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

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

Ordinance No.: 5838-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on October 11, 2016, by the following vote on roll call:

Ayes: DURAN, HOLMES, UHLER, WEYGANDT

Noes: MONTGOMERY

Absent: NONE

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

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

WHEREAS, on 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 Development Standards, among other issues, and the Board then closed the public hearing.

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan and Development Standards, having received and considered the written and oral comments submitted by the public thereon, the Board elected to reject the Planning Commission's recommendation for

denial of the Specific Plan and Development Standards 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 October 11, 2016, the Board considered said findings and this ordinance and moved to take final action consistent with its tentative action by adoption of Resolution No. 2016-193 certifying the Final Environmental Impact Report for the Martis Valley West Parcel Specific Plan, and Resolution No. 2016-194 to approve the MVWPSP, and

WHEREAS, the Board has determined that the proposed ordinance is consistent with the General Plan and the MVWPSP and is in the interests of the County. Pursuant to General Plan Goal 1.O and accompanying Policies 1.O.2. and 1.O.3, and Chapter 17, Article 17.58, Specific Plan 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 Development Standards to be consistent with these goals, policies and requirements. The Board also finds the attached MVWPSP Development Standards 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 ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

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

Section 2: The Martis Valley West Parcel Specific Plan Development Standards are hereby incorporated herein by reference into Placer County Code Chapter 17 in accordance with Subsection (E) of Article 17.51, Section 17.51.010 thereof and shall

become Appendix G of Chapter 17. To the extent that a provision contained within the Development Standards is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or other applicable County Code provisions (collectively referred to as the "County Codes"), the provision of the Development Standards and Design Guidelines shall apply and shall take precedence. To the extent no specific provision within the Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 3: This ordinance shall apply upon its effective date to the following properties within the Martis Valley West Parcel Specific Plan:

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

Section 4: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage or upon the effective date of the Martis Valley West Parcel Specific Plan Development Agreement, whichever is later. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

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.

EXHIBIT A

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.

