



Martis Valley West Parcel Specific Plan

APPENDICES

- A: Allowable Uses and Definitions
- B: Development Standards
- C: Design Guidelines
- D: Emergency Preparedness and Evacuation Plan
- E: Sustainability Index
- F: Best Management Practices

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Residential/Lodging				
Bed and breakfast lodging	--	MUP	A structure designed as a single-family dwelling, with one family in permanent residence, where bedrooms without individual cooking facilities are rented for overnight lodging. Meals may be provided subject to applicable county health regulations. Bed and breakfast establishments and other overnight lodging facilities in commercial zones are considered to be hotels or motels regardless of their design or operational character. This definition does not include "Hotels and motels," which are defined separately; rooming and boarding houses, which are included under "Multifamily dwellings"; or the rental of an entire residence for one week or longer. See PCZO Section 17.56.070 for specific use requirements applicable to bed and breakfasts.	Home or small inn offering lodging and breakfast.
Condominiums	--	CUP	A building or a portion of a building used and/or designed as residences for two or more families living independently of each other where the land is held in common and the units are owned individually. Workforce housing is allowed in this category.	Multistory building with residential units where units are individually owned but land is held in common. Height limited to 75'.
Fractional homes	--	CUP	(1) A building or a portion of a building used and/or designed as residences for two or more families living independently of each other; or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and boarding and rooming houses.	Exclusive Resorts, such as Trailside Townhomes. Not to exceed 50' in height as measured by Placer County code 17.54.020.

Notes/Key:

A1

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Hotels and inns with up to 100 rooms	--	CUP	Guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (generally less than ninety (90) days). Also includes conference facilities and accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. See PCZO Section 17.56.130 for specific use requirements applicable to hotels and motels. Limited to 100 or fewer bedrooms.	Small boutique inn or hotel, such as One Village Place. Not to exceed 60' in height as measured by Placer County code 17.54.020.
Multifamily dwellings	--	MUP	(1) A building or a portion of a building used and/or designed as residences for two or more families living independently of each other; (2) two or more attached dwellings whether on common or individually-owned lots; or (3) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and boarding and rooming houses. Workforce housing is allowed in this category.	Townhomes and triplexes, such as Village Walk Townhomes or Home Run Townhomes. Not to exceed 50' in height as measured by Placer County code 17.54.020.

Notes/Key:

A2

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Residential accessory uses	--	C	Includes any uses that are customarily part of, and clearly incidental and secondary to a residence and do not change the character of the residential use. Such uses include accessory structures such as swimming pools, spas and hot tubs, workshops, studios, greenhouses, garages, solar panels, propane tanks, and similar equipment. Includes home receiving antennae for earth-based TV and radio broadcasts (broadcast and receiving antennas for ham radio and commercial applications, and satellite dish antennae, are included under the definition of "Antennae, communication facilities") (see below). The storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property is included under the definition of "Storage, accessory." See PCZO Section 17.56.180 for specific use requirements applicable to residential accessory uses.	Swimming pool or greenhouse at single-family home.
Secondary dwellings	--	ARP	A second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. See PCZO Section 17.56.200 for specific use requirements applicable to secondary dwellings.	In-law unit, as required by California Government Code Section 65852.2.
Single family dwellings	--	C	A building designed for and/or occupied exclusively by one family. Also includes factory-built housing (modular housing), manufactured housing (mobile homes), and the rental of bedrooms within a single-family dwelling to no more than four boarders. More than four boarders constitute a boarding house, which is included within the definition of "Multifamily dwelling." See PCZO Section 17.56.230 for specific use requirements applicable to single-family dwellings. Workforce housing is allowed in this category.	For example, a Martis 25 home. Not to exceed 42' in height as measured by Placer County code 17.54.020.

Notes/Key:

A3

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Commercial				
Banks and financial services (ATMs and Teller Stations Only)	--	MUP	Automated teller machines (ATMs) and teller-stations only for financial institutions including banks and trust companies; lending and thrift institutions, and credit agencies.	ATM in a kiosk in a village center or as part of a retail store.
Business support services	--	C	Establishments primarily within buildings, providing other businesses and residents with services including maintenance, repair and service, testing, and rental. Could include: <ol style="list-style-type: none"> 1. Business equipment repair services (except vehicle repair); 2. Commercial art and design (production); 3. Computer-related services (rental, repair, maintenance); 4. Equipment rental businesses within buildings (rental yards are "Storage yards and sales lots"); 5. Film processing laboratories; 6. Janitorial services; 7. Mail advertising services (reproduction and shipping); 8. Photocopying; 9. Photofinishing; 10. Protective services (other than office related); 11. Window cleaning; 12. HOA and property management; and 13. Pool, hot tub and water feature maintenance. 	Small businesses either owned and operated by residents or primarily serving the resident/visitor population and plan area businesses, such as property management, computer services, and cleaning services.

Notes/Key:

A4

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Child/adult day care, centers	--	MUP	A commercial or nonprofit facility that provides care, protection and supervision of fifteen (15) or more minor children or adults for periods of less than twenty-four (24) hours, typically while parents/caregivers are working, and/or before or after daily attendance at an elementary school. Child/adult day care centers may be operated in conjunction with a school or house of worship, or as an independent land use. Includes pre-schools. Such facilities are required to be licensed by the California State Department of Social Services.	Child care center in village center for residents/visitors to use when hiking/cross-country skiing etc.; child care center in hotel for patrons.
Equipment storage and maintenance facilities for the use of nonprofit entities providing public services	--	CUP	Storage and maintenance facilities to support onsite residential, recreational and commercial uses.	Ski storage for cross country ski rental company.
Grocery and liquor stores	--	MUP	Stores selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. Includes catering services independent to on site food sales. Includes retail bakeries. The intent is to allow small, neighborhood-serving stores, typically less than 20,000 square feet.	Boutique grocery store offering convenience and select items. Not to exceed 20,000 sf. Overall commercial not to exceed 34,500 sf in total.
Home occupations	--	C	The gainful employment of the occupant of a dwelling in a limited commercial activity, with such employment activity being subordinate to the residential use of the property. See PCZO Section 17.56.120 for specific requirements applicable to home occupations.	Attorney, planning consultant, architect, or engineer.
Offices	--	C	Professional or government offices including: <ul style="list-style-type: none"> 1. Accounting, auditing and bookkeeping services; 2. Advertising agencies; 3. Architectural, engineering, and surveying services; 4. Attorneys; 	Small offices within the village center providing work space for residents and/or services to the local population.

Notes/Key:

A5

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
			5. Counseling services; 6. Copying, quick printing, and blueprinting services; 7. Court reporting services; 8. Data processing and computer services; 9. Detective agencies and similar services; 10. Educational, scientific and research organizations; 11. Employment, stenographic, secretarial and word processing services; 12. Government offices including agency and administrative office facilities; 13. Management, public relations and consulting services; 14. Photography and commercial art studios (including art galleries and the retail sale of art objects as an accessory use); 15. Post offices (not including bulk mailing distribution centers, which are included under "Vehicle and freight terminals"); 16. Real estate agencies; 17. Medical offices; and 18. Writers and artists' offices outside the home. Incidental offices that are customarily accessory to another use are allowed in any zone as part of an approved principal use.	
Offices, temporary	C	MUP	"Temporary offices" mean mobile homes, recreational vehicles or modular units used as a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. [See PCZO Section 17.56.300(C)].	Construction offices; temporary real estate offices.

Notes/Key:

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Outdoor retail stores	--	See PCZO 17.56.160	The temporary outdoor display of products by a permanent business establishment (See PCZO Section 17.56.160(F)) and temporary retail operations including: farmer's markets; sidewalk sales; seasonal sales of Christmas trees, pumpkins or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual vehicles. Does not include flea markets or swap meets which occupy more than two acres of land, which are "Storage yards and sales lots." (See PCZO Sections 17.56.160 (Outdoor retail sales) and 17.56.190 (Restaurants—Outdoor eating areas)) for specific use requirements applicable to outdoor retail sales.	Summer farmers market; annual crafts fair; ski sales and rentals.
Parking and storage (only if related to an adjacent, permitted commercial use)	--	MUP	Parking stalls or small parking lots for trail heads, or boat and RV storage. Parking lots that support other allowed uses (e.g., recreation and commercial).	Trail head parking; boat or RV storage for residents.
Personal services	--	MUP	Establishments providing nonmedically-related services, including automated teller machines (ATMs) independent from banks and financial institutions; beauty and barber shops; shoe repair shops; massage therapist; tanning salons; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services. These uses may also include accessory retail sales of products related to the services provided.	Massage therapist, spa and/or manicurist in village center or hotel.
Recreation-related equipment stores	--	MUP	Rental sales and guide services related to recreational activities, such as biking, hiking, cross-country skiing, snowshoeing and horseback riding.	Cross-country ski rental.

Notes/Key:

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Restaurants and bars	--	C	Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes lunch counters, brew pubs, outdoor eating areas, wine tasting rooms not on winery premises and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See PCZO Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas.	Small neighborhood pub in village center.
Restaurants, convenient	--	C	Neighborhood-serving eateries, such as coffee shops, delicatessens, other take-out oriented restaurants.	Small coffee shop or deli in village center.
Retail stores, general merchandise	--	C	Retail trade establishments selling many lines of new merchandise. Such types of stores and lines of merchandise include but are not limited to: Specialty shops; Sporting goods and equipment; Candles and pottery; Artists' supplies; Bicycles; Clothing and accessories; Convenience stores; Drug stores; Dry goods; Florists and houseplant stores (indoor sales only—outdoor sales are “plant nurseries”); General stores;	Small store offering games, toys, crafts.

Notes/Key:

A8

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
			Gifts, novelties and souvenirs; Handcrafted items (stores may include crafting operations subordinate to sales); Hardware; Jewelry; Luggage and leather goods; Newsstands; Small wares; Toys and games; and Variety stores.	
Shopping center, up to 5 acres	--	MUP	Commercial developments on a single parcel or contiguous parcels under the same ownership, containing five or more retail stores, service uses, or other tenants, where each have individual entrances from a commonly-owned public area such as a parking lot, mall corridor or atrium. Also includes such commercial developments where individual tenant spaces are subdivided as a commercial condominium, with parking and pedestrian circulation areas owned in common. The land uses allowed in shopping centers are determined by the uses defined in this Appendix (Allowable Uses and Definitions). Must include stores and services intended to serve the resident and visitor population. Entire shopping center, including buildings, parking, access and landscaping, is limited to 5 acres.	Village retail center with 5 to 10 stores/services such as restaurant/deli/coffee shop, ATM, convenience store, recreation rental/guide shop, and/or real estate office. May be integrated with park, fitness center and/or other recreational amenity. Not to exceed 34,500 sf. Overall commercial not to exceed 34,500 sf in total.

