

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 (Appendices B and C, respectively), 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, found in Appendix C, will guide the visual character and design of development within the plan area.

A small portion of the East Parcel, approximately 216 acres, is located within Nevada County. An additional 130 acres are located in Placer County, but within the Tahoe Basin. No changes in land use or zoning are proposed for these parcels. The only action that would occur on these parcels is a conservation easement or acquisition by a land trust, which would be done through private parties. For these reasons, no action by Nevada County or TRPA is required to implement the Specific Plan.

3.1 Land Use Concept

The MVCP envisioned a residential development on the East Parcel, with 1,360 dwelling units and 6.6 acres of commercial uses on 670 acres. The MVWPSP reduces the anticipated level of development to 760 units and 6.6 acres on 662 acres on the West Parcel, which is closer to existing development and less biologically diverse than the East Parcel. The MVCP sets forth a number of goals for land use within the Martis Valley, including promotion of wise, efficient and environmentally sensitive use of land to meet current and future needs of Martis Valley residents, visitors and businesses; conservation of large, intact and interconnected areas of open space east of SR 267; providing a range of housing types; designating commercial land uses to meet the needs of residents and visitors, and to maintain economic vitality; designating land for and promoting development and expansion of public and private recreation facilities; and maintaining a healthy and diverse local economy. The MVCP also includes extensive discussion of aesthetic considerations, such as building types, layout, colors and materials, and landscaping.

The MVWPSP embodies the land use goals of the MVCP by shifting development from the east of SR 267 to the west, through the range and type of residential, recreational and commercial development that would be created, and through goals and policies that promote development that is sensitive to the natural environment and the Martis Valley community. The vision of the MVCP is further refined through the MVWPSP development standards and design guidelines, set forth in Appendices B and C, which address the aesthetic quality of project development.

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. Timber related uses would be allowed; residential and retail commercial development would be prohibited. Importantly, the East Parcel would become part of a larger area that would be permanently preserved as open space. This 6,376-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. It should be noted that over 24,000 acres of the 50,000 contiguous acres is in the Tahoe Basin.

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 1,052 acres, of which approxi-

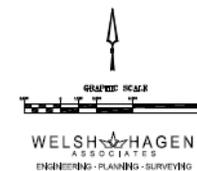
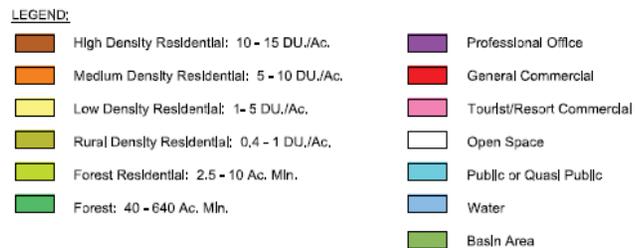
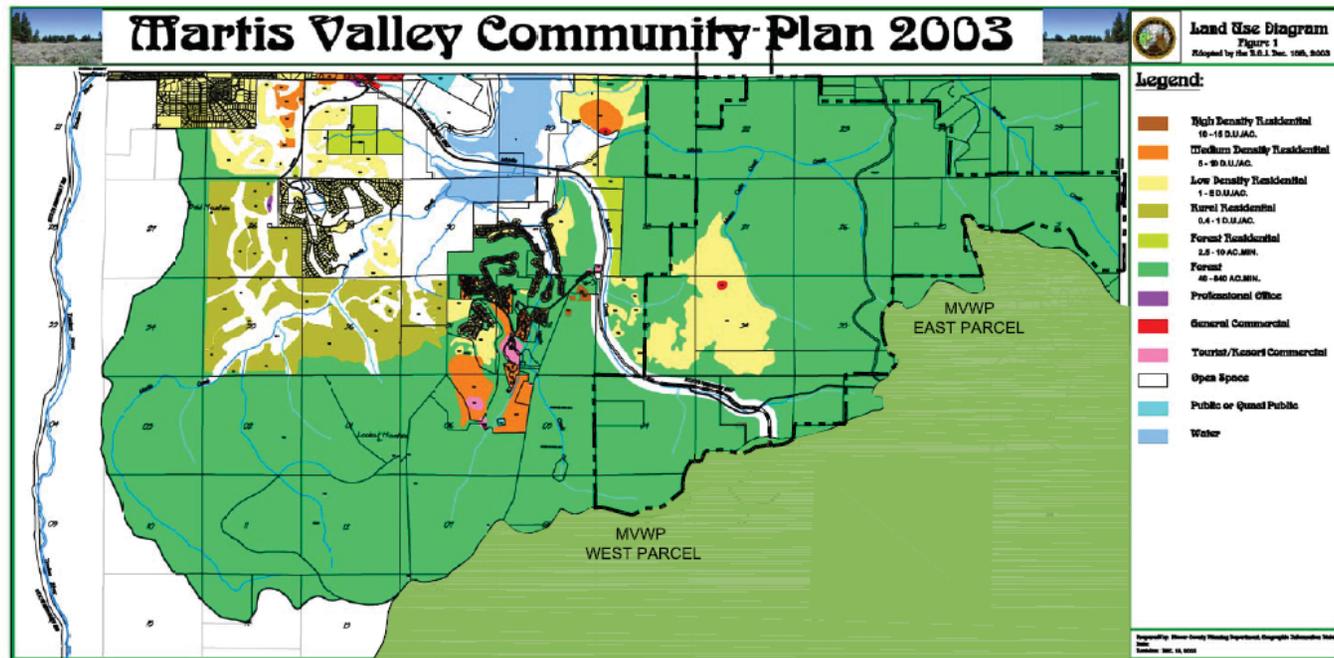


