

Martis Valley West Parcel Specific Plan

8. IMPLEMENTATION

8.1 Implementation Overview

This chapter outlines the methods by which the Specific Plan and Area Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and Placer County Zoning Ordinance Section 17.58.200 require that specific plans include a program of implementation measures, including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan. Area Plans are governed by the Tahoe Regional Planning Agency under Chapter 13 of the TRPA Code of Ordinances.

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

Specific implementation and administration procedures for the approximate 112 acres of Basin lands are outlined under Section 7 of the Area Plan, Appendix C.

Section 8.3, "Administrative Procedures," identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 8.4, "Timing of Development Infrastructure," describes the process and sequence of implementing infrastructure and facilities to serve the plan area over time. Section 8.5, "Development Sequencing," describes the sequence of development of the plan area. Section 8.6, "Specific Plan Financing Strategy," describes the financing methods that will allow development to proceed in an orderly and fiscally responsible manner.

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

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

8.2 Implementation Goals & Policies

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

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

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

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

Policy IM-2: Require each project to demonstrate that infrastructure required to support that development will be in place when needed.

Policy IM-3: Ensure that each project contributes its fair share toward backbone infrastructure.

Policy IM-4: Allow projects to be reimbursed by future projects for construction and/or advanced funding of infrastructure needed by multiple projects.

Policy IM-5: Development and the required infrastructure and public facilities shall be timed to be available for new development in the plan area as the development proceeds.

Policy IM-6: Development may occur in any sequence as long as the required infrastructure is in place, and the sequence of development is consistent with the Specific Plan.

8.3 Administration Procedures

This section identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. The administrative procedures specific to land within the Tahoe Basin are provided in Section 7 of the Area Plan (see Appendix C). Where the Area Plan does not address a particular implementation or administrative procedure, the provisions of Section 8.3 of this Specific Plan shall prevail for land within the Tahoe Basin.

8.3.1 Specific Plan Approvals

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



The MVWPSP strives for sustainable and environmentally conscious development.



Recreational homeowner amenities will be strategically placed throughout the development.

Placer County Actions

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

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

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

General Plan and Community Plan: The County Board of Supervisors will amend the General Plan (if needed), Martis Valley Community Plan and/or North Tahoe Area General Plan, including amendments to the Watson Creek, Northstar and Martis Peak Plan Area Statements, as needed to conform to the Specific Plan.

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

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

Large Lot Tentative Map (LLTM): The County Board of Supervisors will approve the LLTM, which will create parcels for the purpose of financing and sale. The LLTM does not entitle specific development of those parcels. The LLTM may be approved at the same time as the Specific Plan, or subsequently.

Timberland Production Zone Immediate Withdrawal: The County Board of Supervisors will tentatively approve the withdrawal of the 775 developable acres of the West Parcel from the Timberland Production Zone. The withdrawal, along with a Timber Harvest Plan, will then be considered by CalFire. The California Board of Forestry (through CalFire) must approve the Immediate Withdrawal from the Timberland Production Zone before rezoning of the West Parcel can take place. After the withdrawal is approved by CalFire, the rezoning of the West Parcel will be effective. Upon approval of rezoning of the West Parcel, the 670 acres of East Parcel currently zoned Commercial and Residential will be rezoned Timberland Production Zone.

Area Plan: The Board of Supervisors must approve the Area Plan prior to consideration by the TRPA Governing Board.

Tahoe Regional Planning Agency Actions

The initial actions taken by the Governing Board as part of the Area Plan approval include the following:

Final Environmental Impact Statement (FEIS): Certify the FEIS;

Amendment Basin Boundary: Approve and amendment to the Basin boundary as currently delineated on TRPA's Regional Maps;

Amendment of Map 1: Approve an amendment to Map 1 of the Regional Plan to delineate the 112.8 in-Basin acres of the West Parcel as Resort Recreation;

Resort Recreation Definition: Approve an amendment to the definition of Resort Recreation in the Regional Plan and Code of Ordinances to allow for a third Resort Recreation District in the Basin; and

Area Plan: Approve the Area Plan.