Notes/Key:

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Storage, accessory	A	See PCZO 17.56.250	Indoor or outdoor storage of various materials on the same site as a principal building or land use that is other than storage, which supports the activities or conduct of the principal use. Includes the storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use, and the temporary storage of explosives for on-site use. "Accessory storage" also includes the storage of accessory equipment related to snow removal equipment. See PCZO Section 17.56.250 for specific use requirements applicable to accessory storage.	Storage facility for snow removal equipment for HOA, and/or cross-country ski trails.
Storage of petroleum products for on-site use	C	See PCZO 17.06.030	Storage of such materials as gasoline, diesel fuel and petroleum lubricants for use by an approved commercial enterprise on the same site, including but not limited to the purposes of commercial vehicle or equipment fueling and maintenance. (Note: Section 15.04.040(K) of the Placer County Code contains additional restrictions for storage of petroleum products.)	Fuel storage for snow removal equipment.
Recreation				
Campgrounds	MUP	MUP	A parcel or contiguous parcels under one ownership where one or more lots are used or intended to be used, by camping parties using recreational vehicles, tents, tent cabins, campers, eco-shelters, yurts or other temporary structures to service campers. May include common restrooms, water, sewer and/or power hook-ups to a portion of the camp sites, and accessory support and service amenities, food and beverage, retail sales, maintenance, registration and related facilities that are intended for campground guests and recreational support. Campgrounds are limited to 8 sites per acre. Campgrounds are subject to the standards identified in Appendix B, Development Standards.	Improved campground with restrooms but without RV sewer hookups.

Notes/Key:

A10

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Camping, incidental	A	--	The use of tents, travel trailers, recreational vehicles or other mobile camping equipment for camping and other recreational purposes, without permanent facilities, incidental to some other principal use of a site, including seasonal recreational camping. See PCZO Section 17.56.080 for specific use requirements applicable to incidental camping.	Unimproved campground.
Equestrian facilities	MUP	MUP	Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, pack stations, and barns, stables, corrals and paddocks accessory and incidental to such uses. Equestrian facilities and the keeping of horses at such facilities are subject to the provisions of PCZO Section 17.56.050 (Animal raising and keeping).	Seasonal trail riding facility.
Parks and playgrounds	--	MUP	Public and private parks, play lots, playgrounds, skate parks and athletic fields (nonprofessional); bathing beaches, bathhouses, and public restrooms; rollerblade parks, pump tracks consisting primarily of trails through landscaped areas.	Tot lot near village center.
Recreation centers	--	MUP	Primarily indoor establishments providing amusement, entertainment, or physical fitness services for a fee or admission charge, such as arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, and other indoor sports activities.	Fitness center with pool catering to neighborhood.

Notes/Key:

A11

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Ski lift facilities and ski runs	--	CUP	Lift facilities and runs that support cross-country skiing, snowshoeing and telemarking, and/or that provide connectivity from the plan area to nearby ski facilities.	Transverse lift connecting plan area to Northstar cross-country ski trails.
Sport facilities and outdoor public assembly	--	CUP	Facilities that support neighborhood and plan area recreation, gatherings and/or events. Could include multipurpose facility or outdoor amphitheater.	Small amphitheater for public presentations; talks by biologist.
Public				
Community centers	--	MUP	Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, weddings (including indoor and outdoor ceremonies and receptions), receptions, dances, etc. Includes grange halls.	Large meeting room with kitchen and bathroom facilities located in proximity to village center and/or recreational facilities.
Houses of worship	--	MUP	Religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc., and also includes religious accessory uses on the same site, including, but not limited to, living quarters for staff, emergency shelters to provide humanitarian assistance, and child day care facilities where authorized by the same type of land use permit required for the house of worship itself. Also non-denominational wedding chapels. Other establishments maintained by religious organizations, such as full-time educational institutions and other potentially related operations (such as a recreational camp) are classified according to their respective activities.	Wedding chapel.

Notes/Key:

A12

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Libraries and museums	--	MUP	Permanent public or quasi-public facilities generally of a noncommercial nature which are intended to provide historical, cultural, literary, artistic and/or educational displays and information. Such uses may include, but are not limited to: libraries, museums, art exhibitions, and planetariums. Also includes historic sites and exhibits. Limited to 1800 square feet in size.	Reconstructed warming hut with exhibits explaining role of snow sport in the Sierra and showing historic ski equipment. May be integrated into shopping center.
Schools and educational activities	--	CUP	Elementary or secondary schools, school or training programs that focus on and/or benefit from the natural setting, seasonal educational programs. Could include residential, recreational, and/or meeting facilities if they are consistent with the definitions of those uses provided herein.	Cross Country Ski school; Outward Bound-type program.
Temporary events	See PCZO 17.56.300	See PCZO 17.56.300	Any uses of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, tent camps, outdoor festivals and concerts. See PCZO Section 17.56.300 for specific use requirements applicable to temporary uses and events.	Annual art show.
Theatres and meeting halls	--	CUP	Indoor facilities for public assembly and group entertainment, other than sporting events, such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theater and concerts; motion picture theaters; meeting halls for rent and similar public assembly uses. Outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events are included under the definition of "Sport facilities and outdoor public assembly."	200-seat multipurpose auditorium.
Public Facilities & Utilities				

Notes/Key:

A13

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Antennas, communication facilities	See PCZO 17.56.060	See PCZO 17.56.060	Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular telephone, and data network communications; including commercial earth stations for satellite-based communications. Includes antennae, towers and equipment buildings. <u>Does not</u> include: (1) Home television and radio receiving antennae, which are included under "Residential accessory uses"; (2) Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections, which are included under "Pipelines and transmission lines." PCZO Section 17.56.060 contains specific use requirements for antennae and communications facilities.	Signal Repeater (device that retransmits a communication signal).
Pipelines and transmission lines	A	A	Transportation facilities for the conveyance of natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other necessary commodities to support local development. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (classified under "Offices"), distribution substations (classified under "Public utility facilities"), or power plants (classified under "Electric generating plants" in the PCZO).	High-power transmission lines.
Public safety facilities	--	MUP	Facilities operated by public agencies including fire stations, lookouts, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional institutions" in the PCZO).	Fire substation; sheriff's substation.

Notes/Key:

A14

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Public utility facilities	--	MUP	Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by California Government Code Section 53091: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; or solid waste transfer stations. These uses do not include community wastewater treatment plants, settling ponds, or disposal fields, and equipment and material storage yards (classified in "Storage yards and sales lots"). Equipment cabinets or enclosures less than six feet in height and one hundred twenty (120) square feet in area are considered accessory uses and therefore exempt from special permit requirements.	Electrical transformer lot; electrical substations; groundwater wells and storage facilities/tanks.
Residential and neighborhood commercial recycling collection centers	--	See PCZO 17.56.170	Collection Facility. A "collection facility" means a center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such a facility does not generally use power-driven processing equipment except in the case of some reverse vending machines. Collection facilities may include the following: (a) Reverse vending machines(s); (b) Small collection facilities that occupy an area of not more than five hundred (500) square feet and may include: (i) A mobile unit, (ii) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet of floor area, (iii) Kiosk-type units that may include permanent structures, (iv) Unattended containers placed for the donation of recyclable materials; or, (c) Sorting and salvaging.	Central facility where residents can bring recyclable materials.
Transit stations	--	MUP	Facilities for loading and unloading of bus and/or shuttle passengers, including bus/shuttle shops.	Bus stop/shelter near SR 267; internal shuttle stops.

Notes/Key:

A15

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

**Appendix A
Allowable Uses and Definitions
May 2016**

Use	Forest	Residential	Definition	Examples/Notes
Water extraction and storage	CUP	--	The use of an on-site well, spring or any other source for the extraction of water to be used for municipal supply.	Groundwater well and storage tank.
Forestry				
Forestry	A	--	The operation and harvesting of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products.	Fuel maintenance for fire prevention; logging conducted under a THP.

Notes/Key:

PCZO: Placer County Zoning Ordinance
C=Zoning Clearance Required

A=Allowed
CUP= Conditional Use Permit

ARP=Administrative Review Permit
MUP=Minor Use Permit

--Not Allowed

APPENDIX B

Development Standards

Introduction

The Martis Valley West Parcel Specific Plan (MVWPSP) community provides recreational opportunities and accommodations that extend year round. The program and built environment envisions providing a high quality experience in a natural setting that respects the site and its natural resources, connects to the outdoors, and incorporates recreation programs in a community. The MVWPSP offers extensive walking, biking and cross-country skiing opportunities.

The following Development Standards are to be applied with all architectural design, site planning and landscaping in order to preserve the beauty of the natural setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property.

This document sets forth the Development Standards for all projects in MVWPSP, including specific design requirements, general construction procedures and required compliance with applicable County General Plan policies, the Martis Valley Community Plan and Development Code provisions. The MVWPSP development's master Homeowner Association's governing documents shall follow and reference these standards and guidelines. Additional Design Guidelines are provided in Appendix C of the MVWPSP.



FIG i-01

Specific Plan Policies. The MVWPSP contains a number of policies that set standard for site layout, building design and related aspects of building design. A list of policies that address layout and design is provided at the end of this appendix.

Development Standards

1. Design Concept & Guiding Principles

a. Relationship to Natural Setting

MVWPSP property is located within Martis Valley and the Lake Tahoe region - a place of extreme natural beauty, rich history, and spectacular recreation. The primary objective of all architectural design, site planning and landscaping is to preserve this unique identity, build in harmony with the rugged natural beauty intrinsic to this site and to provide recreational opportunities for visitors and residents.

The vision of MVWPSP is one of an active, year round, recreational community built with care and sensitivity through architecture and landscape that reflects Martis Valley's heritage and blends into, rather than dominates, its natural setting. The Specific Plan has carefully located the residences to rest lightly within the landscape, with higher density in clustered areas in order to preserve expansive open space and conservation areas. The Specific Plan defines development areas and conservation areas to minimize change to natural topography, landform and the outstanding natural landscape features in the region, views and view-sheds.

Proper design and siting of buildings on each site will include careful consideration of existing terrain and natural features of the site. Any proposed design shall take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views (Fig 1.a). The development standards and design guidelines include implementation of the following site planning objectives:

- retain existing trees and minimize site disturbance to allow the visual balance of landscape and architecture,
- provide transitional places that blur the line between indoor and outdoor spaces, and
- provide architectural expression with authentic use of natural material and building form as suitable for the topography and natural setting.