Figure 3-1 Existing Land Use Designations
Source: Martis Valley Community Plan

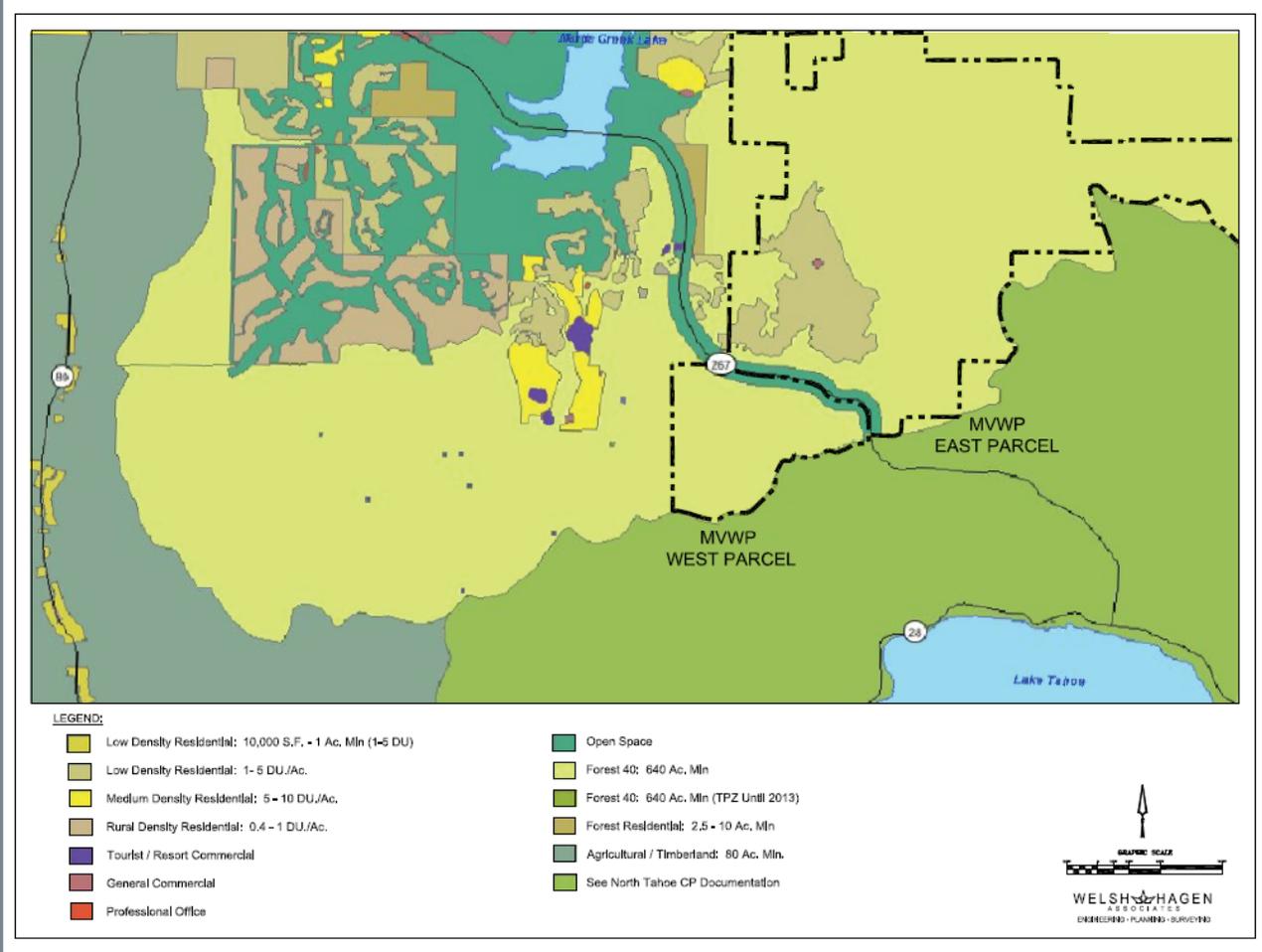


Figure 3-2 Existing Zoning
Source: Martis Valley Community Plan

mately 390 acres would be designated Forest; this land would retain its current zoning of Timberland Production Zone (TPZ). Smaller open space areas and trails would be located throughout the 662-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 1,052-acre West Parcel, and provides for permanent preservation of the 6,376-acre East Parcel as open space. 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.