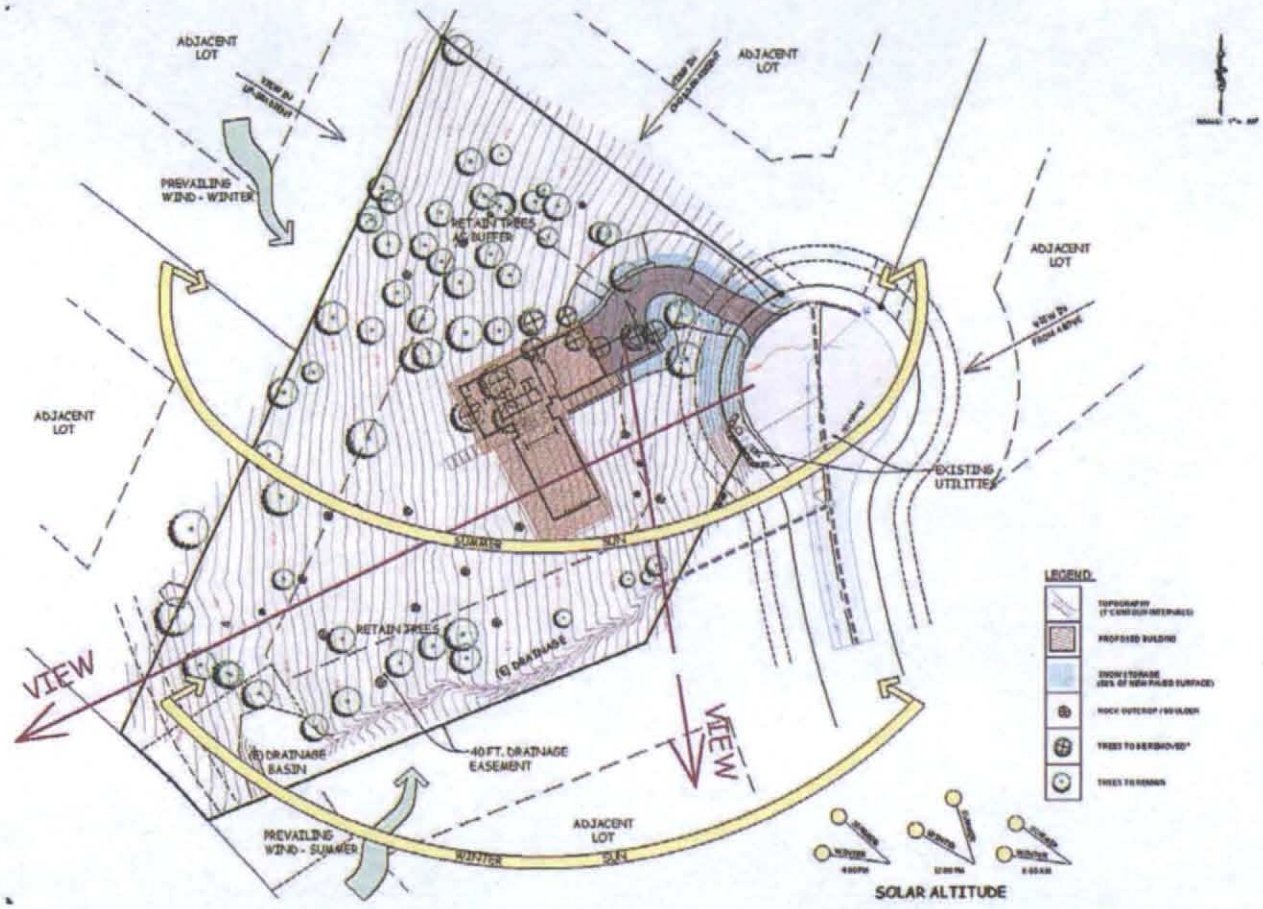

Fig 1.a

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.

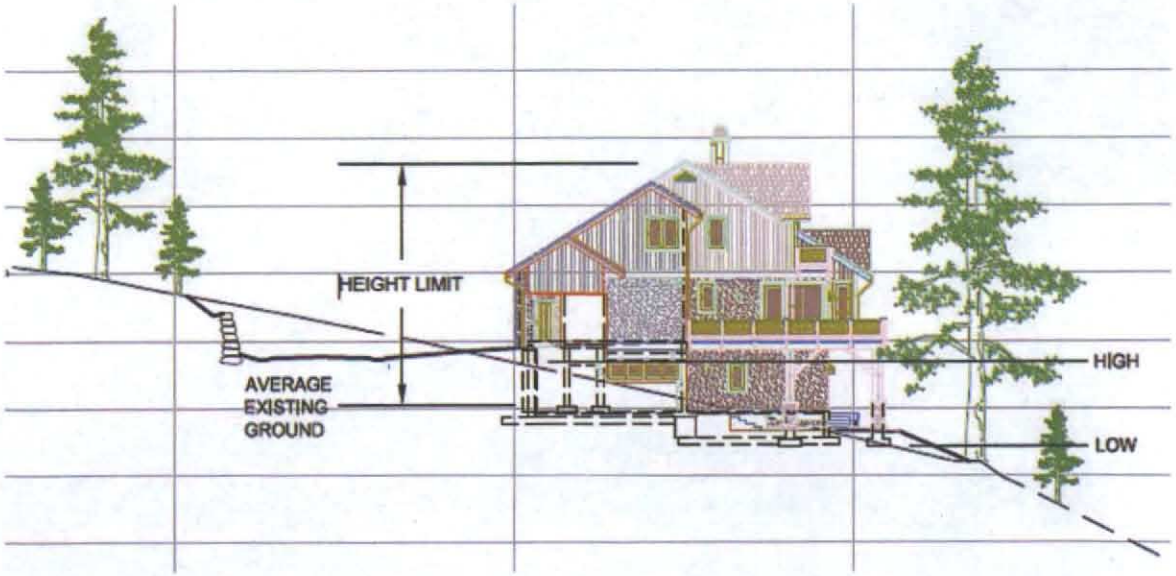

Fig 2.c

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.