After the approval of the Specific Plan and Area Plan and before the first small lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property), the following will be approved:

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

age Master Plan shall include information on the size of and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities.

- Implementation Policies and Procedure Manual: This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the plan area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan.
- Certification of Adequate Water Supply: Depending on the number of residential lots, the County may also adopt a certification of adequate water supply when small lot tentative maps are submitted, as set forth in SB 221.
- Annexation: Application to LAFCO for annexation into the NCSO.

8.3.2 Specific Plan Area Zoning

The County has put in place a zoning classification, known as a "Specific Plan" (SPL) zone district that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Specific Plan area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Specific Plan (MVWPSP), resulting in the new SPL-MVWPSP zoning classification.

8.3.3 Development Standards and Design Guidelines

The Development Standards and Design Guidelines (Development Standards) shall be adopted by ordinance as Appendix B to the Specific Plan. The Development Standards supersede the Placer County Zoning Ordinance and will serve as the zoning regulations governing development, improvements, and construction within the plan area, except that the Area Plan Development Standards shall apply to land within the Basin. Where a standard is not provided in the MVWPSP Development Standards, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual and/or TRPA Code (for land within the Basin) shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the plan area.

8.3.4 Subsequent Entitlement Process

Development within the plan area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include small lot tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Tree Permits, and Design/Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and its appendices, the Specific Plan Development Agreement, and applicable County policies, requirements, and standards. Projects within the Basin will require TRPA approval and must also be consistent with the Area Plan, 2012 Regional Plan and TRPA Code of Ordinances. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

8.3.5 Environmental Review

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq and, for lands within the Basin, Chapter 3 of the TRPA Code of Ordinances. An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) will be certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the plan area.

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

Application Requirements

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

For non-residential projects, small lot tentative maps (SLTM) will typically be accompanied by Conditional Use Permits (CUP), which will specify the allowed uses, number of units, square footage and other project components for any development within the parcels covered by the SLTM. A project would also usually be subject to design review at this stage.

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

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

Application Processing

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

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

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure and County facilities plans, and other implementing documents of the Specific Plan. Projects within the Basin must be consistent with the Area Plan, Regional Plan and TRPA Code of Ordinances.

Implementation Policies and Procedures Manual

To assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement, an Implementation Policies and Procedures Manual will be prepared by the applicant in association with the County Chief Execu-

tive Officer and Planning Division prior to the approval for recordation of the first final large lot final map or tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the plan area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits, reimbursements, and processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan.

Subsequent Conformity Review Process

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

- Preliminary Grading Plan (including off-site improvements);
- Preliminary Geotechnical Report (including seismic analysis);
- Preliminary Drainage Report;
- Preliminary Water Quality Best Management Practices (BMP) Plan;
- Traffic Circulation Plan;
- Traffic Study;
- Tentative Map (Section 16.12.040 of the Placer County Code);
- Acoustical Analysis;
- Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/ or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
- Water Quality Related Studies/Details (BMPs, Preliminary Low Impact Development measures);
- Senate Bill (SB) 221 Water Supply Verification;
- Hazardous Materials Usage Information;

- Water Supply Well Information (as applicable);
- Biological Pre-Construction Surveys;
- Fire and Life Safety Study;
- 100 Year Floodplain Study;
- Air Quality Analysis; and
- Climate Change/Greenhouse Gas Analysis.

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

Mitigation Monitoring

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

8.3.6 Interpretations, Amendments, and Entitlements

Implementation of the Specific Plan is anticipated to occur over a couple of decades. During the long-term build-out of the plan area, property owners will face dynamic and evolving market conditions.

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

may also be developed, reviewed and approved at the discretion of County Planning Staff as an Administrative Modification (See below). Changes within the Basin would also be subject to TRPA approval as described in Section 7 of the Area Plan.