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: Single family residences shall generally be located farther from the neighborhood cores, but shall be linked to recreational and retail uses via pedestrian and bike trails and paths.

Policy LU-1.3: Prepare Development Standards and Design Guidelines that ensure that residential subdivisions are of high quality and that the form, scale, and general character are compatible with adjacent neighborhoods.

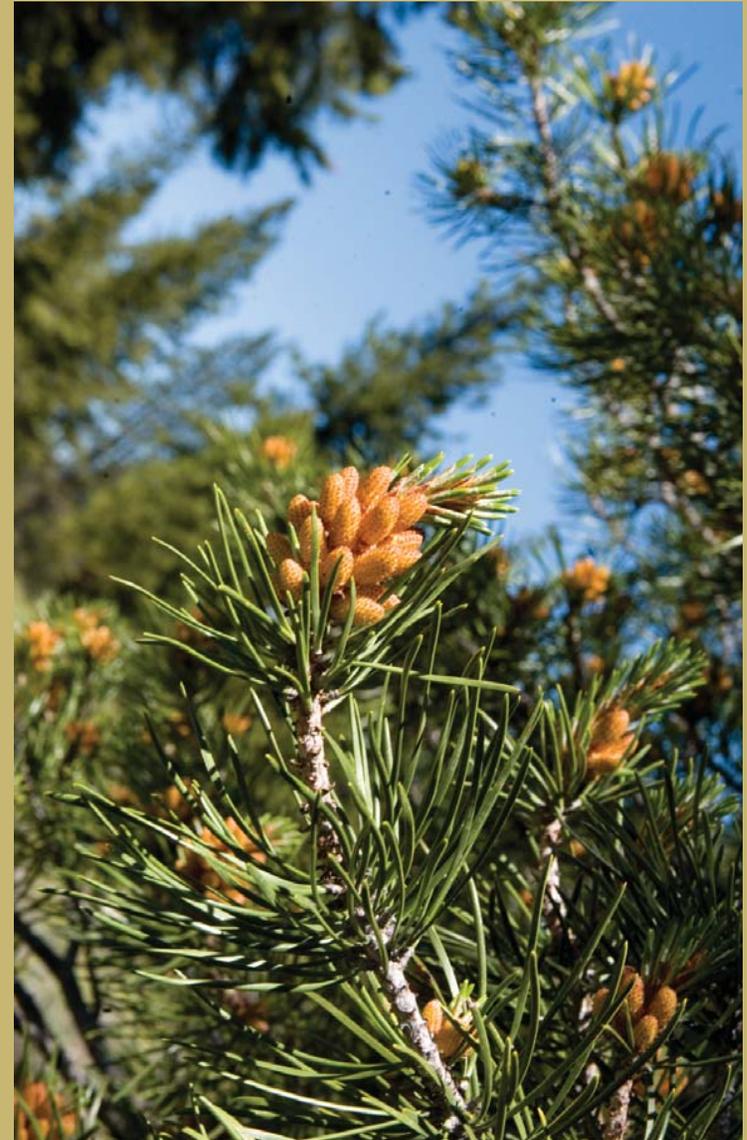
Policy LU-1.4: Designate land for small commercial centers where some of the needs of local area residents can be met, eliminating the need for trips outside the area.

