

Martis Valley West Parcel Specific Plan

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 (Appendix B), 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, also found in Appendix B, will guide the visual character and design of development within the plan area. The Area Plan (found in Appendix C) will guide development of the 112.8 acres within the Tahoe Basin, providing zoning, density, development standards and other requirements.

A small portion of the East Parcel, approximately 216 acres, is located within Nevada County. No changes in land use or zoning are proposed for this parcel. The only action that would occur on this parcel is a conservation easement, which would be done through private parties. For these reasons, no action by Nevada County is required to implement the

Specific Plan.

3.1 Land Use Concept

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 and placed into conservation which would allow timber-related uses, but no residential or commercial development. Importantly, the East Parcel would become part of a larger area that would be permanently preserved as placed into conservation. This almost 6,400-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. 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 1,192 acres, of which approximately 417 acres would be designated Forest. Smaller open space areas and trails would be located throughout the 775-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 775-acre West Parcel, and provides for preservation of the 6,376-acre East Parcel. 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 and Tahoe Regional Planning Agency Regional 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: Prepare Development Standards and Design Guidelines that ensure that residential subdivisions will emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

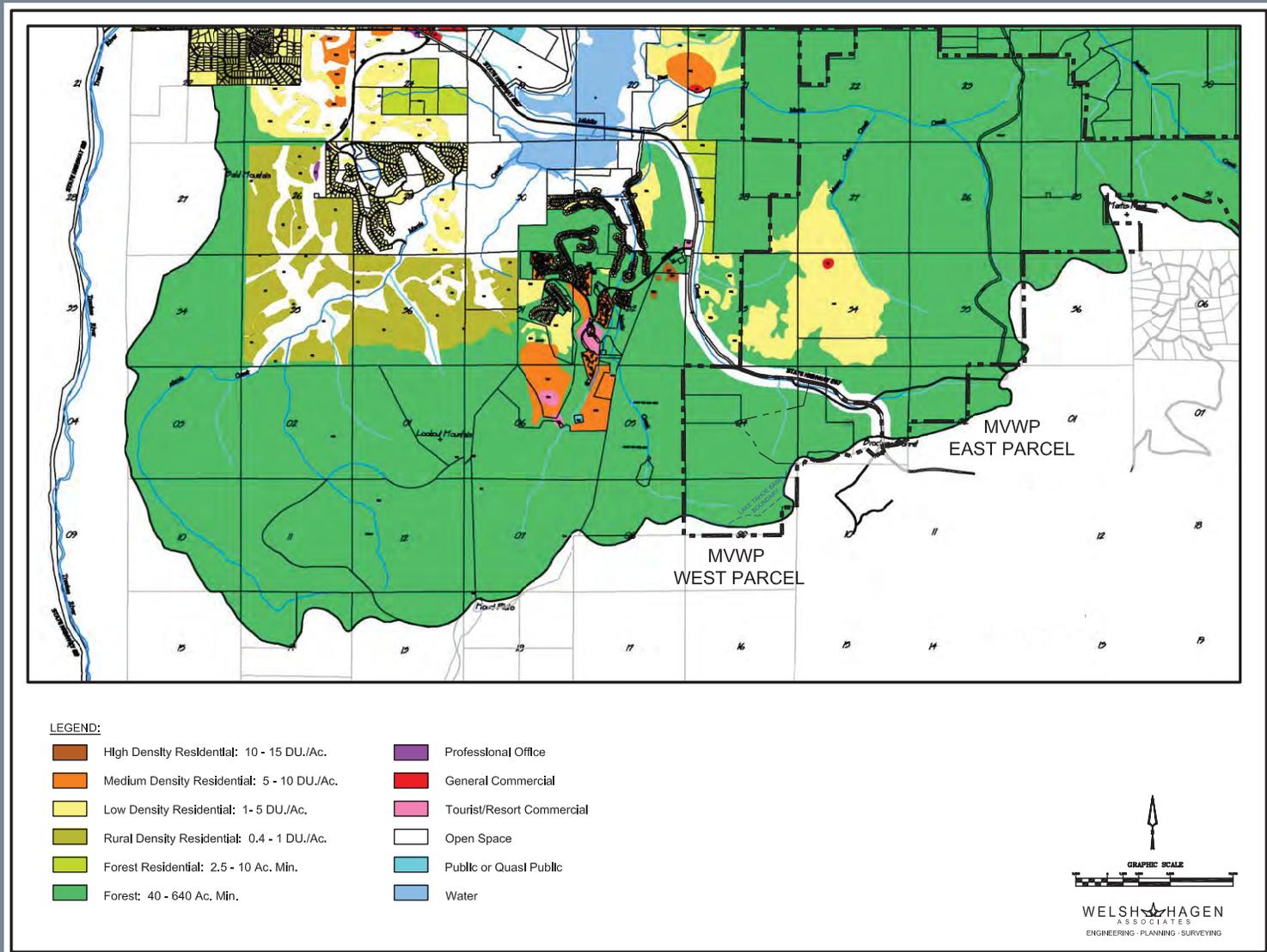


Figure 3-1 Existing Land Use Designations
 Source: Martis Valley Community Plan

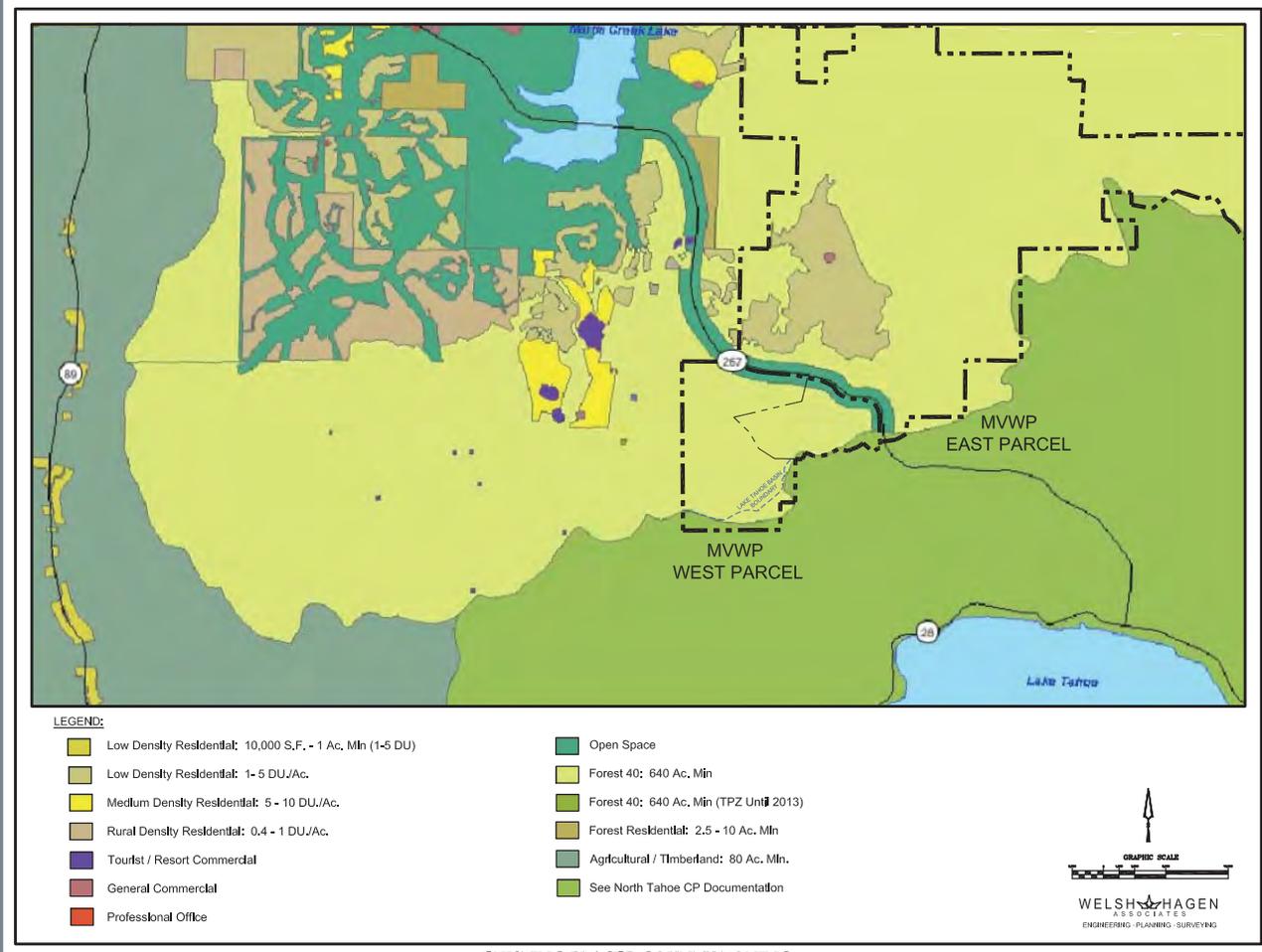


Figure 3-2 Existing Zoning
Source: Martis Valley Community Plan

Policy LU-1.3: 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-1.4: Design, develop and establish amenities that attract residents year-round, in order to reinforce the North Lake Tahoe area as a four-season destination resort.

Policy LU-1.5: Set architectural standards that draw upon the historic Sierra and Tahoe regional architectural traditions.

Policy LU-1.6: Design the transportation and utilities infrastructure to direct traffic, storm water, and other utilities away from the Tahoe Basin.

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.

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 and place into conservation over 6,700-acres, including 6,376 acres of the East Parcel, which 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-2.3: Protect significant natural resources by placing steep slopes, waterways and other key environmental features in non-development zones.

Policy LU-2.4: 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 Martis Valley and Lake Tahoe's 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 and terrain to help screen buildings and maintain the character and visual quality of the area.

Policy LU-3.3: 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.

Goal LU-4: Maintain and enhance existing natural and recreational resources



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

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. Table 3-1 summarizes the land use designations and acreage shown in Figure 3-3, Proposed Land Use Designations and Zoning. Table 3-2 lists the allowed uses within each designation. 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 Appendix B 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 3-2 can be seen on pages 30 and 31.

Land Use Designation	Acreage		
	East Parcel	West Parcel	Total
Forest	6,376	417	6,793
Residential	0	663	663
Resort Recreation	0	112	112
	6,376	1,192	7,568

As shown in Table 3-3, the number of each type of residential unit is flexible, but the total number of units 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 3-3 and the total unit count for the plan area are not exceeded.

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.					
2. Includes up to 112 units within Tahoe Basin.					

The Specific Plan includes the following land use designations. The definitions are based on the MVCP and TRPA Regional Plan 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

