policy ER-AQ11
Composite Wood	No added urea formaldehyde in composite wood, particleboard, agricultural fiber products or insulation. Hardwood plywood, particleboard and medium density fiberboard composite wood products shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood.	√	√	CA Green Building Standards Ch4 and 5
Exhaust Ventilation	Install bathroom exhaust fans vented to the outside and controlled by a humidistat. Kitchen fans, specifically for gas ranges, shall be vented to outdoors.	√	√	CA Green Building Standards Ch4
Air Filtration	Sealed ducts shall comply with the installation procedures as specified by Cal Green; install MERV 6 HVAC filters in return air grilles.	√	√	CA Green Building Standards Ch5
Paints	Architectural paints and coatings shall comply with VOC limits in Cal Green Tables 4.504.3 and 5.504.4.3.	√	√	CA Green Building Standards Ch4 and 5

Adhesives	All adhesives shall comply with the VOC limits and toxic compound prohibitions in Cal Green Table 4.504.1 or 4.504.2, as applicable. Aerosol adhesives and small amounts of all adhesives are exempt from this requirement. Fifty percent (50%) of all resilient flooring shall meet the VOC-emission limits in the Collaborative for High Performance Schools.	√	√	CA Green Building Standards Ch4 and 5
Carpet	Interior carpet systems shall meet the testing and product requirements stated in Sections 4.504.3 and 5.504.4.4 of Chapters 4 and 5 of the 2010 California Green Building Standards.	√	√	CA Green Building Standards Ch4 and 5
Outside Air	Minimum Indoor Air Quality Performance - Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2010, Ventilation for Acceptable Indoor Air Quality; Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. [Non-residential only].	√	√	CA Green Building Standards Ch5, CA Energy Code Ch3 and 7
Sensors	Install CO detectors in non-residential buildings. Carbon Dioxide (CO2) detectors in subterranean garages (single and two car garages for multi-family residential).	√	√	CA Green Building Standards Ch5
Smoking Prohibitions	Environmental Tobacco Smoke (ETS) Control – Where outdoor areas are provided for smoking, prohibit smoking in the building and locate exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows and in buildings. Post signage to inform building occupants of the prohibitions. [Does not apply to low-rise residential uses].	√	√	CA Green Building Standards Ch5
Building Water Efficiency	To the extent it exceeds the requirements of Division A4.3 and A5.3, residential and nonresidential buildings shall use 20 percent less water than the water baseline calculated for a typical building (not including irrigation). The baseline shall be calculated from 1992 Energy Act fixture performance requirements.	√	√	CA Green Building Standards Ch4 and 5

Faucets	Resid. Max flow rates: kitchen sink = 2.2 gpm at 60 psi, lavs = 2.2 gpm at 60 psi. Nonres. Max flow rates: kitchen sink = 2.2 gpm at 60 psi, lavs = 0.5 gpm at 60 psi.	√	√	CA Green Building Standards Ch4 and 5
Toilets	Resid. Max flush rate 1.6 gpf. Nonres. Max flush rate 1.6 gpf.	√	√	CA Green Building Standards Ch4 and 5
Urinals	Add Cal Green limitation of 1.0 gpf	√	√	CA Green Building Standards Ch4 and 5
Showerheads	Max flow rate: 2.5 gpm at 80 psi.	√	√	CA Green Building Standards Ch4 and 5
Sensors	Install sensor operated faucets in nonresidential applications.	√	√	CA Green Building Standards Ch4 and 5
Solid Waste Reduction	Require recycling trash cans/dumpsters in commercial applications.	√	•	Policy PSU-17
Concrete	Comply with CA Building Code for cement replacement for foundations.	√	√	CA Building Code Ch19
Recycled Materials	Minimum 5% of flooring, walls and roof materials from recycled content. Use salvaged, refurbished, reused, or recycled-content materials.	√	•	

Jobsite Waste Recycling	Maintain an auditable log book proving that a minimum of 50% of all construction waste by weight is diverted from landfill using the method created by StopWaste.org for Division 01505, which uses standard forms for estimating project debris and paying haulers upon receiving weight slips from a material recovery facility.	√	√	CA Green Building Standards Ch4 and 5
Construction Activity Pollution Prevention	Control erosion and manage storm water within landscape and drainage features through the implementation of an integrated water resources management program.	√	√	CA Green Building Standards Ch4 and 5
Water-Efficient Landscaping	Comply with the Tier 1 potable water use reduction for landscape irrigation, including mandatory hydro-zoning, use of advanced irrigation controllers measuring soil moisture loss.	√	√	CA Green Building Standards Ch4 and 5; Policy PSU-3
Historic Resource Preservation	Avoid cultural and archaeological resources, which if found, will be treated in accordance with appropriate protocols.	√	•	Policies ER-CR1, CR2 & CR3
Minimized Site Disturbance in Design and Construction	In areas not subject to mass grading, delineate and flag (identify) the smallest site disturbance area possible. Restrict temporary storage of construction equipment in these areas to minimize soil compaction on site.	√	•	Placer County Development Standards