Interpretations

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

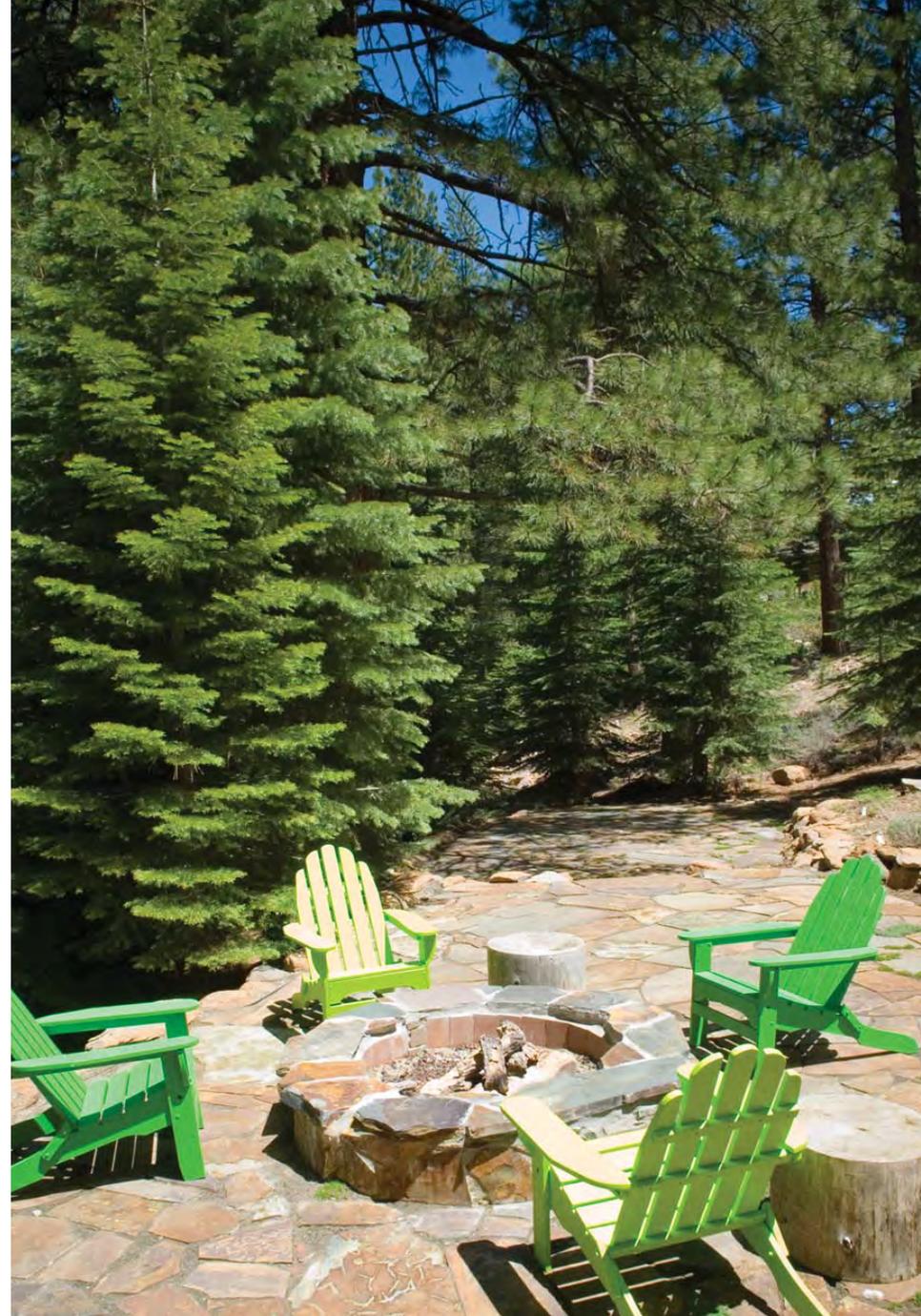
Administrative Modifications and Amendments

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

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

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

Please see Section 7 of the Area Plan for a discussion of modifications and amendments to the Area Plan.



