Martis Valley West Parcel Specific Plan

1. INTRODUCTION

1.1 Purpose and Intent

Building from the adopted Martis Valley Community Plan, the Martis Valley West Parcel Specific Plan (MVWPSP) establishes the planning framework for development of the 775-acre West Parcel, and provides for preservation of the 6,376-acre East Parcel. The MVWPSP provides a comprehensive set of goals and policies, project objectives and implementation measures to guide the development of the West Parcel, and establishes development standards for parcel layout, buildings and facilities, as well as design guidelines for architecture, landscaping and other project elements.

1.2 Project Location and Context

The MVWPSP site is located midway between the Town of Truckee and the north shore of Lake Tahoe and within the Martis Valley Community Plan (MVCP) in Placer County on either side of SR 267 (see Figures 1-1 and 1-2). The Martis Valley encompasses approximately 44,800 acres and is located in both Nevada and Placer counties. Within Placer County only, the Martis Valley includes approximately 25,570 acres.

The West Parcel is located southeast of Northstar Resort, and uphill and east from Sawmill Reservoir (see Figure 1-3). The East Parcel is located on forested land that is harvested for timber.

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

Access to both parcels is from SR 267.

Existing Uses

West Parcel

The West Parcel is undeveloped and consists of coniferous forest. There are no permanent structures on the West Parcel. The West Parcel is located on undeveloped forested land that has been regularly maintained through harvest procedures. Historically, the site has been used for logging and cross-country skiing, snowmobiling, and snowshoeing. Mountain biking and hiking also occurs throughout the site.

The West Parcel is mainly characterized as two benches--an upper and lower bench. The upper bench forms a natural amphitheater with moderate to minor slopes. The lower bench is nestled between two ridgelines and runs parallel to SR 267. The majority of slopes fall between a minimum of 10% and 15%. Slopes greater than 25% occur along the ridge that runs northwest/southeast through the plan area, and within the northeast portion of the area. The steepest portions of the ridge exceed 30% in some isolated areas. The parcel's elevation varies from approximately 6,600 to 7,800 feet, a rise of roughly 1,200 feet.

The West Parcel falls primarily in the upper portions of the West Martis Creek watershed. Approximately 140 acres of the West Parcel fall within the Tahoe Basin watershed. Mixed conifer forests are predominate in the West Parcel, which also contains white fir/red fir forest. Existing Timber Stand data reflect that the average conifer on the West Parcel is 70 feet in height and 12 inches in diameter at breast height (dbh).

The only roads within the West Parcel are dirt logging roads. There are no public or private utility facilities within the West Parcel. A single utility line crosses the West Parcel (the CalPeco transmission line).

The majority of the West Parcel is designated Forest in the MVCP and is zoned Timberland Production Zone (TPZ). The portion of the West Parcel that is within the Basin is designated Recreation and Conservation in the North Tahoe Area General Plan and TRPA Plan Area Statements(PAS) (Watson Creek - PAS 013, North Star - PAS 015 and Martis Peak - PAS 019).

East Parcel

The East Parcel is similar in character to the West Parcel, with expansive forests and no structures. The parcel has historically been used for logging and mining. There are dirt roads throughout the East Parcel, but no utility lines or facilities.

The East Parcel is located within the Martis Creek watershed. An unnamed tributary to Monte Carlo Creek is located adjacent to the northeast boundary of the East Parcel. A small portion of the East Parcel drains into the Tahoe Basin, approximately 130 acres; however, no portion of the 670-acre area currently zoned for development drains into the Tahoe Basin.

The majority of the 6,376-acre East Parcel is designated Forest and zoned Timberland Production Zone (TPZ). Approximately 670 acres are designated low density residential and zoned Single-Family residential with 6.6

