

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

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

Ordinance No.: 5840-B

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

Ayes: DURAN, HOLMES, UHLER, WEYGANDT

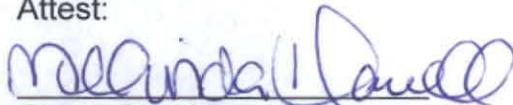
Noes: MONTGOMERY

Absent: NONE

Signed and approved by me after its passage.

  
Chair, Board of Supervisors

Attest:

  
Clerk of said Board

---

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

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

**WHEREAS**, on 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 proposed rezoning, among other issues pertaining to the Martis Valley

West Parcel Specific Plan and the Board then closed the public hearing to further public testimony, and

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

**WHEREAS**, on 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 rezonings are consistent with the General Plan, the Martis Valley Community Plan, the Martis Valley West Parcel Specific Plan and the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines and Placer County Code Chapter 17, Article 17.51 (Specific Plan District) and in the best interests of the County by facilitating logical and efficient land use within the Martis Valley West Parcel Specific Plan. The proposed zoning for the identified area in the "West Parcel" is the specific land use designation of SPL-MVWPSP (Specific Plan— Martis Valley West Parcel Specific Plan. This designation serves as notice to the public that this area is subject to the Specific Plan goals and policies as well as the Specific Plan Development Standards and Design Guidelines. The proposed zoning for the identified area in the "East Parcel" is TPZ (Timberland Production Zone) and ensures the East Parcel will have a zoning consistent with the intended conservation of the same as open space, 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 following properties in the "West Parcel", identified by the following Assessor Parcel Numbers and comprising 1052± acres, are hereby rezoned from their respective current zoning designations to SPL-MVWPSP (Specific Plan— Martis Valley West Parcel Specific Plan) and shall be subject to the Martis Valley West Parcel Specific Plan Development Standards and Design Guidelines:

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

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

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

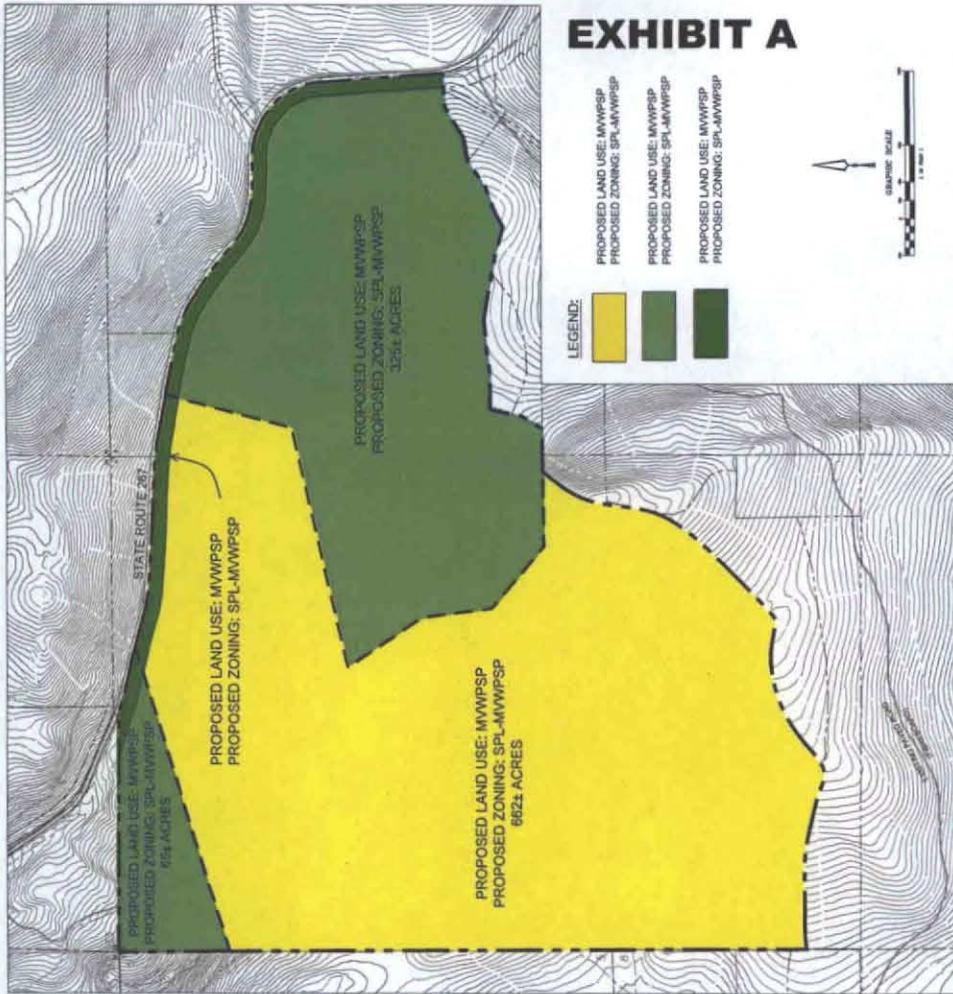
110-040-018, 110-040-020, 110-030-050, 110-030-048 and 110-040-001