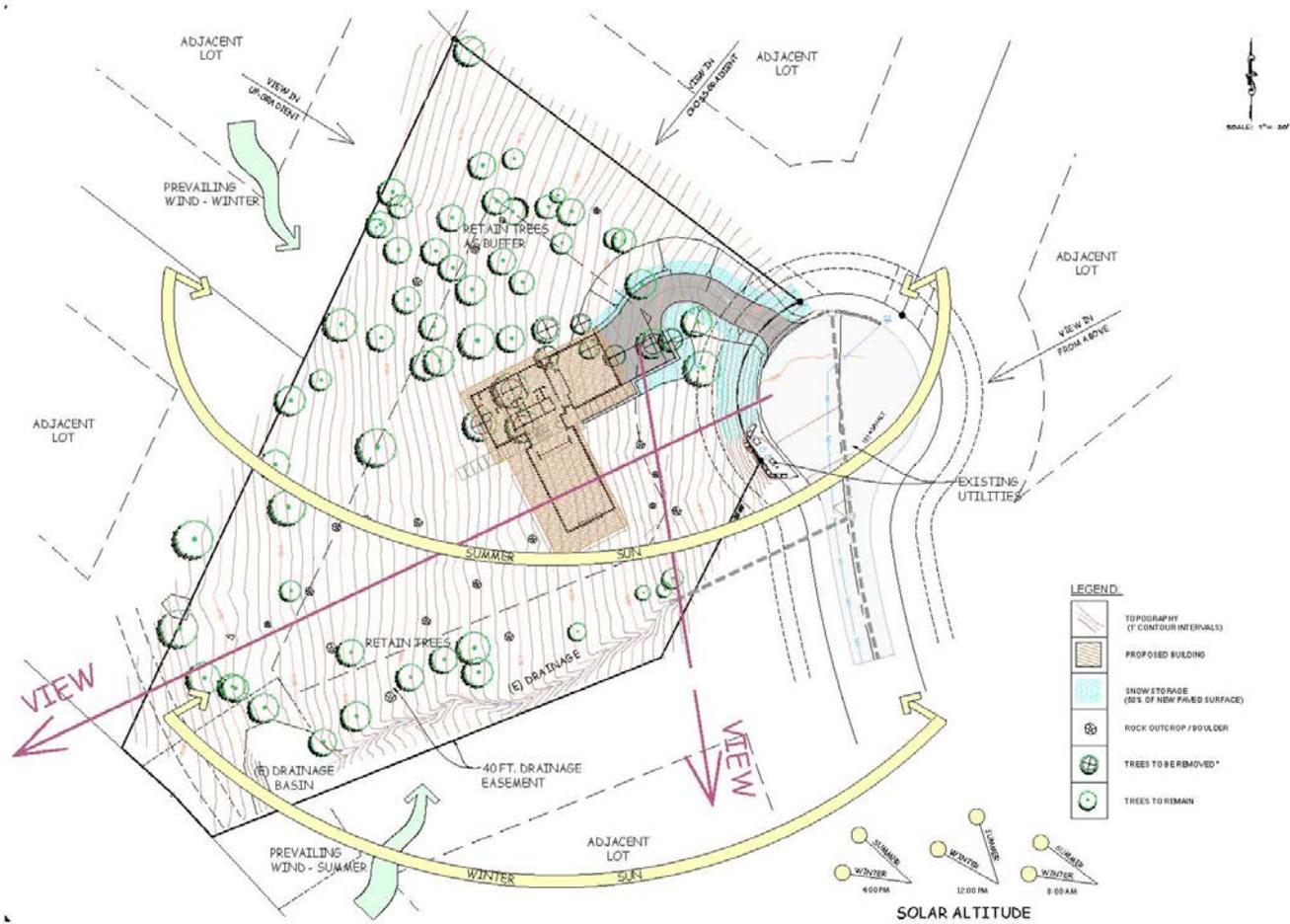


Fig 1.a

Figure 1.a is an example of proper design and siting of a building based on numerous factors and careful consideration.

b. Recreation Opportunities

The project will be designed to incorporate characteristics and density patterns that reflect North Tahoe Resort Communities. The project site is located adjacent to Northstar Resort and uphill from Northstar Village and Tahoe Vista. The North Tahoe Resort communities provide year-round recreational activities, including skiing, cross-country skiing, snowshoeing, snowboarding, hiking, and biking. The MVWPSP components complement and enhance the existing North Tahoe regional resorts by providing additional accommodations for residents and visitors to enjoy extensive cross-country trails, biking and hiking trails, recreational facilities and surrounding open space conservation areas. Figure(s) 1.b reflect sample of recreational trails.



Fig 1.b

c. Sustainability

All architectural design, site planning and landscaping shall incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts. All projects shall comply with California Building Standards Code (Title 24, California Code of Regulations), particularly Part 11 which has established standards for planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Proposed development shall also be designed in a manner consistent with the general intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating Systems, developed by the U.S. Green Building Council. For additional detail on sustainability refer to Appendix E; MVWPSP Sustainability Index.

d. Scenic Views/Corridors

All architectural design, site planning and landscaping shall be implemented with sensitivity to visual impact considerations; optimizing views from residences while minimizing how adverse visual impacts can affect others. Visual impacts of development will be minimized by using the natural features and terrain, along with built features and landscaping to screen buildings. Tree removal shall be kept to the minimum level feasible to provide natural screening for project elements, while still meeting defensible space regulations.

Scenic corridors will not be significantly impacted by development, when feasible, including open meadows, the forested corridor along SR 267, ridgelines and peaks where development activities would be visible from surrounding areas. It is recognized that in some cases, infrastructure and utilities must pass through sensitive areas. Where this is found to be necessary, all feasible measures shall be taken to minimize the impact and restore the disturbed area.

e. Wildlife

Roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site. Fences along property lines and at limits of improvements should be avoided in order to allow wildlife movement through natural open space.

f. Community Form

The MVWPSP community is envisioned as a high quality environment that accounts for respect for the site and its natural resources, connects to the outdoors, and incorporates recreation programs. New development will provide direct access to hiking, biking, cross-country trails, as well as an outdoor lifestyle. An assortment of on-site recreational community facilities will be sited appropriately to provide access to the differing terrain within the plan area.

g. Community Character

An overriding objective with respect to the development of MVWPSP is to achieve a community that, in both form and character, is appropriate within the context of the Tahoe / High Sierra Mountain environment.

Planning and design of new residences shall emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods and be architecturally and aesthetically consistent with the character of development that has occurred to date.

2. Overview Of Standards

The West Parcel proposed land uses include residential units and commercial uses. For the purposes of comparison, we have included herein excerpts from the Martis Valley Community Plan and Placer County Zoning Ordinance that would be applicable to the project. Please refer to Appendix A for project specific allowable uses by zone. Additionally, much of the information is further clarified and outlined throughout this appendix; Appendix B.

The 670-acre portion of the East Parcel that is currently designated Residential and Commercial will be redesignated Forest and zoned TPZ. The balance of the East Parcel is currently designated Forest (Forest-160 in Nevada County).

MVWPSP Land Use Designations and Zones

Residential: This designation is applied to the majority of the MVWPSP, and allows for a variety of residential and tourist accommodation units. Typical allowed land uses include detached single-family dwellings, secondary dwellings and residential accessory structures, smaller-scale multi-family dwellings, condominiums, churches, parks, homeowner recreational facilities and childcare facilities. In addition, other non-residential uses that would be allowed and serve the resident population under the commercial designation include small retail stores, restaurants, offices, recreational facilities, sports equipment rentals and community centers.

The intent of allowing small commercial/retail uses within the Residential designation is to provide services and amenities to residents and visitors within the MVWPSP in order to minimize the need for trips outside of the area. The total commercial/retail acreage is limited to 6.6 acres, which could be distributed throughout the Residential designation in any size parcels.

Forest: This designation is applied to the entire 6,030 -acre East Parcel and 390 acres within the West Parcel. The terrain within this designation is mountainous and forested. This land use designation is intended for limited, low-intensity recreational uses and timber harvesting. Allowable uses include timber production and facilities, incidental camping, improved campgrounds (but no recreational vehicle parks), and public utility and safety facilities. Residential and retail commercial development is not allowed in the Forest designation.

The following provisions, a. through e., are based on the 2003 MVCP;

a. Slope

Residential development impacts on environmentally sensitive lands, including wetlands and slopes over 25%, shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Architectural and design techniques shall be implemented to minimize construction impacts, including stepped foundations, when appropriate, along with temporary and permanent soil stabilization and protection measures on graded slopes. No residential buildings shall be located where the existing slope predominately exceeds 25%.

b. Building Height

Height limits for buildings and structures are established by this appendix as outlined in section 5.b. No building or structure shall be constructed or altered to exceed the height limit established by the Specific Plan or this appendix, except as otherwise provided by this section. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.

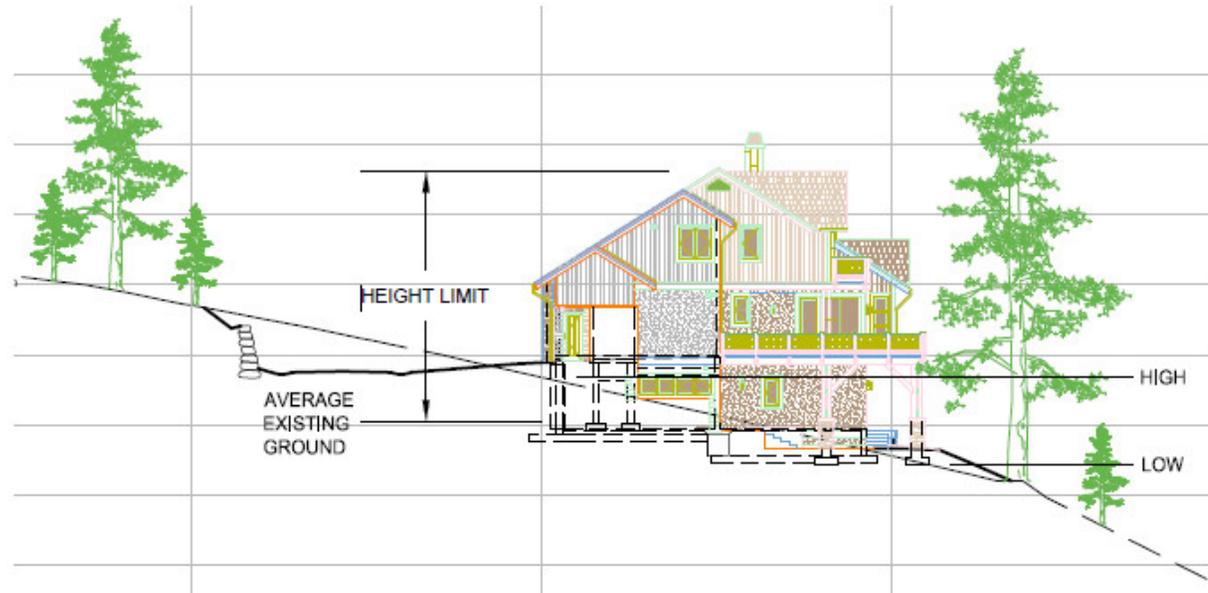


Fig 2.c

The height limits for buildings and structures established in section 5.b of this appendix shall be measured in accordance with Placer County Zoning Ordinance, Section 17.54.020 as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade, as shown in figures 2.c and 17.54-A.

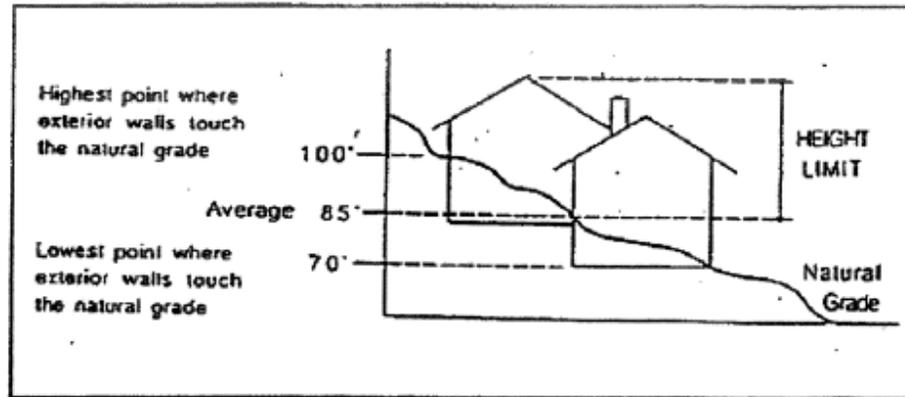


FIGURE 17.54-A
MEASUREMENT OF HEIGHT

Figure 17.54-A

c. FAR

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (notwithstanding the required height limits).

Refer to section 5.e of this appendix for allowable FARs by land use designation.

d. Open Space

The West Parcel project includes large areas of Forest and Open Space lands which are to be managed and protected as recreation, timberland and other compatible uses. Additionally, the roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site.

