

NOTICE OF PUBLIC HEARING

PLACER COUNTY BOARD OF SUPERVISORS

WHERE: North Tahoe Event Center, 8318 North Lake Blvd, Kings Beach, CA. 96143

WHEN: September 13, 2016; 9:45 a.m.

SUBJECT: MARTIS VALLEY WEST PARCEL SPECIFIC PLAN; SPECIFIC PLAN, DEVELOPMENT STANDARDS, DESIGN GUIDELINES/MARTIS VALLEY COMMUNITY PLAN AMENDMENTS / REZONES / LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP/DEVELOPMENT AGREEMENT (PGPA 20130080/PLN15-00465), FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2014032087), SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Board of Supervisors will conduct a public hearing on the date and time noted above, in order to consider the Planning Commission's July 7, 2016 recommendation of denial of the following: 1) Certification of the Martis Valley West Parcel Specific Plan Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act ("CEQA") and adoption of the Mitigation Monitoring Reporting Program, both by resolution, and adoption of the Findings of Fact and Statement of Overriding Considerations; 2) Adoption by resolution of the Martis Valley West Parcel Specific Plan (MVWPSP) and Design Guidelines; 3) Adoption by ordinance of the MVWPSP Development Standards; 4) Adoption by resolution of amendments to the Martis Valley Community Plan (MVCP) Land Use Diagram to incorporate the MVWPSP land use designation; 5) Rezoning: (a) adoption by ordinance of a tentative immediate rezone of 662± acres of the "West Parcel" of the MVWPSP from TPZ (Timber Production Zone) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan); (b) adoption by ordinance of a rezone of all remaining acreage in the "West Parcel" from OS (Open Space) to SPL-MVWPSP (Specific Plan – Martis Valley West Parcel Specific Plan); and (c) adoption by ordinance of a rezone of 670± acres of the "East Parcel" of the MVWPSP from RS (Single-Family Residential) and C-1 (Neighborhood Commercial) to TPZ (Timberland Production Zone); 6) Approval a Large-Lot Vesting Tentative Subdivision Map; and 7) Adoption by ordinance to approve a Development Agreement. The Board will also consider the Planning Commission's July 7, 2016 recommendation of adoption, by resolution, of amendments to the Martis Valley Community Plan (MVCP) to add Goal 6.J. and associated policies related to emergency preparedness acknowledging that said amendments would first require CEQA clearance.

Project Description: The Martis Valley West Parcel Specific Plan (MVWPSP) project is an application by Mountainside Partners, LLC and consists of two components: the West Parcel (1,052 acres) and the East Parcel (6,160 acres). The project proposes to transfer 760 residential units and 6.6 acres of commercial from the allowable development of 1,360 residential units and 6.6 acres of commercial on the East Parcel to the West Parcel. The project would permanently retire the remaining 600 residential units of the East Parcel. The entire 6,376 acre East Parcel will be preserved as open space in perpetuity either through (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting use of the East Parcel. (Note: 6,160 acres are within Placer County's jurisdiction and are the subject of this legal notice and the proposed MVWPSP. Approximately 216 acres of the "East Parcel" are located in Nevada County and not part of the project but will also be preserved as open space. Approximately 130 acres are within the Tahoe Basin and are not part of the proposed MVWPSP but will be preserved as open space.)

Project Location: The project site is located in between the Town of Truckee and the north shore of Lake Tahoe in Placer County, on either side of State Route (SR) 267 in the Martis Valley. The project site is located within the Martis Valley Community Plan. The approximately 1,052-acre West Parcel is located north of Lake Tahoe, southeast of the Northstar California Resort, and uphill and east of Sawmill Reservoir. The West Parcel is located to the west of State Route 267 and is zoned Timber Production Zone. The approximately 6,160 acre portion of the East Parcel included in the proposed project is located to the east of State Route 267 with approximately 670 acres zoned Single-Family Residential and Neighborhood Commercial and the remainder zoned Timber Production Zone. The real property is identified by Assessor's Parcel Numbers, 110-051-024, 110-051-043, 110-051-045, 110-060-069, 110-051-023, 110-060-070, 110-060-014, 110-040-013, 110-040-014, 110-040-016, 110-040-017, 110-040-018, 110-040-020, 110-030-050, 110-030-048, 110-040-001, 110-040-002, 110-020-012, 110-020-029, 110-040-

003, 110-020-028, 110-020-005, 110-020-003, 110-010-025, 110-020-001, 090-010-011, 090-010-014, and 090-010-015.

Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered prior to the public hearing.

All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Clerk of the Board, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the meeting as noticed above.

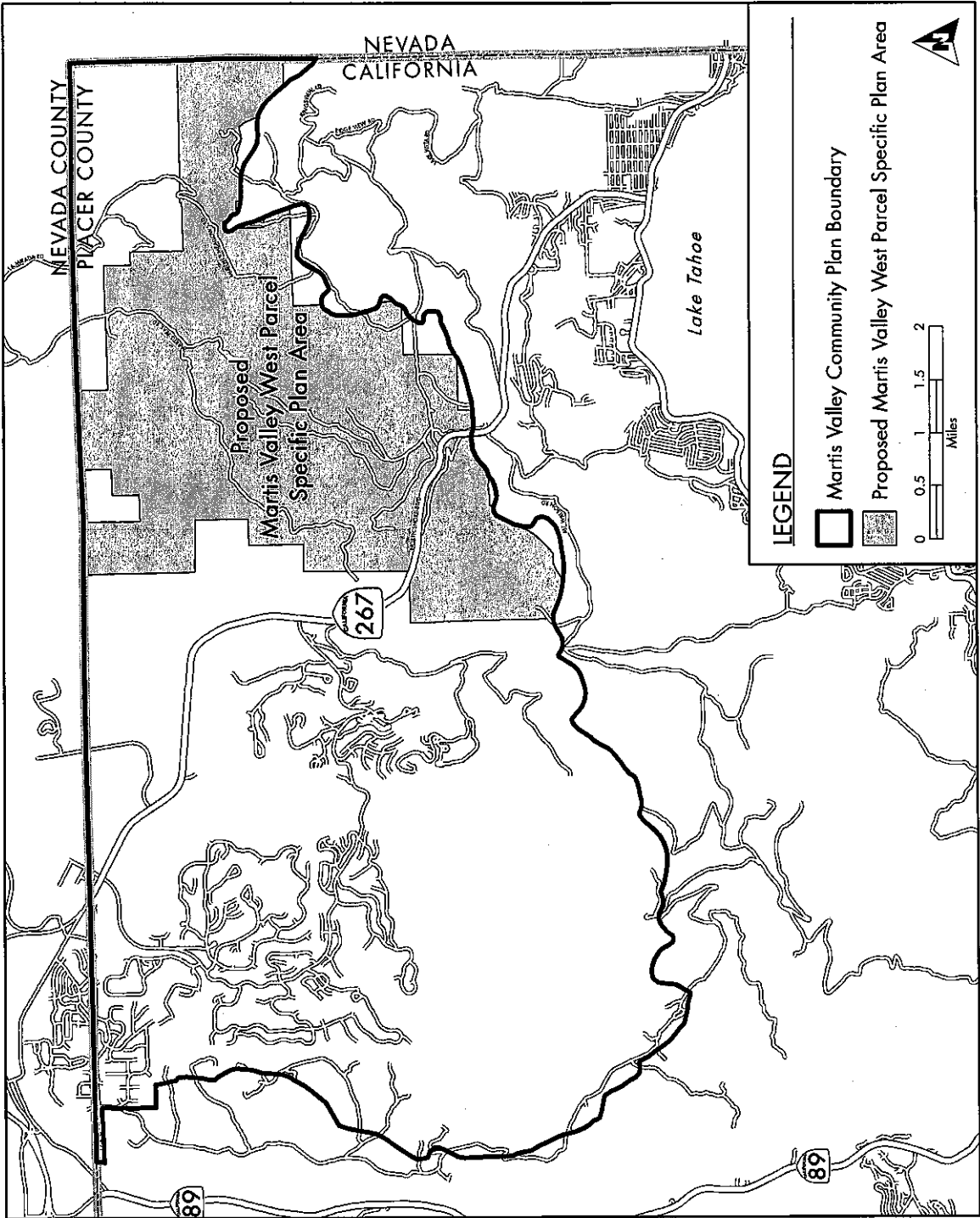
Further information on the proposed project can be obtained by calling the Community Development/Resource Agency at (530) 745-3000 or 1-800-488-4308, ext. 3000 during normal business hours. Interested persons are invited to attend the hearing or submit written comments.

BOARD OF SUPERVISORS

Clerk of the Board, Megan Wood

Planning Staff, Stacy Wydra

By: Senior Board Clerk, Gina Fleming



Martis Valley West Parcel Specific Plan: Proposed Zoning