Storm Water Mgmt.	Mandatory drainage infiltration: capture and provide infiltration for storm flows equivalent to 0.7" (20-yr, 1hr event) runoff from all impervious surfaces. Use a compact development pattern to minimize the amount of road and other impervious surfaces, reducing runoff, which may be filtered through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level. In areas not subject to mass grading, delineate and flag (identify) the smallest site disturbance area possible. Restrict temporary storage of construction equipment in these areas to minimize soil compaction on site. Stockpile displaced topsoil for reuse in a designated area and covered or protected from erosion. Protection from erosion includes covering with tarps, straw, mulch, chipped wood or vegetative cover to protect the topsoil for later use.	√	•	RWQCB-Lahontan Guidelines
Renewable Energy Sources	Comply with CA Energy Standards for solar ready buildings	n/a	√	CA Energy Code Ch2
Wastewater Mgmt.	Provide sewer trunk mains to convey wastewater to TTSA wastewater treatment plant. Each non-residential building shall reduce by 20 percent wastewater by one of the following methods by the installation of water-conserving fixtures (water closets, urinals) meeting the criteria established in sections 5.303.2 or 5.303.	√	√	CA Green Building Standards Ch4 and 5
Light Pollution Reduction	Comply with Specific Plan Design Guidelines for reduction of lighting to minimum amount needed. Comply with non-residential lighting power requirements in the California Energy Code, CCR, Part 6, and design interior and exterior lighting such that zero direct-beam illumination leaves the building site.	√	•	CA Green Building Standards Ch5, CA Energy Code Ch7

Fire Safety	Implement fire-safe landscaping techniques in the fuel modification zone.	•	•	Policies PSU-22 & PSU-24
Healthy Lifestyles	Trail network throughout the site; extensive preservation of existing trees to create an inviting outdoor environment; sidewalks or multi-use trails throughout.	•	•	Chapter 6
Solar Access in CC&Rs	Private Residential and Commercial CC&Rs shall encourage solar access for energy collection, subject to the Solar Rights Act. Access shall be encouraged by (i) flexible architectural design requirements that do not unreasonably restrict the placement of solar panels and equipment on or near buildings and (ii) requiring builders to prepare homes for the option of photovoltaic or, in the discretion of the builder, other technologically equivalent or superior for solar energy capture.	•	•	ER-AQ6

APPENDIX F

Best Management Practices

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
Planning	Phased construction	Assess specific BMP needs in terms of construction activities and development schedule.	BMP Report
	Employee training	Provide BMP training for contractor/employees.	BMP Report
Runoff control	Catch basins and drain inlets	All catch basins and drain inlets will be protected with inlet filters, and straw or fiber roll inlet protection, or gravel bags. Catch basin filters will be inspected before and after every rain event.	Permanent/Temporary BMP
Erosion control	Project phasing	Grading will be limited to areas that can be completed and stabilized before anticipated storm events.	Construction BMP
	Dust control	The principal construction phase deterrent to wind erosion is the spraying of water onto dirt surfaces to adhere soil particles and minimize wind transport loss.	Temporary BMP
	Slope terracing and tracking	Terracing, if used in this project, would be used to reduce erosion potential in landslide repair areas by reducing slope lengths.	Applied on slopes >12%
	Hydroseeding	Hydroseeding adds nutrients to soil and minimizes raindrop impact, thus reducing erosion potential.	Applied as needed on disturbed and graded areas.

