# EXHIBIT 4

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

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

**Resolution No. _____**

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

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

_____
**Robert Weygandt, Chair**
**Board of Supervisors**

**Attest:**

_____
**Clerk of said Board**

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

**WHEREAS,** on September 13, 2016, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the MVWPSP and the MVWPSP Design Guidelines, among other issues, and the Board then closed the public hearing.

**WHEREAS,** having considered the recommendations of the Planning Commission, having reviewed the Specific Plan and Design Guidelines, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission's recommendation for denial of the Specific Plan and Design Guidelines 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 Design Guidelines and directed staff to prepare findings in furtherance of the Board's tentative action as herein set forth and continued the matter to a date and time certain, and

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

**WHEREAS,** the Board has determined that the proposed resolution is consistent with the General Plan and the MVWPSP and is in the interests of the County. Pursuant to General Plan Goal 1.O and accompanying Policies 1.O.2. and 1.O.3, and Chapter 17, Article 17.58, Specific Plans are required to include design guidelines and development standards to: "promote and enhance the quality and aesthetics of development in Placer County (Goal 1.O), and to ensure the "standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources." (Section 17.58.200(C) (3)) The Board finds the attached MVWPSP Design Guidelines to be consistent with these goals, policies and requirements. The Board also finds the attached MVWPSP Design Guidelines to be consistent with the MVWPSP goals and policies, in that they implement the same and ensure that all development within the MVWPSP area will be implemented in a consistent and cohesive manner and will ensure protection of the natural resources in the MVWPSP area that will be set aside in open space and for conservation, and

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

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

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

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

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

## 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.