Policy LU-1.5: Design, develop and establish amenities that attract residents year-round, in order to reinforce the Martis Valley area as a four-season destination resort.

Policy LU-1.6: Set architectural standards that draw upon the historic Sierra and Tahoe regional architectural traditions.

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.



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

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," such that residential or retail commercial development will not be allowed in these areas.

Policy LU-2.3: Ensure the permanent preservation of the 6,376-acre East Parcel. The permanent preservation of the East Parcel 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-2.4: Protect significant natural resources by placing steep slopes, waterways and other key environmental features in non-development zones, as shown in Figure 3-3.

Policy LU-2.5: 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 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, such as native trees, and terrain to help screen buildings and maintain the character and visual quality of the area.

Policy LU-3.3: Minimize removal of trees, except as required to create building pads, for infrastructure construction, recreation, defensible space and for fuel maintenance.

Policy LU-3.4: 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.

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 Martis Creek
- Wetlands as defined by the US Army Corps of Engineers
- 100 feet of the centerline of perennial streams including Middle Martis Creek
- 50 feet of the centerline of intermittent streams

In addition, within 500 feet of the edge 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-foot of vegetative screening between the development and SR 267.

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.

Goal LU-4: Maintain and enhance existing natural and 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 trail connections.

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 for the West Parcel. The land use designations and zoning for the East Parcel would be unchanged, except for the 670-acres that would be re-designated Forest and rezoned TPZ. All uses within 6,030 acres of the East Parcel located within Specific Plan would be subject to the requirements of the MVWPSP and its Development Standards or, in the event of no such requirement, the uses shall be subject to the Placer County General Plan, MVCP and Placer County Zoning Ordinance. In the event of a conflict, the stricter of the requirements shall apply. The 216 acres of the East Parcel within Nevada County and the 130 acres within the Tahoe Basin are not subject to this Specific Plan, except for policies addressing the conserva-