Figure 1-1 Project Location

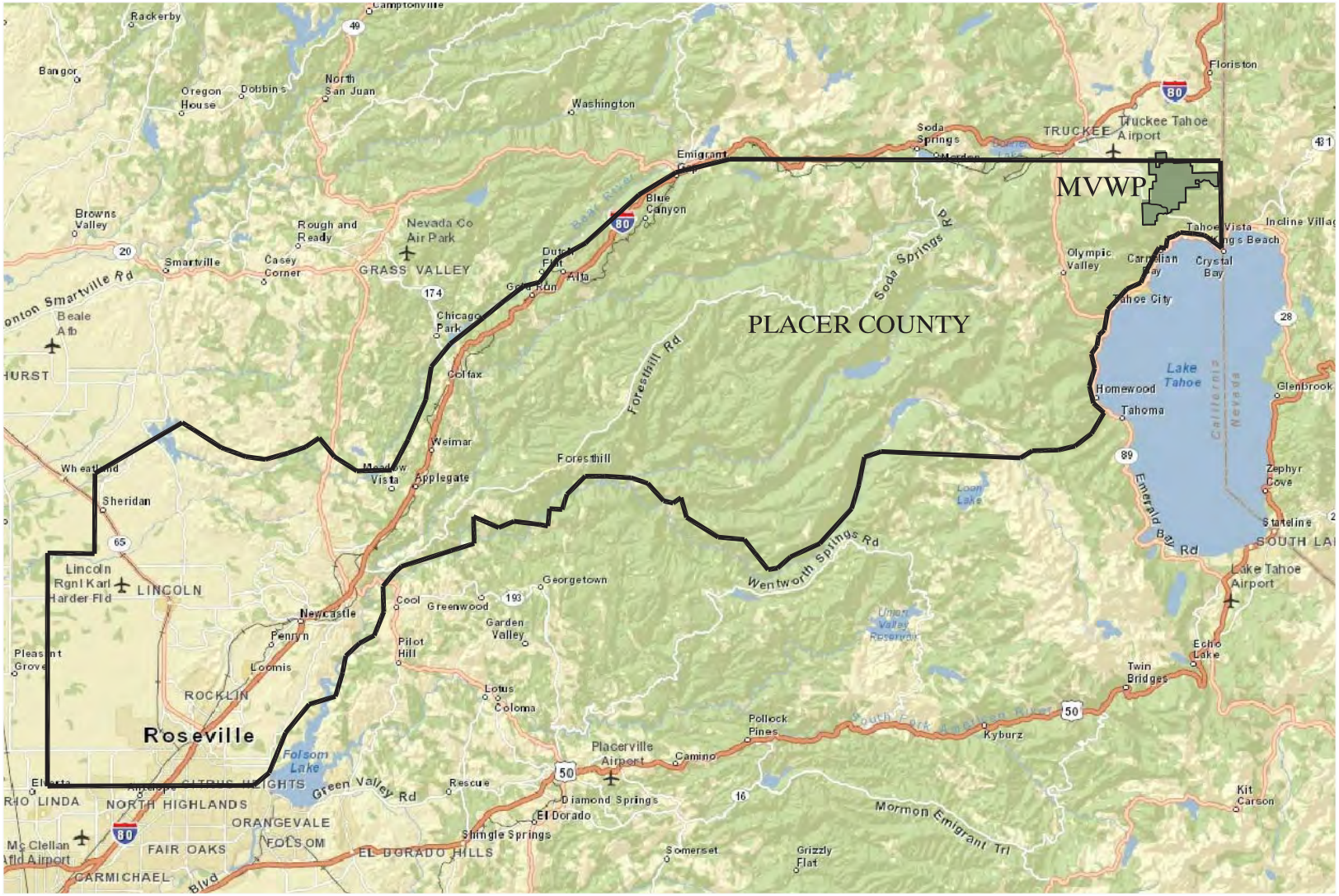

Figure 1-2 Regional Context

acres designated General Commercial and zoned Neighborhood Commercial.

The existing residential zoning would allow for up to 1,360 dwelling units on the East Parcel.

Surrounding Uses

The Specific Plan area is surrounded by forest and timberland. Nearby uses and features include Northstar ski resort to the north, Sawmill Reservoir to the west, and SR 267 (see Figure 1-4). Tahoe City and Kings Beach are located farther south along the Lake Tahoe shoreline. The Martis Valley, Truckee Airport, Town of Truckee and residential and resort communities are located to the north.

Existing Ownership

Sierra Pacific Industries (SPI) is the sole owner of both the West Parcel (consisting of 10 parcels) and the East Parcel (consisting of 28 parcels). Assessor Parcel Numbers for the West Parcel are shown in Figure 1-5.