Open space pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting and trash receptacles) are encouraged and shall be integrated into the site plan in accordance with these development standards. The East Parcel, over 6,376 acres, will be preserved as open space, which ultimately links up over 50,000 contiguous acres. This Large Landscape Conservation will be preserved in perpetuity either (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting its use.

e. Setbacks

Project design shall include the use of setbacks, berms, landscaping, and other screening methods that will shield structures and graded areas consistent with the County's visual resource policies and ensure that project features do not dominate views from public roads. At a minimum, the project design plans shall demonstrate that:

- Project components do not silhouette against the sky above the ridgelines or hilltops.
- Roof lines and vertical architectural features blend and do not detract from the natural background.
- Project components fit the natural terrain.
- Project components use building materials, colors, and textures that blend with the natural landscape.
- A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent to open space, undeveloped lands, or public roads.
- If utility lines lay under road ways, the owner/applicant of the extension or service upgrade will be responsible for road replacement costs if the road needs to be remove to access or extend the utility lines.

Reference section 5.b of this appendix for additional information on setbacks.

3. Modifications

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance. A concurrent Specific Plan Amendment shall not be required to revise the Development Standards and Design Guidelines provided the request satisfies all of the following:

- The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.
- The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.
- No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.

4. Enforcement

The Development Standards and Design Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan and the Development Standards and Design Guidelines.

5. MVWPSP Development Standards: Development Standards set forth in this section, section 5, shall supersede the relevant Placer County Zoning Ordinance.

a. Grading and Excavation

The following site and grading considerations shall be implemented:

- i. Buildings shall be sited to fit the natural terrain, minimize cuts/ fills, capture views and maximize winter sun exposure.
- ii. The total amount of impervious surface shall be reduced wherever feasible.
- iii. The area of soil and vegetation disturbance on each home site shall be limited to that required for necessary construction and landscaping purposes. Except where required by access, retaining walls, there shall be no disturbance in setbacks and areas to be left in a natural state.
- iv. Buildings, roads, and structures shall be sited in a manner that avoids landform modification to the greatest extent possible.
- v. Except where unavoidable, no excavation or fill shall occur within the drip line of trees to be retained.
- vi. The long axis of the building shall be oriented parallel to existing contours to the extent feasible.
- vii. Stepped foundations and fragmented roof forms shall be used to adapt to the existing site topography, rather than changing or flattening the slope.
- viii. Existing features such as rock outcroppings and trees shall be protected when feasible and integrated into the design of the home.

b. Setbacks and Buffers

The structural setbacks for a Planned Development for single family and townhome residences are as follows:

- i. Front (street) - 20 feet from the property line
- ii. Sides - 10 feet from the property line, unless townhome with common wall of 0'
- iii. Rear - 10 feet from the property line
- iv. Interior or common wall - (0) feet interior set-back
- v. 12.5 feet minimum setbacks shall be used on front, 10' side and rear of commercial and condominium buildings. If parking is proposed in the front of the building a 20 foot setback from the façade will be enacted to ensure safety.
- vi. In addition, buildings shall be setback far enough so that they do not encroach into the MPE of adjacent street(s).

The project buildings and roadways will be sited outside of environmentally sensitive lands. The majority of buildings will be sited outside of areas with slopes over 25%. The following Placer County General Plan land use buffer zone standards will be implemented:

- i. 100 foot buffer from designated Timberland areas
- ii. 100 foot buffer from Perennial Stream areas
- iii. 50 foot buffer from Riparian Vegetation areas

c. Building Heights

Maximum Building Heights, as calculated by Section 17.54.020 of the Placer County Zoning Ordinance and as set forth in Section 2.b. of this Specific Plan.

Single Family Residences	42 feet
Townhomes	50 feet
Condominiums	75 feet
Commercial Buildings	60 feet
Buildings on the knoll – Figure Z	60 feet

d. Pitch

Major roofs shall have a minimum pitch of 3:12 and a maximum pitch of 14:12. Secondary roofs such as porches and dormers may have a lesser pitch. Medium roof pitches should be utilized where possible, in the range of 5:12, to hold snow. Roofs may be metal if they include snow clips or guards.

e. Off Street Parking

Paved parking areas shall be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. Parking shall be designed to minimize visual and environmental impacts and allow for shared parking areas among different uses to help reduce the number of parking stalls. Underground parking, when feasible, is encouraged to maximize open space for commercial and condominium buildings. For residential units, adequate parking shall be provided off street with two (2) stalls per unit with one stall being covered. An additional two stalls per unit will be provided when possible for guest parking. Driveways shall have a minimum length of 20 feet when feasible as measured from the edge of pavement or back of curb (whichever is greater) to face of the garage door. Additionally, parking stalls will vary, on average 9' x 20', however some maybe smaller; i.e. compact or electric car stalls. Figure(s) 5.e illustrate acceptable parking standards.



Fig 5.e

f. Minimum/Maximum Parcel Size

Minimum Lot Size: 0.25 acre single family
5,000 sf multifamily
Minimum Lot Width: 60 feet single family
45 feet multifamily

g. Lot Coverage

Maximum Site Coverage: 40% for one-story single family
35% for two-story single family
50% for multifamily
50% for commercial or condominium

It is noted if a single family residence utilizes their allocated 40% coverage with their initial residence and elects to add on, prior to the addition the homeowner is required to acquire approval from Placer County's Planning Director.

h. Snow Storage

All site designs shall show snow storage areas and shall accommodate snow removal maintenance procedures. Snow storage areas shall be located onsite within privately owned property or in the case of publicly maintained trails, snow storage shall be within the private road easement or dedicated snow storage easement.

When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for the entire season.

i. Accessory Structures

Accessory buildings (e.g., gazebos, playhouses, storage sheds) are permitted as determined in Appendix A within the buildable area, subject to setbacks and other provisions of these guidelines. Accessory structures less than 120 square feet are not subject to setback requirements.

j. Secondary Dwellings

Secondary dwellings or accessory apartments may be constructed in compliance with Appendix A. Where utilized, secondary dwellings shall provide distinct and secondary access from the primary home and shall include the appropriate parking unless otherwise approved by the County's staff or planning director. Secondary dwellings shall comply with Placer County Zoning Ordinance Section 17.56.200 regarding maximum floor area, owner occupancy, park fees and deed restrictions. The design of secondary structures shall be governed by the MVWPSP Development Standards and Design Guidelines.

2. Residential Lot Layout and Design

a. Concept

The first aesthetic objective of every home in MVWPSP should be to allow the natural setting to remain the dominant image. Buildings should be sited to harmonize and blend with the existing landscape and natural open space. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting.



Fig 6.a

b. Retaining Walls

Whenever feasible, avoid grading that results in the need for artificial slope retention. Where possible, natural materials shall be used such as boulders and rocks reclaimed from the grading operation. Retaining walls should match the color and character of adjacent slope or structural elements. Where mortared masonry is appropriate, finished jointing patterns should be random with deep-raked mortar joints. Avoid obvious vertical and horizontal alignment of joints. Where concrete is exposed, it should have a rough sawn, form board surface.

Residential retaining walls should not exceed 10 feet in height and should generally be limited to 6 feet. Walls over 6 feet shall be staggered, unless a tall single wall is needed due to slope or to avoid substantial tree loss, etc. 10 feet is the maximum height. Terraced walls may be used to address grade changes exceeding 10 feet in height, provided that wall segments are separated by ample planting areas. Retaining walls will be allowed within the required setback if grading impacts are minimized and the retaining wall promotes site safety. If retaining wall within the setback are greater than 8' the applicant must request a variance from Placer County Planning. Figure(s) 6.b display acceptable retaining walls.



Fig 6.b

c. Driveways

Driveway slopes shall generally be less than 8 percent overall and shall not exceed a 12 percent gradient at their steepest part on average. Additionally, for safety considerations, where feasible there shall be provided a 20' long near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

Provide vegetated swales and permeable road shoulders to capture storm water runoff, provide bio-filtration of the storm water, and allow percolation of filtered storm water back into the ground.

d. Fencing and Gates

Site walls, screens, or fences may be approved when they are proposed as a visual extension of a structure, attached at one end, limited in length and height and use similar materials and finishes. Fence heights are limited to a maximum of 8 feet. In case of safety or aesthetics, site walls, screens, or fences may be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chain-link fencing is prohibited. Design and utilize durable materials that complement building frontages.

e. Drainage

Low Impact Development (LID) methods shall be implemented for site drainage to convey storm water, provide water quality treatment and to prevent erosion both during the construction project and for the long term. The type of hydrologic controls should be designed for the soil and subsurface conditions at the site. The BMP plan should not concentrate runoff. Roof and driveway runoff should be dispersed to infiltration systems and landscaped areas. Vegetation can be used to infiltrate runoff. The general principles of LID include:

- Conserve natural vegetation and soil.
- Design site to minimize total impervious area.
- Direct runoff into or across vegetated areas to filter runoff and encourage groundwater recharge.
- Use integrated management practices to reduce runoff from impervious surfaces and retain pre-development time of concentration.

The additional storm water runoff created by construction of impervious areas such as driveways and roofs shall be retained on site. Common methods of retention and detention include drywells, infiltration trenches, bio retention gardens, porous pavement, grassed swales, infiltration basins, gravel, mulch, and water spreading. Please reference Appendix F for additional information on BMPs and LIDs. Figure(s) 6.h show samples of suitable retention and detention improvements.

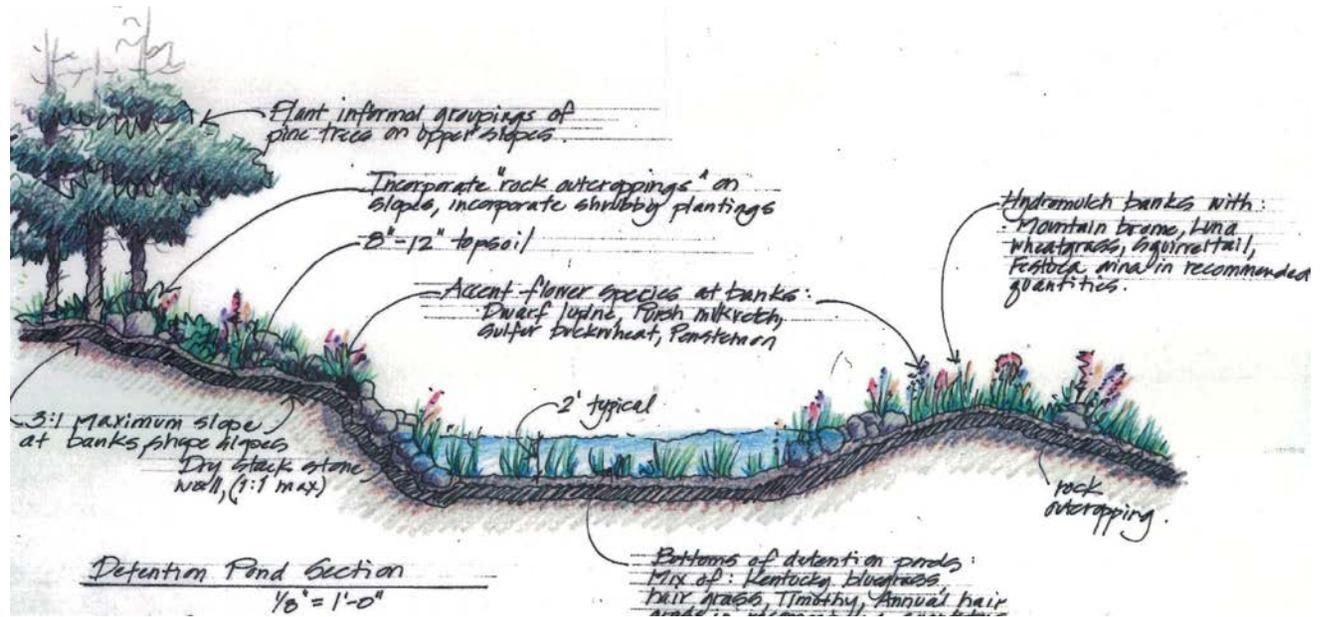


Fig 6.f

f. Loading/Service Areas (commercial only)