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

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



EXISTING LAND USE & ZONING



PROPOSED LAND USE & ZONING

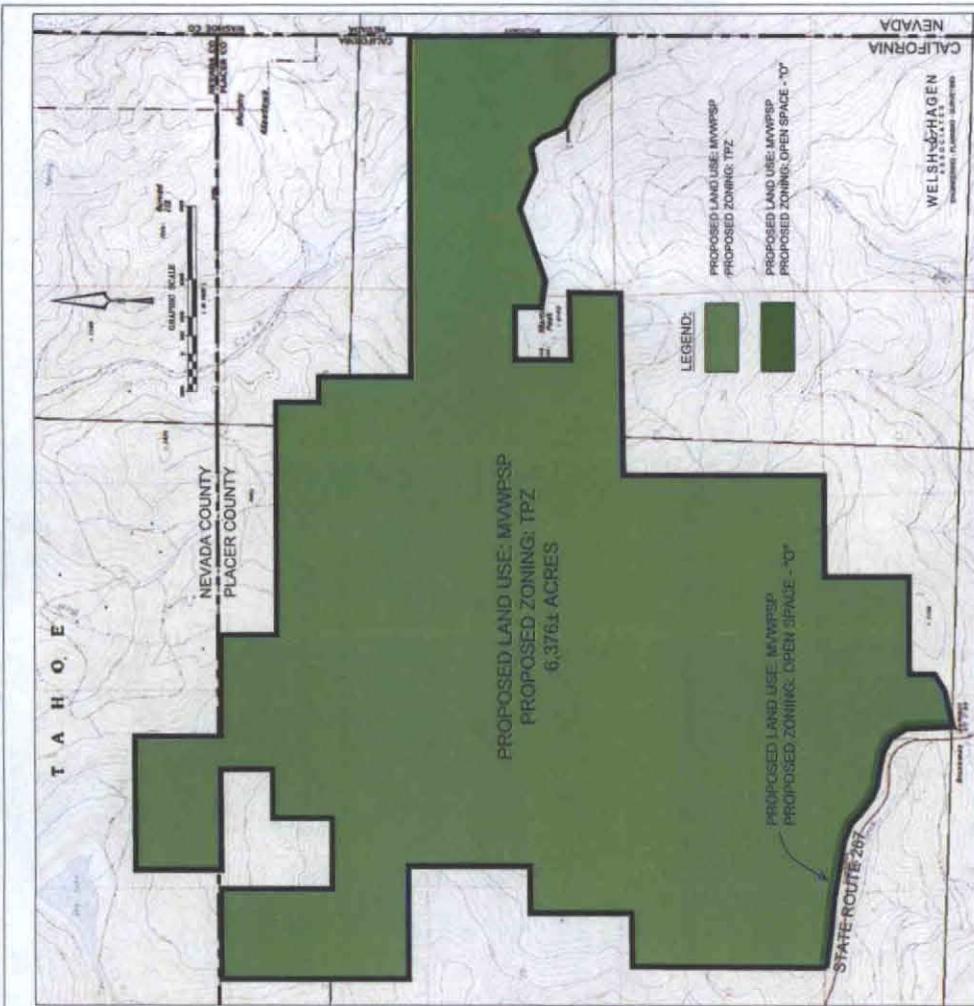
**EXHIBIT A**

WELSH-HAGEN  
PLANNING ARCHITECTS