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
	Erosion control blankets	Material creates a filtering barrier against erosion.	Temporary BMP
	Fiber rolls	Fiber rolls would be used to further reduce sediment runoff. Fiber rolls would be inspected before and after every rain event, and every 24 hours during significant rain events, and required maintenance would be provided as needed.	Temporary BMP
Sediment control	Brush and rock filters	The use of brush and rock filters slows velocity of runoff so that sediments can settle out.	Permanent BMP
	Gravel bag barriers	Gravel bag barriers would be used primarily to filter runoff to drain inlets.	Temporary BMP, mainly used during construction
	Silt fences	Physical barrier	Temporary BMP
	Temporary sediment traps	Temporary sediment traps are basins used to settle out sediments for low-flow water sources.	Temporary BMP
	Sediment retention basins	Sediment retention basins are used to settle out sediments. They can be used for large-volume amounts.	Temporary or Permanent BMP
	Construction site entrance stabilization	A stabilized entrance minimizes off-tracking onto roads.	Temporary BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
	Street sweeping	Paved streets adjacent to the construction would be swept at the end of each day to prevent off- site sedimentation.	Temporary BMP
	Stabilized construction roadway	Stabilized construction roadway minimizes dust and off-tracking of sediments.	Temporary BMP
	Track–off/ Off tracking	Track off is prevented by a stabilized construction site and enacted BMPs at the entrance/exit of each site.	Temporary BMP
Water treatment	Stormwater detention treatment basins	Stormwater detention treatment basins slow and retain stormwater runoff for treatment.	Permanent BMP
Drainage protection	Turbidity curtain	This BMP is employed to minimize impacts downstream from equipment during bridge construction. (Refer to BMP report.)	Temporary BMP
	Stormdrain outlet protection	Rock riprap would be installed to prevent scour at outfalls.	Permanent BMP
	Stormdrain inlet protection (fossil filters)	Filters are installed to filter out sediment and hydrocarbon contaminants.	Permanent BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
General site and materials	Solid and demolition waste management	Demolition site would be monitored daily for litter and debris, and dumpsters would be inspected for leaks and secure covers.	Temporary BMP
	Spill prevention and control	Contain the spread of the spill, clean up using "dry" methods on paved or impermeable surfaces, and in dirt areas, contain the spill by constructing an earthen	Permanent Management BMP
	Vehicle and equipment maintenance and fueling	No major maintenance/repair allowed on-site.	Permanent Management BMP
	Refuse Collection	Dumpsters and trash receptacles shall be bear and wildlife proof.	Permanent BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
		A fueling area will be established in the vehicle storage area, away from any drain inlets. Construction equipment emissions would not exceed Placer County Air Pollution Control District Rules 202 limitations. All materials transported off-site would be either sufficiently watered or securely covered to prevent visible emissions and public nuisance. Paved streets adjacent to the construction would be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud. Drip pans and drip cloths will be used, if necessary, to drain and replace fluids on-site. All on-site vehicle speeds will be limited to a speed of 15 mph on dry unpaved roads. All clearing, grading, and excavation activities would be limited during windy conditions so that no visible emissions or dust leaves the site. Diesel-powered haul trucks would be required to use emulsified diesel fuel.	

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
	Handling and disposal of concrete and cement	All concrete would be the ready-mixed type, delivered via trucks from the batch plant; no significant on-site mixing would occur. Some small batches of mixing for pavers, signs and similar minor features may occur. A washout area would be designated on the erosion control plan. To the extent possible, washout would occur in an area that would be used as the next day's concrete pour. The agent of the responsible party would monitor on-site concrete washout and disposal procedures at least once a week.	Permanent Management BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	**Type of BMP**	**Description**	**Typical Placement**
	Material delivery, handling, storage, and use	All hazardous materials would be labeled and stored according to federal and state regulations. All hazardous materials would be appropriately covered or stored indoors prior to rain events. All subcontractors would be trained in proper material delivery, handling, and storage practices, during the weekly safety meetings. Hazardous chemicals would not be applied outdoors during wet weather. A small, covered stockpile of sand would be stored nearby to be used for emergency spill containment. Proper storage instructions would be posted at all times in an open and conspicuous location. MSDS sheets for all materials would be stored at all times on the construction site, in an easily accessible location. Storage areas would be inspected before and after all rainfall events and at least weekly throughout the job. Storage areas would be kept clean and well organized.	Permanent Management BMP

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Category	**Type of BMP**	**Description**	**Typical Placement**
	Paints and liquid materials	Cleaning of painting equipment and tools would be allowed only in the designated areas. For water-based paints, brushes would be rinsed in a temporary sink connected to the sanitary sewer. For oil-based paints, brushes would be cleaned by use of reusable thinners/solvents.	Permanent Management BMP
	Pavement Construction Management	Concrete, asphalt, and seal coat would be applied only in dry weather. Storm drain inlets and manholes would be covered before paving, or applying seal coat. Paving machines would be parked on level ground over absorbent material to accommodate drips. When saw-cuts are made, each catch basin would be covered completely with filter fabric, the slurry would be contained by placing gravel dams around the catch basin, and wet vacuum would be used to remove saw-cut slurry to prevent it from entering storm drains. All broken concrete/asphalt would be hauled off.	Temporary BMP