All exterior trash and storage areas, service yards, loading docks and ramps, trash compactors, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and shall be enhanced with landscaped elements. Generally, all such elements should be located to the rear of buildings and/or away from public frontages.

g. Materials

Roof materials are to include a Class A fire rated material. Appropriate materials for roofing include slate, metal or architectural-grade composition shingles. Secondary roof materials may also include natural metals such as copper, corten steel and metal.

h. Snow

Roof forms shall consider rain and snow shedding to avoid property damage. Primary entrances to buildings shall be protected from rain and snow. Roofs covering sidewalks or paths should be designed to not deposit water onto walking surfaces. In general, roofs should be designed structurally and with shallow pitches to retain the snow.

i. Residential Accessory Structures and Garages

Residential Accessory structures are to be architecturally compatible with the main residence. Accessory structures shall be located to the rear of the lot (or Building Envelope) or off-set from the rear of the primary structure. Accessory structures shall comply with County code where applicable.

Garage doors shall be placed to avoid direct frontage onto the adjacent street, where possible. Side entry, detached, tandem or recessed garages are encouraged to de-emphasize the massing of garages.

j. Impervious Surfaces

The following considerations for impervious surfaces, paths and driveways, should be considered and implemented:

- i. Paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.
- ii. Driveways area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

k. Mechanical Systems

Mechanical systems shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment. Rooftop mechanical and electrical equipment, antennae shall be screened from ground view by a parapet or other type of screening. Building elements to screen such equipment shall be designed as an integral part of the building architecture.

I. Energy Efficiency Measures

Design a building's orientation, massing, and window design to maximize effective daylighting and reduce the building energy requirements. Energy efficiency measures shall include ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions and to minimize the building's requirement on mechanical heating and cooling systems. Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls shall be incorporated into the building's mechanical design where possible to reduce energy usage.

m. Signage

Signs are to be in scale with adjoining roadways, trails and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape. Signs may be erected for community denotation, recreation areas and buildings, commercial buildings, condominiums, enclaves or any fire life-safety needs.

Sign area shall typically be two square feet for all vehicle-oriented safety and directional signs. Signs for commercial uses shall be located near the building or business entrance and conform to County code. A sign permit shall be required for all on-premises signs (County Zoning Code Section 17.54.180) larger than fifteen (15) square feet in area. Maximum height for freestanding signs shall be four feet. Taller signs may be approved if visibility will not be impaired.

Monument signage shall be located to identify the primary arrival points. The size of the sign shall be in scale to the surrounding landscape and/or adjoining road. Monument signage shall be constructed of a combination of wood, colored, textured concrete and/or indigenous stone treatments. Placement of monument signs will be outlined by an engineer within permit submittal to ensure adjacent travel safety as well as considering and maintaining appropriate utility access.

n. Lighting

The following considerations for lighting should be considered and implemented:

- i. Lighting shall be warm, inviting and provide safety. When possible interior lighting shall be designed to prevent light from spilling outdoors.
- ii. Interior lighting shall be designed to minimize light from spilling outdoors.
- iii. Exterior lighting shall use the lowest possible wattage and energy efficient luminaire for each application; Minimize light use during non-active hours (11PM – dawn), except as needed for safety.
- iv. Exterior lighting shall only illuminate the area needed for safety or as required by County Code.
- v. Outdoor light fixtures for streets, commercial and residential buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences.
- vi. Exterior lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane.

- vii. Timers, motion-sensors or equivalent devices on both residential and commercial buildings, shall be implemented on exterior lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces.
- viii. Yellow-spectrum light sources, such as night-friendly low-pressure sodium bulbs.

o. Finishes

The following considerations for exterior finishes, doors and windows should be considered and implemented:

- i. Prevailing building materials shall reflect High-Sierra elements, regional traits, including stone, weathered or painted metal, cast integral color concrete, heavy timbers, wood or the likes. Primary building materials shall not produce glare and shall be colored to complement the High Sierra elements.
- ii. Exterior doors when feasible shall be placed under roof gables or other protected roof areas.
- iii. Substantial expanses of glass or glass windows may be used to capture views, however they shall be designed to minimize glare. Roof overhangs shall be placed above large areas of glass to provide shade in order to minimize glare.

Specific Plan Policies addressing Site Layout and Design

Policy LU-3.5 A buffer is established along SR 267 as shown in Figure 3-3. No residential or retail commercial development is allowed within this buffer. Transportation and improvements needed to access the project site, which could include roads, a covered-bridge, bus stop, an entrance kiosk/check-point hut and related structures, are permitted. Additionally utilities and trails may be placed within the buffer.

The buffer shall be land that falls within the following:

- 150 feet from the edge of the SR 267 right-of-way
- 100-year floodplain of Middle Martis Creek
- Wetlands as defined by the US Army Corps of Engineers
- 100 feet of the centerline of perennial streams Middle Martis Creek
- 50 feet of the centerline of intermittent streams

In addition, within 500 feet of SR 267, in areas where views from the highway are not blocked by topography, any residential or commercial development shall maintain a minimum of 30-feet of vegetative screening between the development and SR 267.

Policy CP-1: Engineer and construct roadways to meet applicable County and Caltrans standards, and to maintain appropriate levels of service and maintenance.

Policy CP-7: If any roads that are used to access public trails are gated, provide a pedestrian connection with parking, passes or other means for the public to continue to be able to access the public trails.

Policy CP-9: Parking for multifamily and commercial uses and homeowner amenities shall meet County standards.

- Policy CP-10: For condominiums and hotels, where feasible, parking shall be provided under buildings in order to minimize paving. Shared parking is encouraged.
- Policy CP-11: Any gated subdivision access roads shall meet the Private Gated Entrance requirements of the Placer County Engineering & Surveying Division.
- Policy LU-3.6 Building heights on the knoll shown in Appendix B shall not exceed 60 feet, measured pursuant to County Code Section 17.54.020B.
- Policy PSU-9: Design and size the drainage system so that post-development peak flows do not exceed pre-development peak flows, and are consistent with Placer County Flood Control Manual standards.
- Policy PSU-10: Implement Best Management Practices (BMPs) and Low Impact Development (LID) measures to protect surface water quality and contribute to the Basin Plan goals for Martis Creek and the Truckee River.
- Policy PSU-11: New development shall be located outside of the 100-year floodplain.
- Policy PSU-12: Implement applicable, effective erosion control and water quality measures identified in the Placer County Storm Water Management Manual, Grading Ordinance, and Low Impact Development Guidebook, including the Guidebook section for LID Site Design and Runoff Management Measures for Placer County in High Sierra Areas.
- Policy PSU-13: New construction shall not be permitted, except for pedestrian/bicycle paths and/or utility lines, within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100 year floodplain, whichever is greater.
- Policy PSU-14: All stream influence areas that are to be preserved, including floodplains and riparian vegetation areas, shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails, and utilities.
- Policy PSU-15: Potential flood hazards in any area within or adjacent to a floodplain shall be evaluated prior to the approval of any future development in that area.
- Policy PSU-19: All new dry utilities shall be undergrounded and coordinated with utility providers regarding location and size of new facilities to serve the MVWPSP Area.
- Policy PSU-21: Incorporate design features that meet or exceed applicable safety regulations, including NCSO Ordinance 28-13.
- Policy ER-W1: To the extent feasible, development footprints, including roads, paths and utilities, shall avoid jurisdictional wetlands. When jurisdictional wetlands cannot be avoided, a mitigation plan to achieve no net loss of wetlands shall be developed and approved by the US Army Corps of Engineers before site disturbance.
- Policy ER-W2: In general, the following non-development buffers shall be provided:
- 100 feet from the centerline of perennial streams including Middle Martis Creek,
 - 50 feet from the centerline of intermittent streams,
 - Wetlands as defined by the Army Corps of Engineers,
 - 50 feet from the edge of preserved riparian areas, wetlands and special-status species habitat preservation areas, and
 - Within the 100-year floodplain.

Where the above buffers are not feasible, other measures shall be taken to protect streams and preserved areas, including but not limited to fencing, retaining walls, and BMPs and/or a combination of such measures.

- Policy ER-W3: Natural watercourses shall be integrated into development and trail systems so that they are accessible to MVWPSP residents and visitors, and provide a positive visual element.
- Policy ER-W4: BMPs, Low Impact Development (LID) and other measures shall be employed to ensure that water quality is not degraded in local drainages or preserved wetlands.
- Policy ER-W5: All stream influence areas including floodplains and riparian vegetation shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails and utilities.
- Policy ER-SR1: The natural setting of each building site shall remain the dominant image. Toward that end, the design of new development shall take into consideration and maintain as much as possible the natural characteristics of the project site, such as topography, views, trees, and rock outcroppings; particularly where retention of these features can screen views of development from Martis Valley, particularly SR 267, and/or the Tahoe Basin.
- ER-SS3: I Incorporate elements that ensure snowmelt does not degrade water quality in compliance with the Lahontan RWQCB standards. All stormwater runoff, including snowmelt, shall be diverted to the MVWPSP drainage system.
- Policy ER-AG2: Residential buildings shall not be located in the non-development areas shown in Figure 3-3 and/or on sites with slopes that predominately exceed 25%.
- Policy ER-AG3: Any development located in the approximate area of the ancient landslide (Figure 2A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review) shall be engineered to protect buildings from potential slope instability.
- Policy ER-AG4: If any development is proposed within 100 feet of the fault trace (identified on Figure 3A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review), the fault location will be evaluated for its presence, precise location and potential activity. If the fault is found to be potentially active, structures shall be set back an appropriate amount and engineered to withstand a seismic event based on the potential strength of the fault.