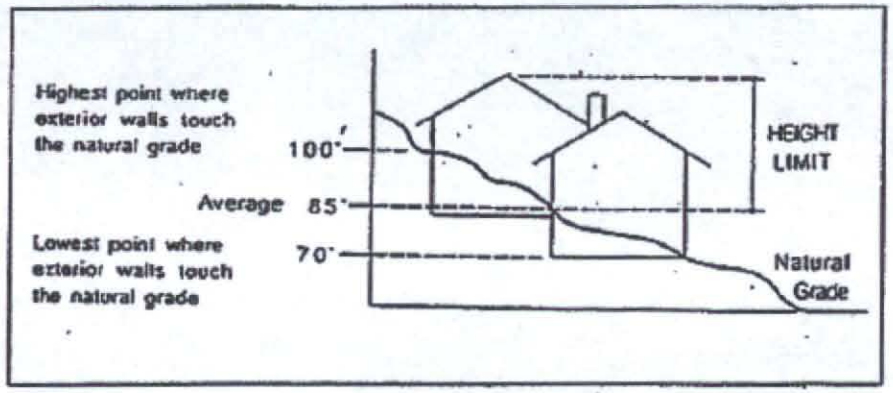

FIGURE 17.54-A
MEASUREMENT OF HEIGHT

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.

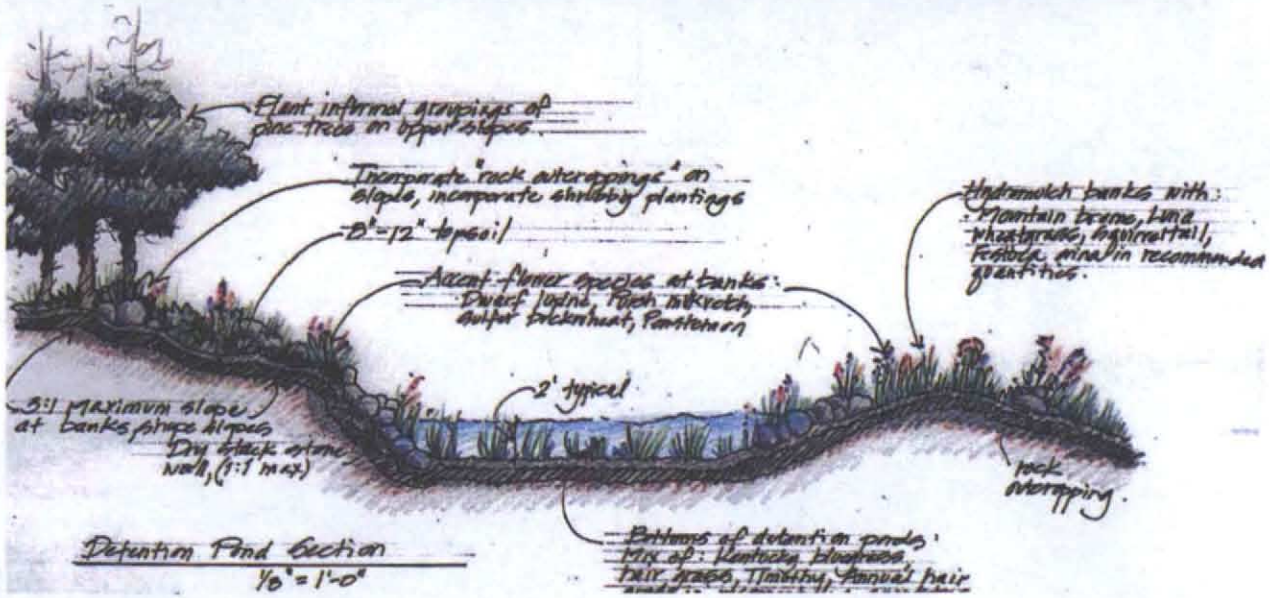
Plant informal groupings of pine trees on upper slopes.
Incorporate "rock outcroppings" on slopes, incorporate shrubby plantings
8"-12" topsoil
Accent flower species at banks: Dwarf lupine, Pitch milkvetch, Sulphur buckwheat, Penstemon
Hydromulch banks with: Mountain brome, Lana vetch grass, Squirreltail, Festuca, mixed in recommended quantities.
3:1 maximum slope at banks, steep 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.

