

Memorandum

To: Michael Johnson
Cc: Stacy Wydra, Paul Thompson, Blake Riva, Gary Blanc, Adrienne Graham, Jennifer Montgomery and Jack Duran
From: Kurt Krieg *KAK*
Date: January 26, 2015
Re: Martis Valley West Parcel Area Plan

As the proponent of the Martis Valley West Parcel Area Plan (MVWP Area Plan), we respectfully request Placer County as the MVWP Area Plan Applicant take the following outlined actions related to the MVWP Area Plan. This action is being taken in consideration of requests made by certain stakeholders, agencies, interested parties, conservation groups and environmental groups, to bifurcate the Martis Valley West Parcel Project from any proposed projects located in the Tahoe Basin.

The MVWP Area Plan encompasses approximately 112.8 acres within the North Star, Watson Creek and Martis Peak Plan Area Statements (PAS) and seeks 112 residential units within the Tahoe Basin. The MVWP Area Plan is currently included in the Martis Valley West Parcel Specific Plan as Appendix C.

The MVWP Area Plan modifications are as follows:

Martis Valley West Parcel Project – MVWP Area Plan Modifications

- 1) **Suspend.** Confirm the MVWP Area Plan is a stand-alone Area Plan, which is no longer part of the Martis Valley West Parcel Project. While the Land Owner preserves its right to seek permissible uses on the 112.8 acres currently encompassed by the MVWP Area Plan, we request the MVWP Area Plan, submitted by the County to TRPA, remain as a stand-alone Area Plan, but that processing of the MVWP Area Plan be suspended at this time.
- 2) **Permissible Use.** In the future, the Land Owner may seek permits under permissible uses (as defined in the existing applicable PAS) for land within the Tahoe Basin. Any proposals for the Tahoe Basin land would be processed through the County and TRPA completely separate from the Martis Valley West Parcel Project. The Martis Valley West Parcel Project and any proposal for the Tahoe Basin land will be completely independent of each other, so neither will require the approval of the other in order to proceed.
- 3) **Other Area Plans.** The proponent requests that none of the 112.8 acres encompassed under the MVWP Area Plan be included or encumbered by another Placer County Area Plan, and that the existing permissible uses remain unchanged (e.g., Recreation on the portion within the North Star PAS, and Conservation within the portions in the Watson Creek and Martis Peak PAS).

- 4) **Terminate.** If the Land Owner seeks permits under permissible uses for land within the Tahoe Basin and the permits are granted for such a project, it will be requested that the MVWP Area Plan be terminated. The proponent will work with Placer County and other agencies to appropriately terminate the MVWP Area Plan if a viable project under permissible uses is approved.
- 5) **Preservation of Rights.** The proponent will maintain its rights to secure any permissible uses, offsite utilities, ingress and egress for permissible uses or other allowable projects.