1.3 Plan Authority

The entire West Parcel and the majority of East Parcel are located within Placer County. A portion of the East Parcel is located in Nevada County. No changes are proposed to the land use designations or zoning of that portion, so no action by Nevada County is required for this Specific Plan. Placer County is authorized to adopt this Specific Plan under the provisions of Sections 65450 through 65457 of the California Government Code and Section 17.58.200 of the Placer County Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located, and sets forth the contents of the Specific Plan. All projects within the plan area must be consistent with this Specific Plan, the applicable community plan (Martis Valley Community Plan or North Tahoe Area General Plan) and the Placer County General Plan.

A portion of the West Parcel, approximately 140 acres, is located within the Tahoe Basin, and therefore within the jurisdiction of the Tahoe Regional Planning Agency (TRPA). Of the lands located in the Basin, approximately 112.8 acres are proposed to be redsignated Resort Residential, which requires TRPA approval. The TRPA was established under a bi-state compact to conserve and restore the Lake Tahoe environment and oversee development and other activities within the Basin. Under the Lake Tahoe Regional Plan, an Area Plan must be adopted prior to development of any uses other than those allowed by the existing zoning (Recreation and Conservation) on the approximately 140 acres of the West Parcel (of which 112.8 acres are proposed to be redesignated Resort Recreation) that are located within the Basin. The Martis Valley West Parcel Area Plan (found in Appendix C) has been prepared and will be processed concurrent with this Specific Plan pursuant to Chapter 13 of the TRPA Code. The Specific Plan is con-