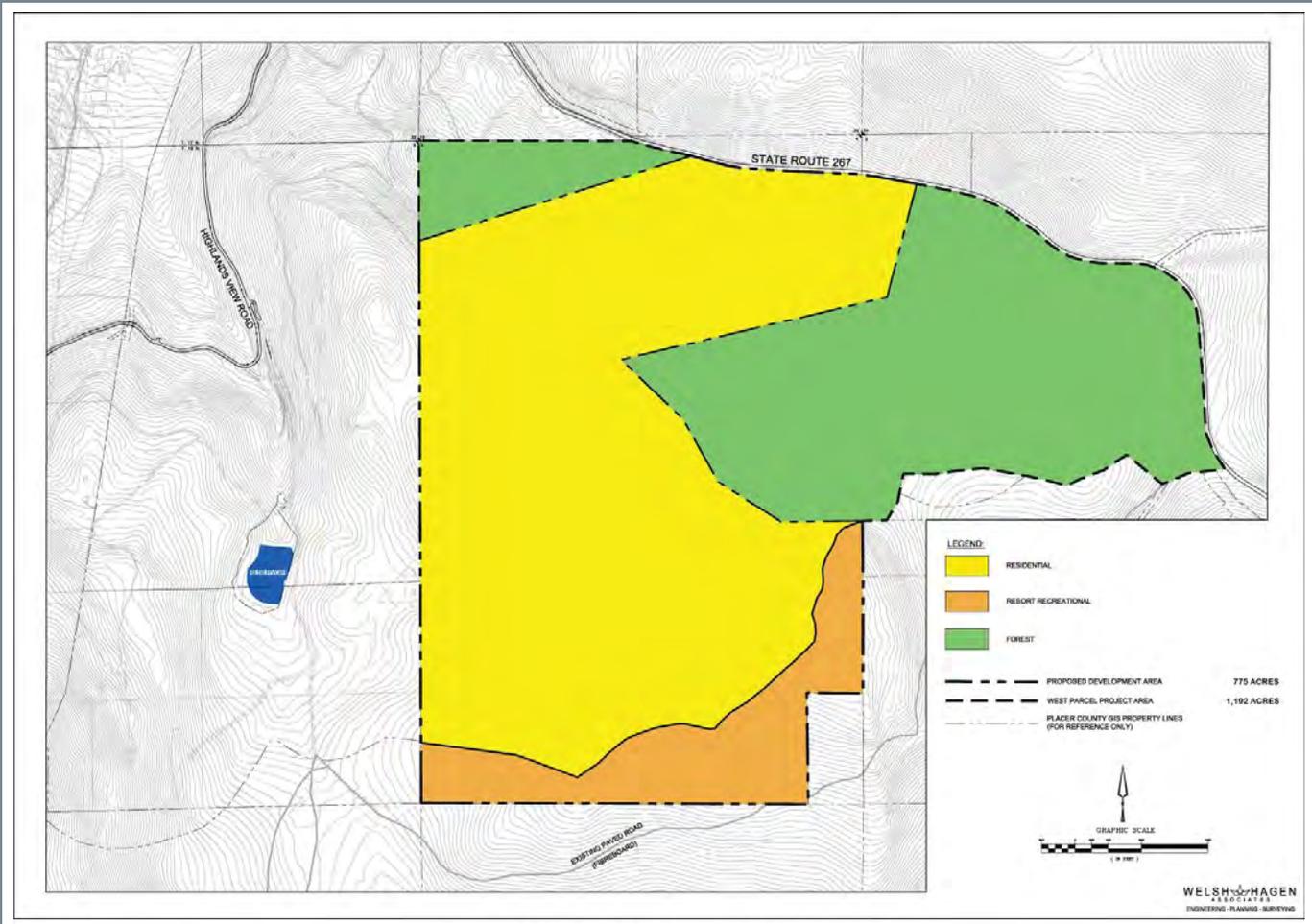


Figure 3-3 Proposed Land Use Designations and Zoning

recreational facilities, childcare facilities and necessary public utility and safety 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 6,376-acre East Parcel and 417 acres within the West Parcel. The majority of the East Parcel is already designated Forest (Forest-160 in Nevada County). The 670-acre portion of the East Parcel that is currently designated Residential and Commercial will be redesignated Forest. 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, 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.

Resort Recreation: This designation is applied to a portion of the MVWPSP within the Tahoe Basin and administered by TRPA. The Resort Recreation designation is used in non-urban areas with good potential for developed outdoor recreation, park use or concentrated recreation. Allowable uses include single and multi-family dwellings, tourist accommodations, condominiums and timeshares, outdoor retail sales, eating and drinking establishments, and a number of public service and recreational uses (see Appendix C).