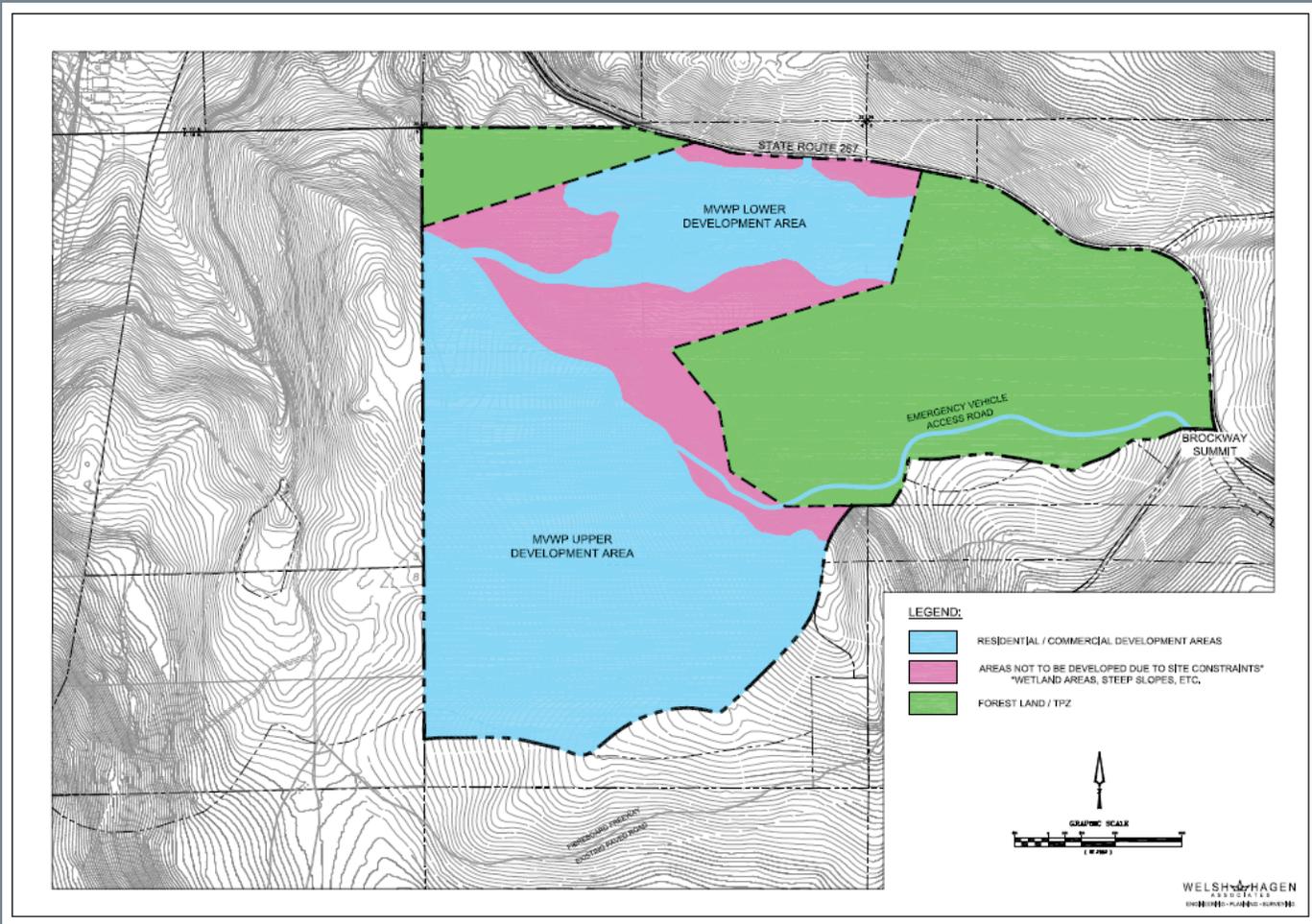


Figure 3-3 Development Areas and Non-Development Areas

tion of the entire 6,376 acres of the East Parcel.

Table 3-1 summarizes the land use designations and acreage shown in Figure 3-4, Proposed Land Use Designations and Zoning. Appendix A lists the land uses within each designation that are allowed, in some cases with a minor or conditional use permit. 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 Appendices B and C, respectively, 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.

Land Use Designation/Zoning	Acreage		
	East Parcel	West Parcel	Total
Forest/TPZ	6,030	390	6,420
Residential/SPL-MVWSP	0	662	662
	6,030	1,052	7,082

As shown in Table 3-2, the number of each type of residential unit is flexible, but in total the number 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 3-2 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.					

The West Parcel is located in a State Responsibility Area, as is most of the surrounding area. Please see Chapter 5 for a detailed discussion of Fire and Life Safety issues.

The Specific Plan includes the following land use designations for the West Parcel. The definitions are based on the MVCP land use definitions and are amended as needed to implement this Specific Plan.

Residential: This designation is applied to the majority of the MVWSP, 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, childcare facilities and necessary public utility and safety facilities. In addition, other non-residential uses that would be considered commercial and would serve the resident population include small retail stores, a small grocery store, restaurants, offices, 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 MVWSP 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 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). Residential development is not allowed in the Forest designation. The acreage within Nevada County and the Tahoe Basin would retain its current land use designations and zoning.