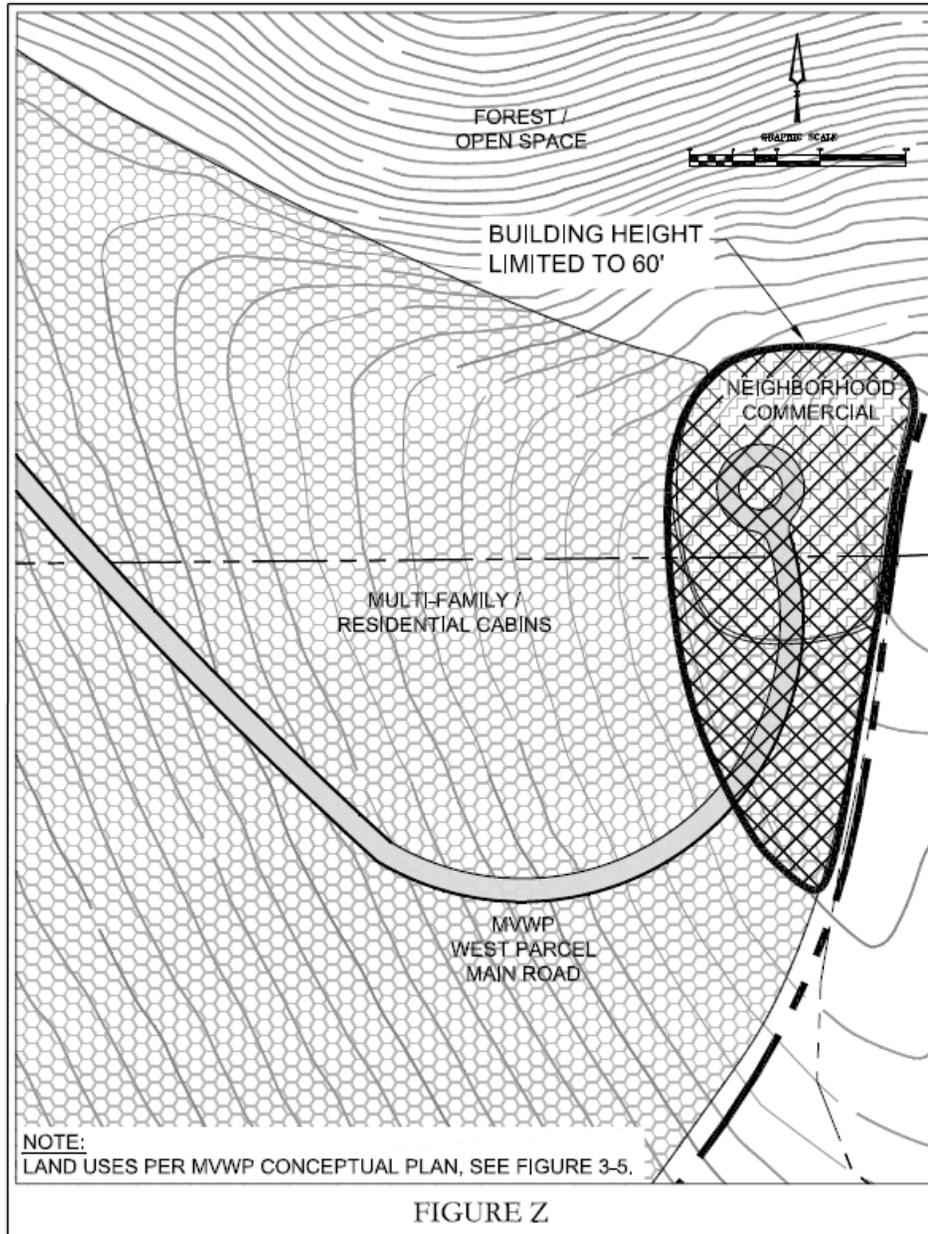


Figure Z

APPENDIX C

Design Guidelines

Introduction

As outlined previously in the Design Standards, the Martis Valley West Parcel Specific Plan (MVWPSP) community provides recreational opportunities and accommodations that extend year round. The program and built environment envisions providing a high quality experience in a natural setting that respects the site and its natural resources, connects to the outdoors, and incorporates recreation programs in a community. The MVWPSP offers extensive walking, biking and cross-country skiing opportunities.

The following Design Guidelines are to be applied with all architectural design, site planning and landscaping in order to preserve the beauty of the natural setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property.

This document sets forth the Design Guidelines for all projects in MVWPSP, including specific design requirements, general construction procedures and required compliance with applicable County General Plan policies, the Martis Valley Community Plan and Development Code provisions. The MVWPSP development's master Homeowner Association's governing documents shall follow and reference these standards and guidelines.

1. Landscape

a. Landscape Design Objectives

Landscape design, features, and plant material selection should be carefully considered in the context of the Sierra Mountain environment and climate. Design solutions should be responsive and subordinate to site topography, existing vegetation, and terrain features.

Guidelines:

- The objective of landscape design should be to ensure the natural mountain environment and local plant communities are preserved, protected, and enhanced.
- Consider functional uses of plant materials to provide: wind protection, enhance solar exposure, create a more favorable micro-climate, provide privacy and screen objectionable views.
- Plant composition should include sizes and quantities that mimic what is naturally occurring on the building site.
- Large specimen trees are to be preserved and protected where feasible.
- Drought tolerant plants should be planted where feasible.
- Be judicious in the use of color and texture consistent with the natural landscape.

Figure(s) 1.a exhibit samples of acceptable landscape design, features and natural materials.



Figure 1.a

- b. Landscaping and Plant Materials
Within the Improvement Envelope or in areas immediately surrounding a building, landscape materials should be used to complement the architecture of the building, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and anchor the building to the site.

In general, the planting design of each site is to take its cue from the existing plant palette found surrounding the site. Group or cluster shrubs to create swatches of the same species, rather than scattering or mixing them throughout the site. Use plant materials and tree groupings to anchor buildings to the site. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation. Re-vegetate disturbed areas with native material to obscure the line of demarcation between the new and existing landscape.

- c. Irrigation
Minimize irrigation requirements by using native plant materials and those that are well-suited to the local climate. Group plant materials according to their water consumption needs. Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation shall be used to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings. All shrub and ground cover plant material are to be irrigated with a permanent automatic system. Conventional spray irrigation is limited to defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations. Low spray heads or low-water bubblers are allowed in close proximity to buildings. Drip irrigation of tree and shrub plantings is permitted.

Soils are to be amended and surfaced with mulching to increase water retention. To reduce irrigation dependency, xeriscape planting is encouraged.

2. Architectural Design Guidelines

- a. Overview/Intent
- Create a development that draws upon the Martis Valley (High-Sierra) and Tahoe regional architectural traditions.
 - Project components shall not silhouette against the sky above the ridgelines or hilltops.
 - Roof lines and vertical architectural features should blend and not detract from the natural background.
 - Building materials, colors, and textures shall blend with the natural landscape.
 - Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided.



Fig 2.b.i

b. Building Form, Mass and Scale

i. Building Forms

Diversity of building forms is encouraged to provide unique design expressions and at the same time produce a unified and harmonious community. Building forms are to respond to the climate and the unique feature of each site. Buildings should reflect the scale and drama of the mountain setting, with large sheltering roofs supported by structurally sound and properly scaled vertical structural elements (columns and stone piers), which in turn rest on strong foundations that merge with the land.

Roof composition and building form should address the visual scale of buildings so that the overall image of the building fits its setting and neighborhood context. Building forms are to relate to the surrounding land forms and should follow the natural terrain and step with the site. Architectural design shall present honest simplicity of form and structure while providing opportunity for detailing and craftsmanship to add character and interest to the buildings.



Fig 2.b.ii.a

ii. Roofs

a. Forms

The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. The roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

Gable and shed roof forms of medium pitch are preferred. The use of hipped roofs should be minimized.



Fig 2.b.ii.a

b. Dormers

Dormers and cupolas shall be used to break the continuity and scale of a large roof. Gable dormers shall be spaced adequately to facilitate snow shedding. Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions. Figure(s) 2.b.ii.b demonstrate suitable dormers.



Fig 2.b.ii.b

iii. Walls

Exterior materials should generally be naturally weathering materials, such as wood or stone, which blend and are compatible with the native landscape of the specific site. Materials should be chosen for their functional qualities and their ability to age gracefully.

A protected base shall be used, where possible, to extend the life of lower wall cladding, visually anchor the building to the ground and lower the overall visual height.



Fig 2.b.iii

iv. Street Face

Building massing and apparent scale from the street face shall be reduced through window patterns, structural bays, roof overhangs, porches, awnings, moldings, fixtures and details and combinations of complimentary colors.

Garage and secondary entrances should not be prominent and shall be recessed or screened by the primary residence. Figure(s) 2.b.iv demonstrate fitting street face.



Fig 2.b.iv

v. Chimneys, Flues and Roof Vents

Roof accessories and structures such as chimneys and mechanical equipment should be combined where possible and placed so as not to restrict or block snow movement. Finish and detailing shall be used to enhance or diminish the appearance of chimneys, flues and vents as appropriate, unless integral as key design features.

vi. Gutters, Downspouts and Flashing

While the overall design and strategic placement of roof forms should be the primary way to effectively manage water run-off, gutters and/or downspouts may also be needed to properly divert water away from entries. Gutters, downspouts and flashing materials are to be colored to blend with the overall color scheme of the home. Flashing, gutters and downspouts should be minimized in their appearance.

Figure(s) 2.b.vi illustrates customary gutter materials and placement.



Fig 2.b.vi

vii. Skylights

Skylights and clerestory windows are encouraged for energy saving benefits. Their location and detailing should recognize the hazards of snow and ice accumulation and resulting potential for moisture penetration. Layout, location, size and configuration of skylights are to fit with the design and proportions of the building and roof forms. They are to be designed in a manner that avoids random patterns or interrupts the visual continuity of the roof.

viii. Exterior Doors and Windows

Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors. Doors should be placed under roof gables or other protected roof areas to avoid the danger of shedding snow. Large expanses of glass may be used to capture views, however they shall be designed to minimize glare. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather and minimize glare.

Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support. Windows and doors set within wood and shingle walls should be trimmed on all sides.

Figure 2.b.viii shows suitable entry door and glazing, ultimately reinforcing the connection to the outdoors.



Fig 2.b.viii

ix. Colors

a. Wall colors

The primary color goal for exterior walls and finishes is to blend into the colors and texture of the trees, soils and rocks of the native landscape. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year.

b. Roof colors

Roofs should use relatively dark and non-reflective, colored coverings in order to harmonize with the surroundings.

c. Details and Trim

The color of details and trim offers an opportunity to establish individual identity and interest.

x. Exterior finishes

Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, heavy timbers or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Consider using reclaimed wood and other recyclable building materials when possible. Stucco and other compatible building materials may be used with colors that blend buildings into the terrain.



Fig 2.b.x

xi. Satellite Dishes and Appurtenances

Satellite dishes, solar panels or similar appurtenances shall be located, detailed and/or screened so that reflections from their surfaces shall not be visible from adjacent residences where possible.