Figure 3-4, Conceptual Plan, provides an example of how the land use designations and zoning could be implemented. As shown in Figure 3-4, 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 zoning districts that implement the desired densities and character of the plan area. Regulations or components not described within this Specific Plan (including the Area Plan in Appendix C)

shall default to the MVCP, the Placer County Zoning Ordinance and/ or the TRPA Code of Ordinances for applicable provisions. For the MVWPSP, the zoning designations are identical to the land use designations for Residential and Resort Recreation. The Forest land use will be 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 and a holding capacity of 8,600 residential units, see page 36 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 residential 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 (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 residential 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 residential 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 services. In addition to commercial uses,

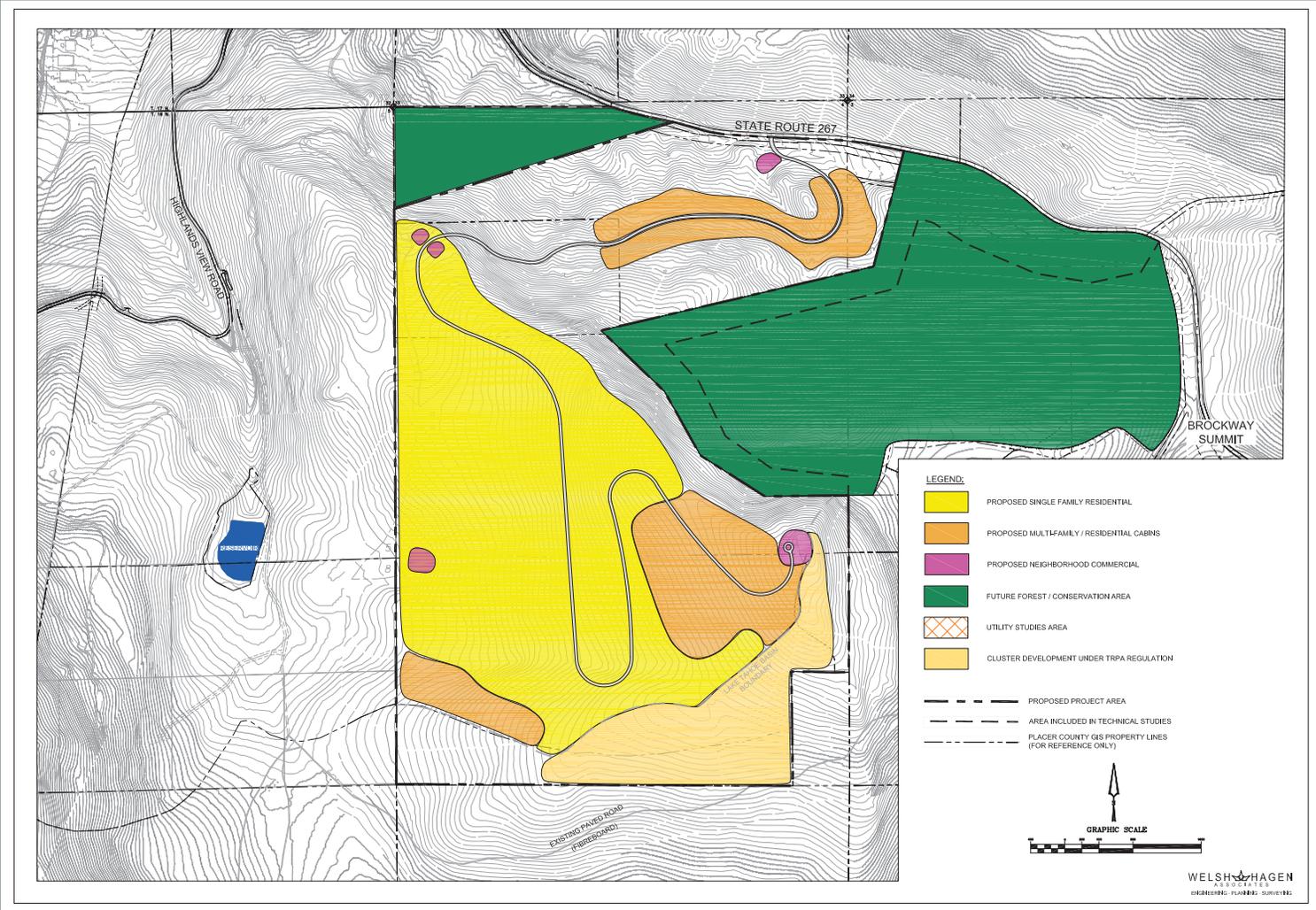


Figure 3-4 Conceptual Plan

owner amenities, such as a spa, recreation center and/or swimming pool, could be developed in the residential zone. Approximately 35,000 square feet of employee-generating uses, including commercial and owner amenities, are anticipated to 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;
- Dedication of land for needed units; and/or