Figure 3-5, Conceptual Plan, provides an example of how the land use designations and zoning could be implemented. As shown in Figure 3-3, 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 a zoning district that implements the desired densities and character of the West Parcel plan area. Regulations or components not described within this Specific Plan shall default to the MVCP and/or the Placer County Zoning Ordinance. For the MVWSP, the zoning

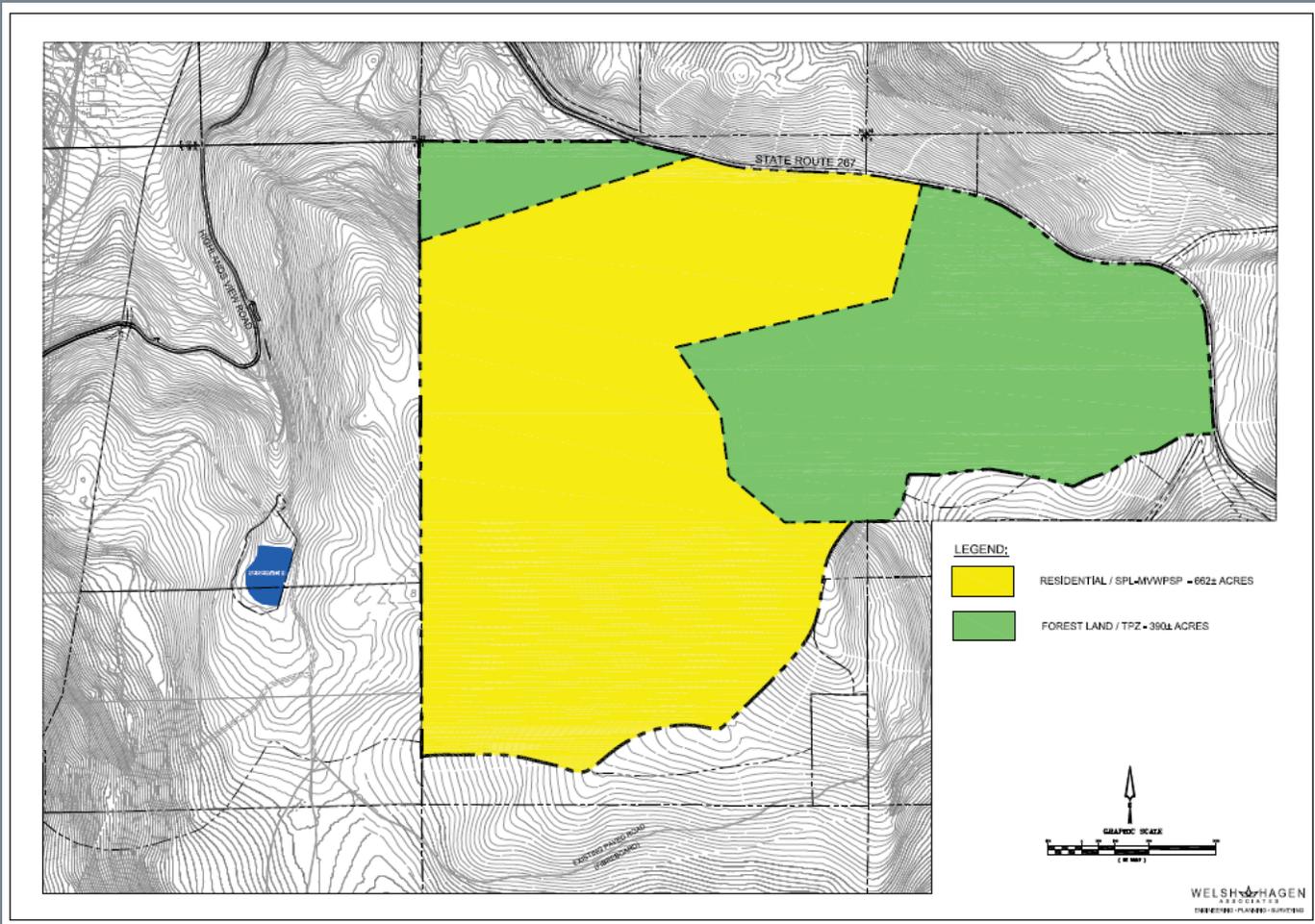


Figure 3-4 Proposed Use Designations and Zoning

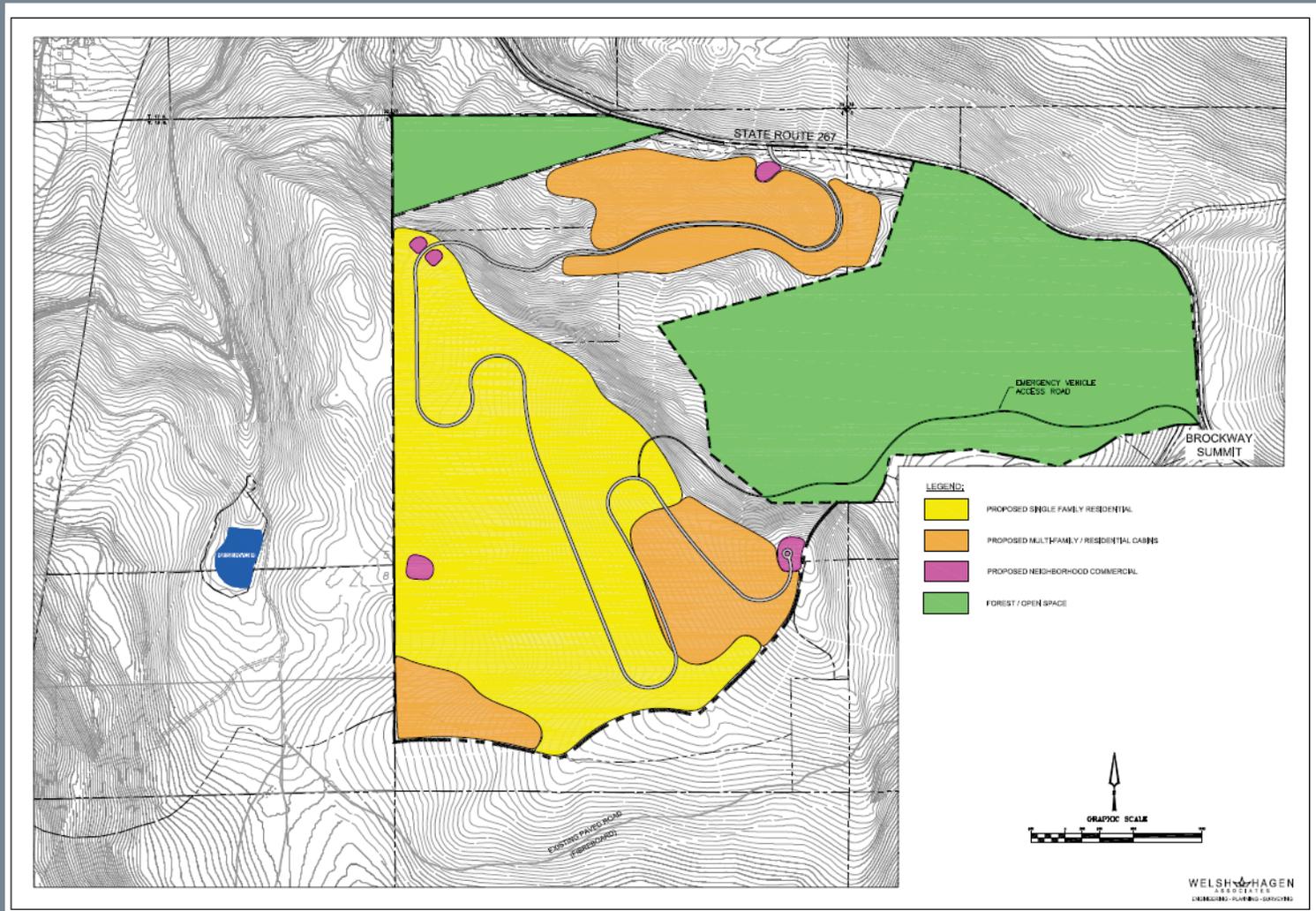


Figure 3-5 Conceptual Plan

for the Residential designation will be SPL-MVWPSP. The Forest land use will remain 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, Section 1.2, Growth Projections on page 36 of the MVCP, and a holding capacity of 8,600 dwelling units, as stated in Section 2, Holding Capacity on page 29 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 dwelling 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 (see Section 2, Holding Capacity on 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 dwelling 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 dwelling 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 equipment rental. In addition to commercial uses, owner amenities, such as a spa, recreation center and/or swimming pool, could be developed in the residential zone. Up to 34,500 square feet of commercial and 22,000 square feet of homeowner amenities could 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; and/or
- Dedication of land for needed units.

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