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

Administrative Modification and Amendment Requests

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

- A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted and any exhibits deemed necessary by the Planning Director;
- A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
- A statement of consistency with the Specific Plan;
- Analysis as required by CEQA and/or Chapter 3 of the TRPA Code of Ordinances; and
- Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc.).

Administrative Modifications

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

- The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;
- Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;
- The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR; and
- The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan.

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

Modification of the Land Use Diagram

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

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

Amendments

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

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

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

8.3.7 Transfer of Density

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

- The sending and receiving parcels are within the plan area and the total does not exceed the total maximum number of approved units and/or square footage for the entire plan area;
- The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- The transfer of units would not result in increased impacts beyond those identified in the EIR;
- The adjustments in density and units would not significantly affect planned infrastructure, roadways, other public facilities, or plan area financing districts;
- Transfer would not affect the total number of employee housing units called for in the Specific Plan;
- The County Planning Department shall track sending and receiving parcels; and
- For lands within the Basin, TRPA must also approve any density transfers. The total number of units in the Tahoe Basin is limited to 112 even if transfers occur.

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

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

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

8.3.8 Design/Site Review

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

8.4 Timing of Development Infrastructure

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

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

ture and public facilities and the ongoing provision of public services to support development of the plan area as such development proceeds.

Infrastructure and Public Facilities Systems

The West Parcel Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as the West Parcel builds out.

In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with County policies and standards, and that the development in each phase can support the portion of its costs of the required improvements.

Initially, it is anticipated that the primary access road and associated infrastructure and one of the water tanks would be constructed prior to or concurrent with the first development project. The infrastructure requirements for each phase of development would then include all on-site and off-site facilities necessary for the build out of that phase. These may include roadways, sewer, water, storm drainage, dry utilities, bike paths and trails, and other facilities and improvements.

Phasing Performance Standards

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

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

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

Developers may request to enter into reimbursement agreements with the County or other agencies for on-site or off-site improvements constructed by the developer that benefit other properties or projects. Phasing shall demonstrate that the following performance criteria are met and are in substantial conformance with the Master Plans:

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

Public Facilities

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

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

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

- Sheriff services;
- Fire protection and suppression services, including ambulance and paramedic services;
- Recreation program services;
- Library services;
- Maintenance of parks, landscaping, and open space, including all off-site open space and habitat preservation lands;
- Maintenance of storm drainage system within the County right-of-way;

- Maintenance of roads, traffic signals, and streetlights; and
- Any other service provided by the County to the property that may be allowed by law to be funded through a Community Facilities District.

General Timing/Development

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

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

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

Conservation Easements

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

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

The Applicant and two conservation groups have worked hard to ensure the entire East Parcel be conserved contingent on the West Parcel’s entitlements and density transfer. Currently, there are two mechanisms in place to ensure conservation of the over 6,376 acre East Parcel. The first is an

option agreement for fee-simple acquisition by Truckee Donner Land Trust and the Trust for Public Land; and the second is a Conservation Easement which is signed and in escrow.

The proposed 352-acre open space parcel on the West Parcel, which will remain zoned TPZ, and will remain undeveloped.

8.5 Development Sequencing

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

8.6 Specific Plan Financing Strategy

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

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

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

The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the plan area.

When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee.

Before properties can be developed, such properties shall be required to annex into the Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map.

Services will be funded and provided to residents, businesses, and employees of the plan area at a level commensurate with similar communities.

Timing for funding of urban and county-wide services will be coordinated so that services are available when needed as the population and employment grows as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreement.

A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.

Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the plan area.

When public financing is used, the total annual tax and/ or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.

Before properties can be developed, such properties shall be required to annex into the applicable Community Facilities District, if any, for services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map.

Other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the plan area.

Any such alternative or supplemental financing mechanisms shall comply with the Financing Strategy.

Financing Public Improvements

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

- **County Impact Fees:** Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the plan area.
- **School District Impact Fees:** The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school

districts.

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

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