Policy LU-HS2: Provide incremental employee housing or fee in-lieu for 50% of full time employees generated by each development project 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 recordation of each small lot tentative map, the applicant shall prepare and the County shall approve, an Employee Housing Plan that describes how the employee housing requirement for that map 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.

Table 3-2 Allowable Uses		
Use	Forest	Residential
Caretaker and employee housing	MUP	--
Condominiums	--	CUP
Home occupations	--	C
Multifamily dwellings, 20 or fewer units	--	C
Multifamily dwellings, 21 or more units	--	MUP
Residential accessory uses	--	C
Secondary dwellings	--	ARP
Senior housing projects	--	CUP
Single family dwellings	--	C
Single-room occupancy residential housing, 30 or fewer units	--	MUP
Single-room occupancy residential housing, 31 or more units	--	MUP
Campgrounds	MUP	--
Camping, incidental	A	--
Community Centers	--	MUP
Houses of Worship	--	MUP
Libraries and museums	--	MUP
Membership Organizations	--	MUP
Parks, playgrounds	MUP	MUP
Golf courses	--	MUP
Rural recreation	MUP	--
Recreation Centers	MUP	--
Recycling; reverse vending machines and small collection facilities	--	ARP
Shooting ranges, commercial	MUP	--
Ski lift facilities and ski runs	CUP	CUP
Sport Facilities and outdoor public assembly	--	CUP
Temporary Events	--	See PCZO 17.56.300
Theatres and meeting halls	--	CUP
Recreation-related equipment stores	--	MUP
Grocery and liquor stores	--	MUP
Outdoor retail stores	See PCZO 17.56.160	See PCZO 17.56.160
Restaurants and bars	--	C
Restaurants, fast food	--	C
Retail stores, general merchandise	--	C
Shopping center, up to 5 acres	--	MUP
Banks and financial services	--	MUP
Business support services	--	C
Child/adult day care, centers	--	MUP
Child day care, family care homes	--	C
Columbarium	--	CUP
Equipment storage and maintenance facilities for the use of nonprofit entities providing public services	MUP	--

Table 3-2

A = Allowed, C = Zoning Clearance Required, CUP = Conditional Use Permit, MUP = Minor Use Permit and -- = Not Allowed

Use	Forest	Residential
Offices	--	C
Offices, temporary	C	MUP
Parking and storage (only if related to an adjacent, permitted commercial use)	--	MUP
Personal services	--	MUP
Public safety facilities	MUP	MUP
Public utility facilities	MUP	MUP
Service stations	--	MUP
Storage, accessory	A	See PCZO 17.56.250
Storage, mini-storage facilities	--	MUP
Storage or petroleum products for on-site use	C	PCZO 17.06.030
Waste disposal sites	CUP	--
Bed and breakfast lodging	--	MUP
Fractional Homes	--	CUP
Hotels and inns with fewer than ____ rooms	--	CUP
Antennas, communication facilities	See PCZO 17.56.060	See PCZO 17.56.060
Heliports	CUP	--
Pipelines and transmission lines	A	A
Transit stations and terminals	--	MUP
Transmission and Receiving		
Lumber and wood products	CUP	--
Recycling collection centers	--	See PCZO 17.56.170
Equestrian Facilities	A	--
Forestry	A	--
Water extraction and storage (commercial)	CUP	--

A = Allowed, C = Zoning Clearance Required, CUP = Conditional Use Permit, MUP = Minor Use Permit and -- = Not Allowed

Table 3-2