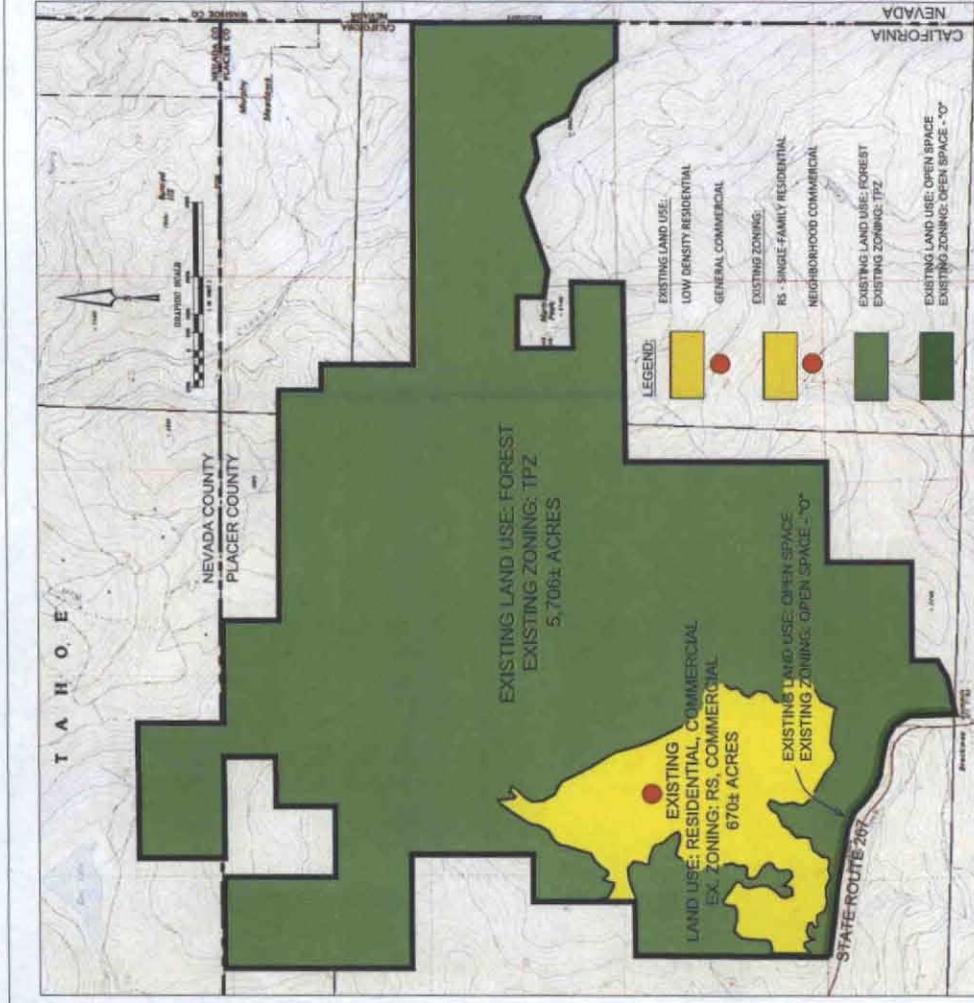
**WEST PARCEL - RE-ZONE EXHIBIT**

MARTIS VALLEY WEST PARCEL  
SPRING 2016

# EXHIBIT B



PROPOSED LAND USE & ZONING



EXISTING LAND USE & ZONING

## EAST PARCEL - RE-ZONE EXHIBIT

MARTIS VALLEY WEST PARCEL  
 SPRING 2016