APPENDIX D

Emergency Preparedness and Evacuation Plan

Under Separate Cover

APPENDIX E Sustainability Index

The following is the Sustainability Program for Martis Valley West Parcel. This document will be used a guideline during the design development phase of the project. All architectural design, site planning and landscaping shall incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts. All projects shall comply with California Green Building Standards Code (Title 24, California Code of Regulations). Part 11 with established standards for planning and design for sustainable site development, energy efficiency (complementary and supplemental to California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Proposed development should also be designed in a manner consistent with the general intent of the Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND), Green Building Rating Systems, developed by the U.S. Green Building Council. (LEED Certification is optional and not required for this development)

√ = Meets criteria • = Program does not have relevant criteria	Martis Valley Sustainability Program (March 20, 2014)	LEED-ND	CAL Green	Citation
Site Use and Locations				
Adjacent to Existing Development	Site selected as the best location within the Project’s Owners’ land holding due to proximity to SR 267, recreational areas, neighboring resort and proximity to community centers and towns. Development area is near existing communities and public transportation infrastructure which reduces vehicle trips and miles traveled. Reduces multiple environmental harms associated with development pressure and sprawl beyond the limits of existing development.	√	•	Figures 1-2, 1-3 and 1-3
Close to Infrastructure - Utilities, Major Arterial Roadways	Located within close proximity of existing highway 267, Northstar Community Service District’s water and sewer system and regional electric/telephone infrastructure. Conserves natural and financial resources required for construction and maintenance of infrastructure.	√	•	Figures 1-3 and 5-2

√ = Meets criteria • = Program does not have relevant criteria	Martis Valley Sustainability Program (March 20, 2014)	LEED-ND	CAL Green	Citation
Housing & Job Proximity	The project will be composed primarily of vacation homes, thus most residents would not benefit from nearby employment opportunities. With the above said, the site is located in proximity to jobs at Northstar Resort and within close proximity of Town of Truckee and Kings Beach commercial areas as well as numerous Northern Nevada cities.	n/a	•	n/a
Floodplain Preservation	No development will occur within the 100-year flood plain.	√	•	Policies LU 3.5 and PSU-11
Land Use and Conservation				
Protection of Open Space	The project is designed to maintain large areas of open space (over 6,700 acres), which are contiguous with approximately 50,000 acres of conservation areas and adjacent forestry land uses. Additionally, the roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site to the extent feasible.	√	•	Policies LU-2.3, OS-1, OS-3 and ER-SR7
Compactness/ Minimize fragmentation	A portion of the project will consist of multi-family residences. These residences will be clustered within the MVWP development area to minimize noise, visibility, and biological impacts. The project proposes to minimize site disturbance by locating buildings and roadways along the natural landforms and topographic conditions that currently exist on the project site.	√	•	Policies LU-1.6, LU-3.1, ER-AG-1, ER-SR7 and Development Standard 2.d

Wetland and Water Body Protection	<p>The project site contains only minimal potential wetlands. A wetland delineation will be prepared. Any jurisdictional wetlands will be avoided where feasible. If avoidance is not feasible, mitigation will be implemented through the federal permitting process.</p> <p>Where appropriate the use of cluster/compact development patterns to minimize the amount of road and other impervious surfaces. Protect water quality in wetlands through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level.</p>	√	•	Policies ER-W1 through W5 Policies PSU-10
Protection of Important Habitat	<p>The project would place extensive acreage (over 6,700 acres) into conservation, ensuring that these areas are not developed in perpetuity. The 6,376-acre East Parcel is contiguous to other forest and open space acreage.</p> <p>LID and BMPs will be used in project design and infrastructure to protect water quality within and outside of the project site.</p> <p>Project landscaping shall use drought tolerant and/or native plant palette. Use plant species that can adapt to site conditions (dry summers) to reduce irrigation needs.</p> <p>Prohibit the use of invasive plant species through adoption of community-wide requirements in the Master HOA's CC&Rs.</p>	√	•	Policy LU-2.3, OS-1, OS-3 & ER-SR7 Policies PSU-10 Policy PSU-4 & ER-W5
Protection of Special Status Species Habitat	<p>The East Parcel, which will be protected and in conservation, provides habitat for several Special Status species.</p> <p>Primary drainage corridors with open space buffers will be preserved for wildlife, vegetative cover for wildlife movement.</p>	√	•	Policy LU-2.3, OS-1, OS-3 & ER-SR7 Policy LU-3.5
Agricultural Land Conservation	<p>The project site does not contain any agricultural land.</p>	n/a	•	n/a

<p>Parking</p>	<p>Parking will not exceed County standards.</p> <p>Paved parking areas shall be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. Parking shall be designed to minimize visual and environmental impacts. Allow for shared parking areas among different uses to help reduce the number of parking stalls. Underground parking, when feasible, is encouraged to maximize open space for commercial and condominium buildings.</p>	<p>√</p>	<p>•</p>	<p>Policy CP-9</p> <p>Policy CP-10 and Development Standard 5E</p>
<p>Bicycle Network</p>	<p>All streets to have safe bicycling conditions ranging from slow neighborhood streets to bike lanes separated pathways on faster roads. A path network will extend into the site, and connect various regional and local trails.</p>	<p>√</p>	<p>√</p>	<p>Figure 4-4, Policy OS-9</p>
<p>Sidewalks and Paths</p>	<p>A multi-use path network including the outer edges of the site and extending into the site, terminating at major destinations will be developed, along with an extensive system of trails, bikeways, and natural corridors to serve as recreational opportunities and as alternative means of transportation to reduce vehicular traffic within the development.</p>	<p>√</p>	<p>•</p>	<p>Policies OS-3, OS-4, OS-5</p>
<p>Connectivity (e.g., grid)</p>	<p>Site topography would not allow for a grid system. However, A path network will be planned to connect the outer edges of the site with adjacent neighborhood clusters and with major uses. Where they are necessary provide through connection for bicyclists and pedestrians. It is anticipated that a majority of the multi-family residences will be within a half-mile, or 10 minute walk, of the nearest village center, recreation amenities, sundries shops or etc.</p>	<p>√</p>	<p>•</p>	<p>Figure 6-3, Policies OS-3 & OS-4</p>

Accessibility and Universal Design	Construct streets, sidewalks, and parking lot aisles to the minimum widths in accordance with County requirements, the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access.	√	•	Title 24 of the CA Code of Regulations
Transit Facilities	Provide a transit stop with seating that is well lit, shaded and plainly visible.	√	•	Policy CP-3
Local Food Production	Project site is at high altitude and has relatively short growing season, so it is not appropriate for extensive food production. Residents and local business could have gardens.	n/a	•	N/A
Green Infrastructure and Buildings				
Certified Green Building	Community buildings built to 2013 Cal Green standards (effective January 2014).	√	√	CA Green Building Standards Code Ch3
Building Energy Efficiency	All buildings to be constructed to the 2014 Energy Efficient Standards of the California Energy Code	√	√	CA Energy Code
Glazing	Install high performance glazing (spectrally selective glass) or fenestration with solar heat gain coefficient (per mandatory requirement of CA Energy Code).	√	√	CA Building Code Ch24; Policy ER-AQ13
HVAC	Install only Energy Star compliant HVAC systems. Install programmable thermostats, energy pads or smart meters in all residences. Prohibited Refrigerants – Zero use of chlorofluorocarbon (CFC) based refrigerants in new building HVAC systems. Design and install efficient heating and cooling air flow as specified by the Procedures for HVAC System Design and installation of the Cal Green Builder Program or equal.	√	√	CA Green Building Standards Code Ch5

Duct Tightness	Sealed ducts shall comply with the installation procedures as specified by the Cal Green Builder Program protocols; install MERV 8 HVAC filters in return air grilles.	√	√	CA Green Building Standards Code Ch5
Water Heater	Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. (per mandatory requirement of CA Energy Code).	√	√	CA Plumbing Code Ch5
Thermal Envelope and Moisture Protection	Install insulations in roof/ceilings and provide sealed building envelope consistent with CA Energy Code. Comply with installation procedures as specified by the Caulking and Sealing Procedures of the Cal Green Building Program. Window and sliding glass installation shall follow the Standard Practice for Installation of Windows	√	√	CA Energy Code Ch2, 3 and 7, Building Code Ch14
Water Pipe Insulation	First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes shall be insulated(per mandatory requirement of CA Energy Code).	√	√	CA Plumbing Code Ch5, CA Energy Code Ch7
Lighting Design	Install lamps, ballasts and sensors for interior and exterior areas per mandatory requirement of CA Energy Code and Cal Green Building code.	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7 ; Policy AQ-16
Lighting Controls	Install occupancy sensor controls for interior lighting systems. Per Cal Green Energy Standards, install photocell controls that automatically turn on and off lights in all exterior common areas under the control of an HOA.	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7
Energy Mgmt. Systems	Install direct digitally controlled lighting and HVAC system. [Non-residential buildings only].	√	√	CA Green Building Standards Ch5, CA Energy Code Ch7

Appliances	Low energy and/or water consuming, Energy Star compliant residential appliances shall be exclusively offered by residential builders for each appliance that is rated by Energy Star (e.g. refrigerator, clothes washer, dishwasher or room air conditioner).	√	√	CA Green Building Standards Ch4; Policy PSU-4
Commissioning	Commissioning – For all new nonresidential and non-low rise residential building, building commissioning consistent with the mandatory requirements of California Green Building Standards Code, shall be included in the design and construction process. The owners of all single-family and multi-family residential units shall be encouraged, upon resale, to present to the buyer a written energy audit checklist verifying that all HVAC systems, thermostats, appliances and windows are the same or more efficient than those originally installed, as well, the same verification audits shall be encouraged of all commercial spaces over 10,000 s.f.at resale. The plan area’s Master HOA governing documents when recorded shall reflect.	√	√	CA Green Building Standards Ch4 and 5 ; Policy ER-AQ11
Composite Wood	No added urea formaldehyde in composite wood, particleboard, agricultural fiber products or insulation. Hardwood plywood, particleboard and medium density fiberboard composite wood products shall meet the requirements for formaldehyde as specified in ARB’s Air Toxics Control Measure for Composite Wood.	√	√	CA Green Building Standards Ch4 and 5
Exhaust Ventilation	Install bathroom exhaust fans vented to the outside and controlled by a humidistat. Kitchen fans, specifically for gas ranges, shall be vented to outdoors.	√	√	CA Green Building Standards Ch4
Air Filtration	Sealed ducts shall comply with the installation procedures as specified by Cal Green; install MERV 6 HVAC filters in return air grilles.	√	√	CA Green Building Standards Ch5
Paints	Architectural paints and coatings shall comply with VOC limits in Cal Green Tables 4.504.3 and 5.504.4.3.	√	√	CA Green Building Standards Ch4 and 5

Adhesives	All adhesives shall comply with the VOC limits and toxic compound prohibitions in Cal Green Table 4.504.1 or 4.504.2, as applicable. Aerosol adhesives and small amounts of all adhesives are exempt from this requirement. Fifty percent (50%) of all resilient flooring shall meet the VOC-emission limits in the Collaborative for High Performance Schools.	√	√	CA Green Building Standards Ch4 and 5
Carpet	Interior carpet systems shall meet the testing and product requirements stated in Sections 4.504.3 and 5.504.4.4 of Chapters 4 and 5 of the 2010 California Green Building Standards.	√	√	CA Green Building Standards Ch4 and 5
Outside Air	Minimum Indoor Air Quality Performance - Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2010, Ventilation for Acceptable Indoor Air Quality; Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. [Non-residential only].	√	√	CA Green Building Standards Ch5, CA Energy Code Ch3 and 7
Sensors	Install CO detectors in non-residential buildings. Carbon Dioxide (CO2) detectors in subterranean garages (single and two car garages for multi-family residential).	√	√	CA Green Building Standards Ch5
Smoking Prohibitions	Environmental Tobacco Smoke (ETS) Control - Where outdoor areas are provided for smoking, prohibit smoking in the building and locate exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows and in buildings. Post signage to inform building occupants of the prohibitions. [Does not apply to low-rise residential uses].	√	√	CA Green Building Standards Ch5
Building Water Efficiency	To the extent it exceeds the requirements of Division A4.3 and A5.3, residential and nonresidential buildings shall use 20 percent less water than the water baseline calculated for a typical building (not including irrigation). The baseline shall be calculated from 1992 Energy Act fixture performance requirements.	√	√	CA Green Building Standards Ch4 and 5