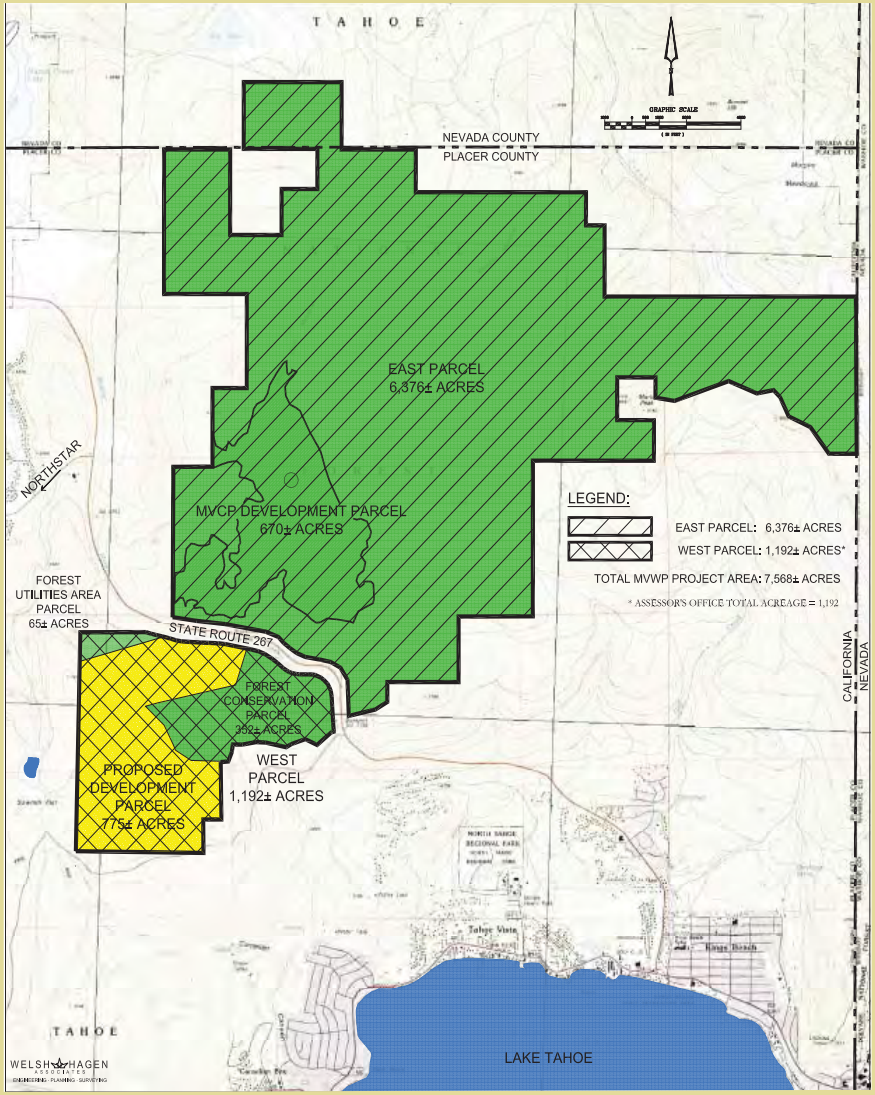

Figure 1-3 East and West Parcel Boundaries

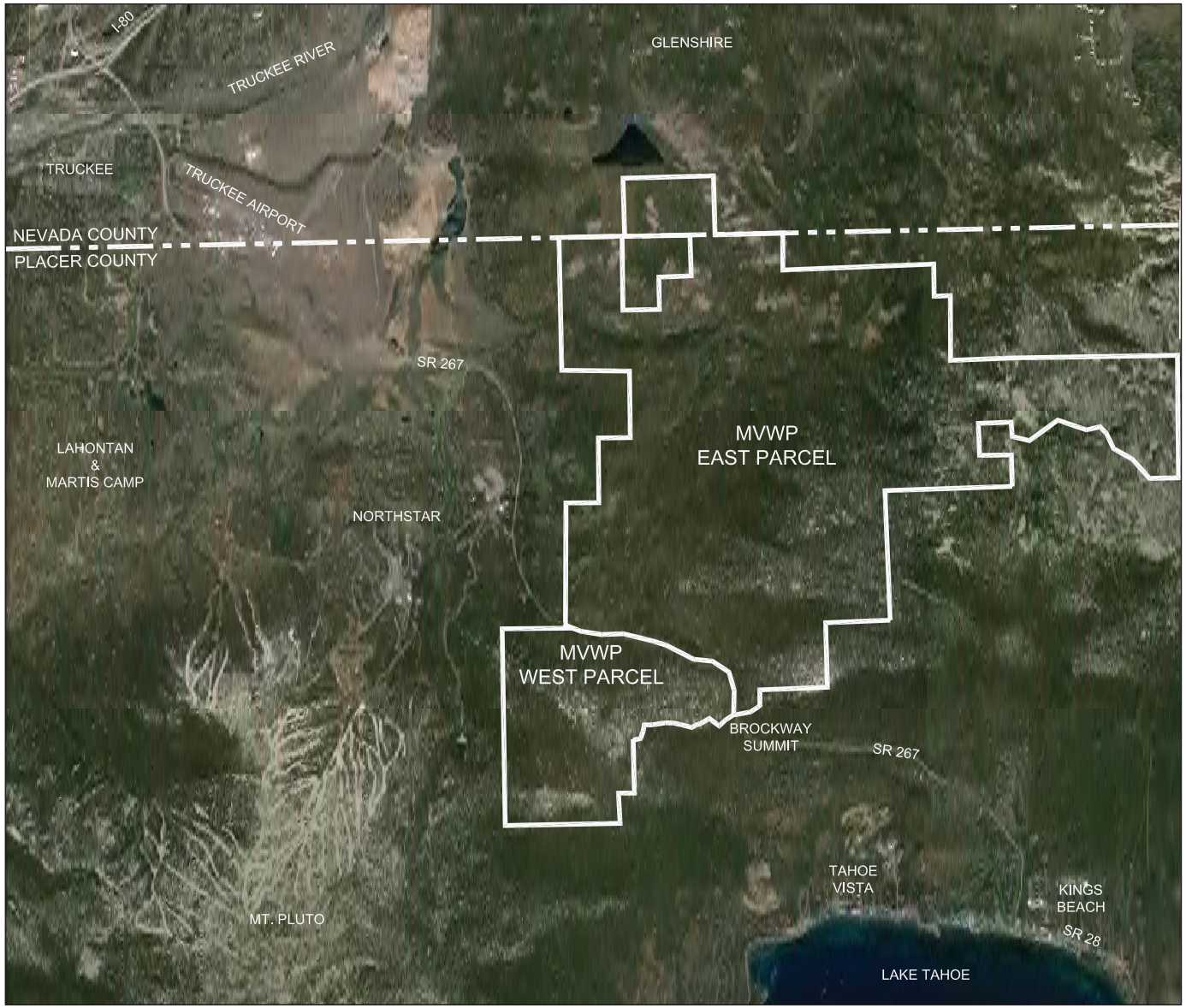

Figure 1-4 North Tahoe Context

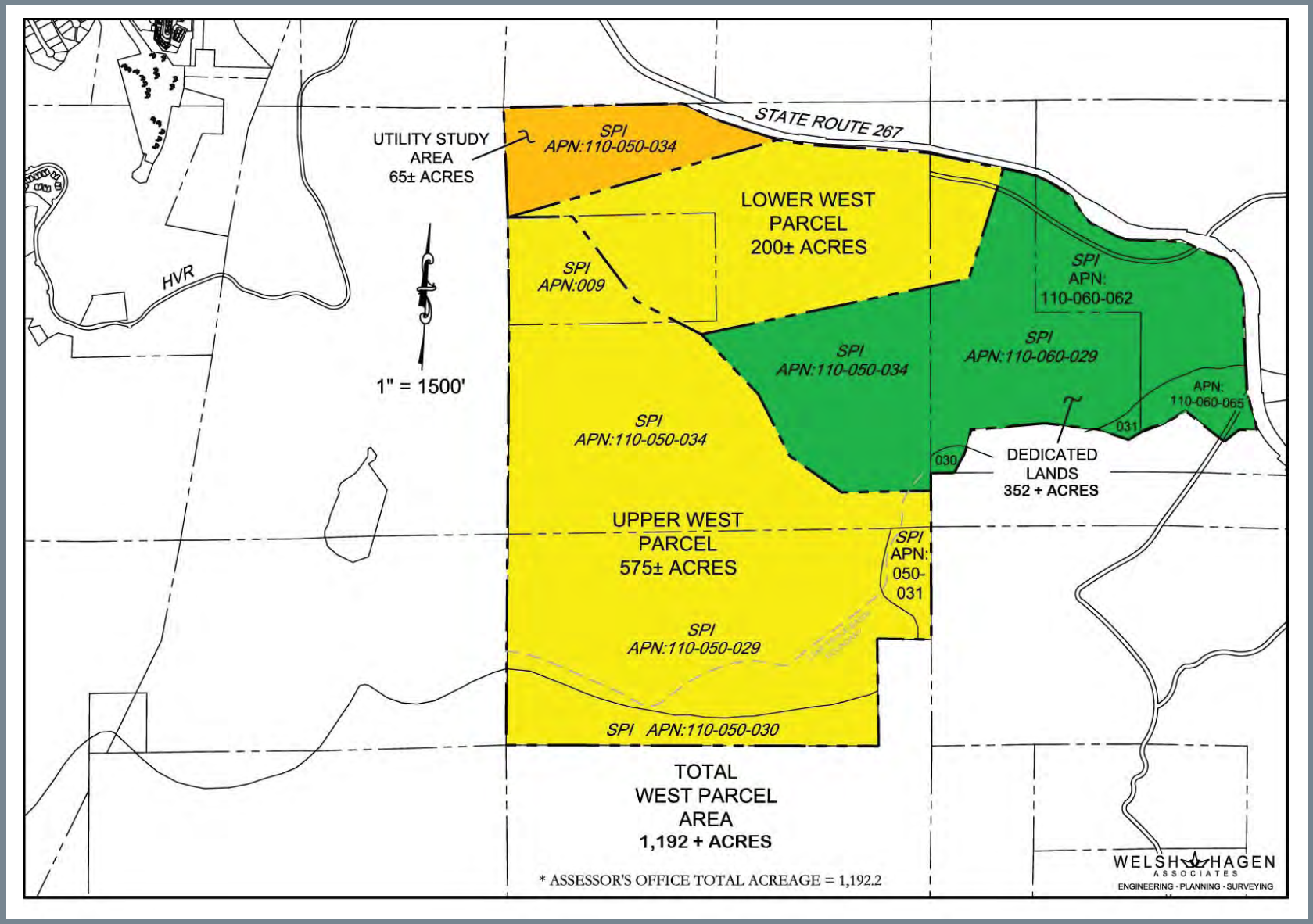

Figure 1-5 West Parcel Assessor's Parcel Numbers

Extensive Forest Lands and Open Space will be protected in perpituity.

sistent with the Area Plan for the acreage within the Basin. All development projects within the 112.8 acres must be consistent with the Area Plan (appendix C) and the Lake Tahoe Regional Plan.

1.4 Project Background

History

The MVWPSP lies within the Martis Valley, which is within the middle of historic Washoe Tribe territory. Prehistoric sites and artifacts have been found within the Martis Valley. According to the Martis Valley Community Plan, "The ethnographic record suggests that during the mild season, small groups traveled through high mountain valleys collecting edible and medicinal roots, seeds and marsh plants. In the higher elevations, men hunted large animals and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. The Washoe have a tradition of making long treks across Sierra passes for the purposes of hunting, trading and gathering acorns. These trek routes, patterned after game trails, were often the precursors of historic and modern road systems."