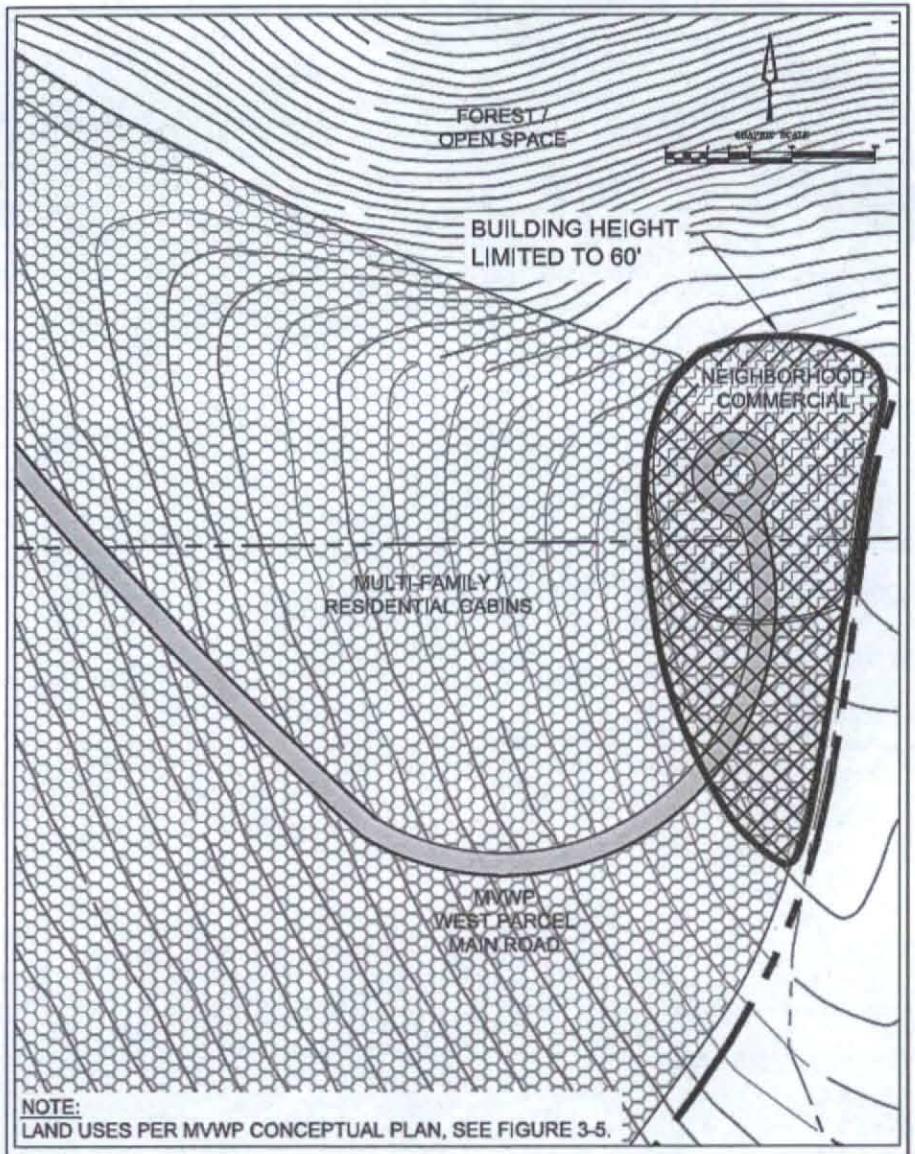

FIGURE Z

Figure Z