Faucets	<u>Resid.</u> Max flow rates: kitchen sink = 2.2 gpm at 60 psi, lavs = 2.2 gpm at 60 psi. <u>Nonres.</u> Max flow rates: kitchen sink = 2.2 gpm at 60 psi, lavs = 0.5 gpm at 60 psi.	√	√	CA Green Building Standards Ch4 and 5
Toilets	Resid. Max flush rate 1.6 gpf. Nonres. Max flush rate 1.6 gpf.	√	√	CA Green Building Standards Ch4 and 5
Urinals	Add Cal Green limitation of 1.0 gpf	√	√	CA Green Building Standards Ch4 and 5
Showerheads	Max flow rate: 2.5 gpm at 80 psi.	√	√	CA Green Building Standards Ch4 and 5
Sensors	Install sensor operated faucets in nonresidential applications.	√	√	CA Green Building Standards Ch4 and 5
Solid Waste Reduction	Require recycling trash cans/dumpsters in commercial applications.	√	•	Policy PSU-17
Concrete	Comply with CA Building Code for cement replacement for foundations.	√	√	CA Building Code Ch19
Recycled Materials	Minimum 5% of flooring, walls and roof materials from recycled content. Use salvaged, refurbished, reused, or recycled-content materials.	√	•	

Jobsite Waste Recycling	Maintain an auditable log book proving that a minimum of 50% of all construction waste by weight is diverted from landfill using the method created by StopWaste.org for Division 01505, which uses standard forms for estimating project debris and paying haulers upon receiving weight slips from a material recovery facility.	√	√	CA Green Building Standards Ch4 and 5
Construction Activity Pollution Prevention	Control erosion and manage storm water within landscape and drainage features through the implementation of an integrated water resources management program.	√	√	CA Green Building Standards Ch4 and 5
Water-Efficient Landscaping	Comply with the Tier 1 potable water use reduction for landscape irrigation, including mandatory hydro-zoning, use of advanced irrigation controllers measuring soil moisture loss.	√	√	CA Green Building Standards Ch4 and 5; Policy PSU-3
Historic Resource Preservation	Avoid cultural and archaeological resources, which if found, will be treated in accordance with appropriate protocols.	√	•	Policies ER-CR1, CR2 & CR3
Minimized Site Disturbance in Design and Construction	In areas not subject to mass grading, delineate and flag (identify) the smallest site disturbance area possible. Restrict temporary storage of construction equipment in these areas to minimize soil compaction on site.	√	•	Placer County Development Standards

Storm Water Mgmt.	<p>Mandatory drainage infiltration: capture and provide infiltration for storm flows equivalent to 0.7" (20-yr, 1hr event) runoff from all impervious surfaces.</p> <p>Use a compact development pattern to minimize the amount of road and other impervious surfaces, reducing runoff, which may be filtered through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level. In areas not subject to mass grading, delineate and flag (identify) the smallest site disturbance area possible. Restrict temporary storage of construction equipment in these areas to minimize soil compaction on site.</p> <p>Stockpile displaced topsoil for reuse in a designated area and covered or protected from erosion. Protection from erosion includes covering with tarps, straw, mulch, chipped wood or vegetative cover to protect the topsoil for later use.</p>	√	•	RWQCB-Lahontan Guidelines
Renewable Energy Sources	Comply with CA Energy Standards for solar ready buildings	n/a	√	CA Energy Code Ch2
Wastewater Mgmt.	Provide sewer trunk mains to convey wastewater to TTSA wastewater treatment plant. Each non-residential building shall reduce by 20 percent wastewater by one of the following methods by the installation of water-conserving fixtures (water closets, urinals) meeting the criteria established in sections 5.303.2 or 5.303.	√	√	CA Green Building Standards Ch4 and 5
Light Pollution Reduction	Comply with Specific Plan Design Guidelines for reduction of lighting to minimum amount needed. Comply with non-residential lighting power requirements in the California Energy Code, CCR, Part 6, and design interior and exterior lighting such that zero direct-beam illumination leaves the building site.	√	•	CA Green Building Standards Ch5, CA Energy Code Ch7

Fire Safety	Implement fire-safe landscaping techniques in the fuel modification zone.	•	•	Policies PSU-22 & PSU-24
Healthy Lifestyles	Trail network throughout the site; extensive preservation of existing trees to create an inviting outdoor environment; sidewalks or multi-use trails throughout.	•	•	Chapter 6
Solar Access in CC&Rs	Private Residential and Commercial CC&Rs shall encourage solar access for energy collection, subject to the Solar Rights Act. Access shall be encouraged by (i) flexible architectural design requirements that do not unreasonably restrict the placement of solar panels and equipment on or near buildings and (ii) requiring builders to prepare homes for the option of photovoltaic or, in the discretion of the builder, other technologically equivalent or superior for solar energy capture.	•	•	ER-AQ6

APPENDIX F

Best Management Practices

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN			
Category	Type of BMP	Description	Typical Placement
Planning	Phased construction	Assess specific BMP needs in terms of construction activities and development schedule.	BMP Report
	Employee training	Provide BMP training for contractor/employees.	BMP Report
Runoff control	Catch basins and drain inlets	All catch basins and drain inlets will be protected with inlet filters, and straw or fiber roll inlet protection, or gravel bags. Catch basin filters will be inspected before and after every rain event.	Permanent/Temporary BMP
Erosion control	Project phasing	Grading will be limited to areas that can be completed and stabilized before anticipated storm events.	Construction BMP
	Dust control	The principal construction phase deterrent to wind erosion is the spraying of water onto dirt surfaces to adhere soil particles and minimize wind transport loss.	Temporary BMP
	Slope terracing and tracking	Terracing, if used in this project, would be used to reduce erosion potential in landslide repair areas by reducing slope lengths.	Applied on slopes >12%
	Hydroseeding	Hydroseeding adds nutrients to soil and minimizes raindrop impact, thus reducing erosion potential.	Applied as needed on disturbed and graded areas.

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
	Erosion control blankets	Material creates a filtering barrier against erosion.	Temporary BMP
	Fiber rolls	Fiber rolls would be used to further reduce sediment runoff. Fiber rolls would be inspected before and after every rain event, and every 24 hours during significant rain events, and required maintenance would be provided as needed.	Temporary BMP
Sediment control	Brush and rock filters	The use of brush and rock filters slows velocity of runoff so that sediments can settle out.	Permanent BMP
	Gravel bag barriers	Gravel bag barriers would be used primarily to filter runoff to drain inlets.	Temporary BMP, mainly used during construction
	Silt fences	Physical barrier	Temporary BMP
	Temporary sediment traps	Temporary sediment traps are basins used to settle out sediments for low-flow water sources.	Temporary BMP
	Sediment retention basins	Sediment retention basins are used to settle out sediments. They can be used for large-volume amounts.	Temporary or Permanent BMP
	Construction site entrance stabilization	A stabilized entrance minimizes off-tracking onto roads.	Temporary BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
	Street sweeping	Paved streets adjacent to the construction would be swept at the end of each day to prevent off- site sedimentation.	Temporary BMP
	Stabilized construction roadway	Stabilized construction roadway minimizes dust and off-tracking of sediments.	Temporary BMP
	Track-off/ Off tracking	Track off is prevented by a stabilized construction site and enacted BMPs at the entrance/exit of each site.	Temporary BMP
Water treatment	Stormwater detention treatment basins	Stormwater detention treatment basins slow and retain stormwater runoff for treatment.	Permanent BMP
Drainage protection	Turbidity curtain	This BMP is employed to minimize impacts downstream from equipment during bridge construction. (Refer to BMP report.)	Temporary BMP
	Stormdrain outlet protection	Rock riprap would be installed to prevent scour at outfalls.	Permanent BMP
	Stormdrain inlet protection (fossil filters)	Filters are installed to filter out sediment and hydrocarbon contaminants.	Permanent BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
General site and materials	Solid and demolition waste management	Demolition site would be monitored daily for litter and debris, and dumpsters would be inspected for leaks and secure covers.	Temporary BMP
	Spill prevention and control	Contain the spread of the spill, clean up using "dry" methods on paved or impermeable surfaces, and in dirt areas, contain the spill by constructing an earthen	Permanent Management BMP
	Vehicle and equipment maintenance and fueling	No major maintenance/repair allowed on-site.	Permanent Management BMP
	Refuse Collection	Dumpsters and trash receptacles shall be bear and wildlife proof.	Permanent BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
		<p>A fueling area will be established in the vehicle storage area, away from any drain inlets.</p> <p>Construction equipment emissions would not exceed Placer County Air Pollution Control District Rules 202 limitations.</p> <p>All materials transported off-site would be either sufficiently watered or securely covered to prevent visible emissions and public nuisance.</p> <p>Paved streets adjacent to the construction would be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud.</p> <p>Drip pans and drip cloths will be used, if necessary, to drain and replace fluids on-site.</p> <p>All on-site vehicle speeds will be limited to a speed of 15 mph on dry unpaved roads.</p> <p>All clearing, grading, and excavation activities would be limited during windy conditions so that no visible emissions or dust leaves the site.</p> <p>Diesel-powered haul trucks would be required to use emulsified diesel fuel.</p>	

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
	Handling and disposal of concrete and cement	All concrete would be the ready-mixed type, delivered via trucks from the batch plant; no significant on-site mixing would occur. Some small batches of mixing for pavers, signs and similar minor features may occur. A washout area would be designated on the erosion control plan. To the extent possible, washout would occur in an area that would be used as the next day's concrete pour. The agent of the responsible party would monitor on-site concrete washout and disposal procedures at least once a week.	Permanent Management BMP

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
	<p>Material delivery, handling, storage, and use</p>	<p>All hazardous materials would be labeled and stored according to federal and state regulations.</p> <p>All hazardous materials would be appropriately covered or stored indoors prior to rain events.</p> <p>All subcontractors would be trained in proper material delivery, handling, and storage practices, during the weekly safety meetings.</p> <p>Hazardous chemicals would not be applied outdoors during wet weather.</p> <p>A small, covered stockpile of sand would be stored nearby to be used for emergency spill containment.</p> <p>Proper storage instructions would be posted at all times in an open and conspicuous location.</p> <p>MSDS sheets for all materials would be stored at all times on the construction site, in an easily accessible location.</p> <p>Storage areas would be inspected before and after all rainfall events and at least weekly throughout the job.</p> <p>Storage areas would be kept clean and well organized.</p>	<p>Permanent Management BMP</p>

BEST MANAGEMENT PRACTICES FOR MARTIS VALLEY WEST PARCEL SPECIFIC PLAN

Category	Type of BMP	Description	Typical Placement
	Paints and liquid materials	<p>Cleaning of painting equipment and tools would be allowed only in the designated areas.</p> <p>For water-based paints, brushes would be rinsed in a temporary sink connected to the sanitary sewer.</p> <p>For oil-based paints, brushes would be cleaned by use of reusable thinners/solvents.</p>	Permanent Management BMP
	Pavement Construction Management	<p>Concrete, asphalt, and seal coat would be applied only in dry weather.</p> <p>Storm drain inlets and manholes would be covered before paving, or applying seal coat.</p> <p>Paving machines would be parked on level ground over absorbent material to accommodate drips.</p> <p>When saw-cuts are made, each catch basin would be covered completely with filter fabric, the slurry would be contained by placing gravel dams around the catch basin, and wet vacuum would be used to remove saw-cut slurry to prevent it from entering storm drains.</p> <p>All broken concrete/asphalt would be hauled off.</p>	Temporary BMP