European descendants arrived in Martis Valley in 1840. As with much of northern California, gold mining was the primary interest of people moving into the Martis Valley and vicinity. As the gold rush ebbed, lumbering became a predominate industry in the Sierra. Martis Valley was a major lumber center by the 1860s, with a number of mills located throughout the valley. Lumber continues to be an important resource to this day.

The Washoe would have traveled through the West and East Parcels, possibly hunting, trapping and/or gathering plants in the area, and several prehistoric features have been identified on and near the plan area. Some mining may have been done onsite, but there are no remaining artifacts. The plan area has been logged historically through the present day, as evidenced by logging roads and remnants of logging chutes.

Planning History

The Placer County Board of Supervisors approved the initial Martis Valley General Plan (MVGP) in 1967. The primary function of the MVGP was to guide growth in the region in an orderly fashion and to allocate specific areas for development that would cause the least impact on the environment. The 1967 Martis Valley General Plan provided a land use plan for the Martis Valley. The 1967 MVGP allocated to the West and East Parcels densities allowing up to 2,500 residential dwelling units, as well as multiple commercial acres and associated infrastructure. In 2003, the Martis Valley Community Plan Update was adopted by the Placer County Board of Supervisors, which reduced and consolidated development density from both parcels solely to the East Parcel. The updated plan called for a total density allocation of 1,520 residential units and numerous acres of commercial, but at the same time pre-calculated a reduction, result-

ing in a total density allocation of 1,360 residential units and 6.6 acres of commercial on the East Parcel. The East Parcel was named Martis Ranch in the updated plan.

As discussed above, the MVWPSP will transfer 760 residential units and 6.6 acres of commercial land use designations/zoning from the East Parcel to the West Parcel. The balance of 600 residential units that are not reallocated to the West Parcel will be retired. Thus, the maximum amount of residential development authorized on the East and West Parcels under the MVCP will be reduced from 1,360 residential units to 760 residential units.

The TRPA was formed in 1969 as a bi-state compact charged with overseeing development at Lake Tahoe. The Regional Plan was first adopted in 1984, and used environmental thresholds and Plan Area Statements to guide development within specific areas of the Tahoe Basin. The Plan Area Statements were also adopted by Placer County and incorporated into County Community Plans, such as the North Tahoe Area General Plan. In December 2012, the most recent Regional Plan was adopted. The 2012 Regional Plan relies on Area Plans to provide the parameters for development of particular areas, such as the 112.8 acres of the MVWPSP that are proposed to be designated Resort Recreation within the Basin. The Area Plans are subject to adoption by both the County and TRPA.

Martis Valley Opportunity Agreement

The MVWPSP is the result of collaboration and agreement between the project applicant and four conservation organizations--Mountain Area Preservation Foundation, Sierra Watch, Trust for Public Land and Truckee Donner Land Trust--regarding conservation, preservation and development of the East and West Parcels. Through a private party agreement with the above conservation groups, the project applicant agreed to reduce the overall development density allowed by the adopted MVCP and current zoning by 600 residential units, from 1,360 units to 760 units. The development zoning would be transferred to the West Parcel as discussed above, and the 670-acre portion of the East Parcel would be re-designated Forest and rezoned TPZ. Furthermore, the property owner has agreed to transfer the entire East Parcel, comprised of over 6,376 acres, to conservation groups for permanent open space via either fee simple or a conservation easement.

1.5 Relationship to Other Documents

Placer County General Plan

On August 16, 1994, the County Board of Supervisors adopted the Placer County General Plan. The Placer County General Plan established an overall framework for the development of the County and the protection of its natural and cultural resources, whereas community plans address characteristics unique to each community and identify specific goals, policies, and programs appropriate to the local area. In addition, community plans address land use, circulation, housing, public services, and other community-specific issues. The goals and policies contained in the Placer County General Plan are applicable throughout the unincorporated areas of the county. The Placer County General Plan establishes assumptions, goals, and planning principles that provide a framework for land use decisions throughout the county and is based on the belief that Placer County will experience continued growth and economic development because of its desirable climate, physical setting, plentiful resources, and proximity to the Sacramento metropolitan area. The General Plan acknowledges that public services and recreational facilities will need to be expanded to accommodate this growth and offers a number of planning principles as guidelines.

The MVWPSP is designed to be consistent with and further the applicable goals and policies of the Placer County General Plan, pursuant to Government Code Section 65454.

Martis Valley Community Plan

As discussed above, most of the MVWPSP is located within the MVCP area (all but the 269.8 acres within the Basin and 216 acres in Nevada County). The MVCP sets forth goals, policies, land use designations, assumptions, guidelines, standards and implementation measures to guide the physical, social and economic development of the Martis Valley area until at least 2020. The plan envisions that the Valley will provide opportunities for summer and winter recreation, with primary and second homes and limited commercial use. The Town of Truckee is expected to continue to serve as an urban center for the community, along with Kings Beach and North Shore. New development is intended to reflect a range of community types, and to be planned in consideration of open space, wildlife habitat, forestry, recreational uses, and residential areas. The MVCP also designates large areas forest and open space land to be managed and protected as timberland and other compatible uses.

North Tahoe Area General Plan

The Placer County North Tahoe Area General Plan (NTAGP) serves as the community plan for several Placer County communities located in the Tahoe Basin, including King's Beach, Tahoe Vista and the 269.8 acres of the

MVWPSP that are in the Basin. The NTAGP provides the County's goals, policies and development standards for these communities within the framework of the TRPA Regional Plan. Plan Area Statements (PAS) for each community or planning area specify allowable uses, densities, development standards and special policies. The 139.8-acre portion of the West Parcel in the Basin is part of three PAS—Watson Creek 013, Martis Peak 019 and North Star 015. Those PAS will be amended to eliminate the portion within the MVWPSP, and a new Area Plan will be created specific to the 112.8 acres in the West Parcel proposed to be designated Resort Recreation, pursuant to the 2012 Regional Plan (see TRPA Regional Plan discussion below). The 130 acres of the East Parcel that are within the basin will remain in the Martis Peak PAS.

TRPA Regional Plan

As discussed above, approximately 269.8 acres of the MVWPSP are located within the Tahoe Basin, and therefore subject to the Lake Tahoe Regional Plan, which was updated in 2012. The Regional Plan is "a blueprint for Lake Tahoe's sustainable future" intended to accelerate environmental gains while supporting the health of Basin communities. The Plan regulates development in the Basin, and provides incentives for property owners to restore Lake Tahoe's environment. Priorities include accelerating water quality restoration, creating walkable communities with alternative transportation options, streamlining the permitting process, and integrating Area Plans with the Regional Plan.

An Area Plan has been prepared for approval by TRPA concurrent with this Specific Plan and is attached as Appendix C. The Area Plan will replace portions of the North Star, Martis Peak and Watson Creek PAS that overlay the 139.8 acres of the West Parcel within the Basin. The Area Plan and Specific Plan are consistent with each other for the portion of the MVWPSP within the Basin.

Zoning

Upon adoption of the MVWPSP, the plan area will be rezoned with a new "Specific Plan" (SPL) zoning district. The SPL zone will be combined with the MVWPSP to function as the zoning text and map for the plan area. In particular, the text and exhibits in Appendix B, Development Standards, establish the zoning, allowable land use and site specifications for MVWPSP development. The standards in this Specific Plan amend and supersede the standards and land use designations found in the Placer County Zoning Ordinance. Standards or regulations that are not specified in this Specific Plan shall default to the provisions of the Placer County Zoning Ordinance or TRPA Code, whichever is applicable.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared to study the potential environmental effects of the MVWPSP pursuant to the California Environmental Quality Act (CEQA, Sections 15000 et seq. of the Public Resources Code). The EIR was certified on _____ [DATE TO BE INSERTED AFTER APPROVAL].

Section 65457(a) of the Government Code and Section 15182(a) of the CEQA Guidelines provide that an EIR or negative declaration is not required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Additional CEQA review may be required for projects that are non- residential, and/or that are not consistent with the Specific Plan as described and analyzed in the EIR, or as required under Public Resources Code section 21166.

Environmental Impact Statement

An Environmental Impact Statement (EIS) has been prepared in accordance with Article VII of the Tahoe Regional Planning Compact, Chapter 3 of the TRPA Code of Ordinances, and Article VI of the TRPA Rules of Procedure. The EIS was certified and the Area Plan was approved on _____ [DATE TO BE INSERTED AFTER APPROVAL].

Development Agreement

Pursuant to Section 17.58.210 of the Placer County Zoning Ordinance, the County and applicant shall enter into a Development Agreement that sets forth the property owner's obligations related to the construction and financing of infrastructure, facilities and services and other obligations that may be imposed by the County as a condition of development. The Development Agreement would also provide the property owner with certain vested development rights.

1.6 Specific Plan Organization

Chapter Structure and Format

Each chapter of the Specific Plan begins with an overview of the context and issues pertinent to that chapter, followed by the Goals and Policies that provide direction for meeting the overall goals and protect objectives-identified in Chapter 2. Background information and references to applicable documents are also provided. Appendix B contains the Development

Standards and Design Guidelines, which provide more detailed specifications for Specific Plan development.

Goals are overarching statements describing the purpose of the Specific Plan with respect to specific topic areas. Goals are intended to be general in nature and not measurable.

Policies are specific statements that provide guidance or standards intended to further achievement of the applicable goals. Broad policies are presented early in each chapter. Policies specific to subtopics are also provided within subsections of each chapter. Policies are identified by letters the applicable topic and numbers (e.g., LU-1.1 is the first Land Use policy).

Area Plan

As discussed above, a separate Area Plan has been prepared for the 112.8 acres of the MVWPSP in the Tahoe Basin. The land use designations, goals, policies, development standards and design guidelines provided herein for the Basin portion of the MVWPSP are consistent with the Area Plan, which can be found in Appendix C.

Summary of Contents

Chapter 1, Introduction: Presents the purpose and intent of the Specific Plan, provides the history and background of the project, describes the existing environment and relationship of the Specific Plan to other planning documents and summarizes the Specific Plan components.

Chapter 2, Vision: Provides the vision and guiding principles for development of the Specific Plan and identifies project objectives.

Chapter 3, Land Use: Presents the land use designations and plan for the Specific Plan, identifies allowable uses by zone, and describes the anticipated dwelling unit count, and commercial square footage. Employee housing is also addressed in this chapter.

Chapter 4, Transportation and Circulation: Describes the roadway and trail networks, including bicycle, pedestrian and snow trails and paths, and a transit stop, as well as presents standards for these facilities. Emergency access and transit is also addressed in this chapter.

Chapter 5, Public Utilities and Services: Describes the backbone infrastructure needed to serve Specific Plan development, such as water, wastewater, drainage and dry utilities. Public services are also addressed, including fire protection and law enforcement. The service providers for each utility and service are identified.

Chapter 6, Open Space, Trails & Recreation: Describes the open space and recreational facilities that will be provided within the Specific Plan.

Chapter 7, Environmental Resources & Management: The Specific Plan area contains a matrix of environmental resources and constraints, which are addressed in this Chapter. The existing resources are described, including forests, wetlands, drainage corridors, plant and wildlife habitat and scenic resources. Policies for protecting and managing these resources are identified. This chapter also includes policies addressing air pollutant emissions, greenhouse gas emissions, noise, snow storage, and the risk of avalanches.

Chapter 8, Implementation: Outlines the administration and implementation steps needed to achieve the goals, standards and regulations set forth in the Specific Plan. Administrative procedures for amending the plan, project phasing and financing are also addressed.

Appendices

A: Definitions: Defines each of the uses allowed by the Specific Plan.

B: Development Standards & Design Guidelines: Development Standards are specific standards and regulations that direct site layout and building specifications (e.g., setbacks and height limits), as well as other aspects of development. The Development Standards supersede and supplement the requirements of the Placer County Zoning Ordinance. Design Guidelines are qualitative and provide design intent through descriptions and illustrations. Guidelines allow for flexibility and interpretation so long as the intent of the guidelines is upheld.

C: Martis Valley West Parcel Area Plan: The Area Plan serves as the guiding document for development of the portion of the MVWPSP that is located in the Tahoe Basin and under TRPA jurisdiction. The Area Plan identifies land use designations, allowable uses, goals and policies for the development, development standards and design guidelines.

D. Sustainability Index: Summarizes the components of the Specific Plan that promote and encourage sustainable practices, such as the efficient use of energy and water.

E. Proposed Best Management Practices: Provides a list of Best Management Practices (BMPs) anticipated to be used to protect water quality.