
7.0 LONG TERM IMPLICATIONS

This section discusses the additional topics statutorily required by CEQA. The topics discussed include significant irreversible environmental changes/irretrievable commitment of resources, significant and unavoidable environmental impacts, and growth-inducing impacts.

7.1 GROWTH-INDUCING IMPACTS

INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines Section 15126.2(d) requires that an Environmental Impact Report (EIR) evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by the CEQA Guidelines as:

The way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...It is not assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment.

A project can have direct and/or indirect growth inducement potential. Direct growth inducement would result if a project, for example, involved construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities (e.g., commercial, industrial or governmental enterprises) or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, a project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. A project providing an increased water supply in an area where water service historically limited growth could be considered growth inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Local land use plans provide for land use development patterns and growth policies that allow for the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service. A project would induce "disorderly" growth (conflict with the local land use plans) could indirectly cause additional adverse environmental impacts and other public service impacts. Thus, to assess whether a growth-inducing project will result in adverse secondary effects, it is important to assess the degree to which the growth accommodated by a project would or would not be consistent with applicable land use plans.

COMPONENTS OF GROWTH

The timing, magnitude, and location of land development and population growth in a community or region are based on various interrelated land use and economic variables. Key

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variables include regional economic trends, market demand for residential and non-residential uses, land availability and cost, the availability and quality of transportation facilities and public services, proximity to employment centers, the supply and cost of housing, and regulatory policies or conditions. Since the general plan of a community defines the location, type and intensity of growth, it is the primary means of regulating development and growth in California.

GROWTH INDUCEMENT POTENTIAL

As described in Section 3.0 (Project Description), the proposed project consists of updating the 1975 Martis Valley General Plan to address new environmental and socioeconomic conditions of the Martis Valley area, as well as bringing the original Martis Valley General Plan goals and policies into consistency with the 1994 Placer County General Plan. The Proposed Land Use Diagram and alternatives AA, AB and AC would provide for a range of Plan area development that would be within anticipated growth and development patterns assumed under the 1994 Placer County General Plan.

GROWTH EFFECTS OF THE PROJECT

Implementation of the proposed Martis Valley Community Plan would refine existing land use designations in the Plan area, establish new policies, implementation programs and design guidelines to guide and manage future development and land uses in the Plan area. This would also include roadway facility improvements, public service improvements and the extension and expansion of utilities. The specific environmental effects resulting from the proposed land use patterns and extension of public services are discussed in the environmental issue areas in Section 4.0. As noted in Section 3.0 (Project Description), the land use map options under consideration that differ from the Existing Martis Valley General Plan Land Use Map (Proposed Land Use Diagram, Alternative 1 Land Use Map and Alternative 2 Land Use Map) would result in residential development potential ranging from 7,956 units to 10,311 units and commercial/office development ranging from 1,173,000 square feet to 1,220,000 square feet. However, these development ranges would be within the maximum amount of development anticipated under the Existing Martis Valley General Plan (11,688 residential units and 1,681,000 square feet of commercial/office uses).

Implementation of the proposed Community Plan and any of the four land use map options considered would be within planned land uses and development patterns anticipated under the 1994 Placer County General Plan and would not constitute unplanned growth.

SECONDARY EFFECTS OF GROWTH

Because the proposed project would support and guide planned growth as allowed for by the Placer County General Plan, it could indirectly result in some secondary environmental effects of growth that are associated with the adopted General Plan. The Placer County General Plan EIR addressed significant environmental impacts associated with the General Plan adoption and implementation.

Further discussion of these secondary effects of planned growth are addressed in Section 4.0 (Environmental Setting, Impacts and Mitigation Measures), of this EIR, as well as the Placer County General Plan and its EIR.

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Sections 21100(b)(2) and 21100.1(a) require that EIRs prepared for the adoption of plan, policy, or ordinance of a public agency must include a discussion of significant irreversible environmental changes of project implementation. In addition, CEQA Guidelines Section 15126.2(c) describes irreversible environmental changes as:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.

Implementation of the proposed Martis Valley Community Plan Update would result in the conversion of undeveloped open space/timber land areas to residential, commercial, public and recreational uses. Development of the Plan area would constitute a long-term commitment to residential land uses. It is unlikely that circumstances would arise that would justify the return of the land to its original condition. Alteration of the Plan area is consistent with the land use designation, goals, objectives, and policies of the Placer County General Plan and the current 1975 Martis Valley General Plan.

Development of the Plan area would irretrievably commit building materials and energy to the construction and maintenance of buildings and infrastructure proposed. Nonrenewable and limited resources that would likely be consumed as part of the development of the proposed project would include, but are not limited to: oil, gasoline, lumber, sand and gravel, asphalt, water, steel, and similar materials. In addition, development of the project would result in the increase demand on public services and utilities (see Section 4.7, Public Services).

7.3 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL EFFECTS

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. In addition, Section 15093(a) of the CEQA Guidelines allows the decision-making agency to determine if the benefits of a proposed project outweigh the unavoidable adverse environmental impacts of implementing the project. Placer County can approve a project with unavoidable adverse impacts if it prepares a "Statement of Overriding Considerations" setting forth the specific reasons for making such a judgment.

The following significant and unavoidable impacts are specifically identified in Section 4.0 of this EIR. The reader is referred to the various environmental issue areas of Section 4.0 for further details and analysis of the significant and unavoidable impacts identified below.

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4.1 LAND USE

Impact 4.1.2 Land Use Conflicts

- PP** Development under the Proposed Land Use Diagram would result in substantial change in land use in the Plan area. This is a **potentially significant** impact.
- AA** Development under the Existing Martis Valley Community Plan Land Use Map Alternative would result in substantial change in land use in the Plan area. This is a **potentially significant** impact.
- AB** Development under the Alternative 1 Land Use Map would result in substantial change in land use in the Plan area. This is a **potentially significant** impact.
- AC** Development under the Alternative 2 Land Use Map would result in substantial change in land use in the Plan area. This is a **potentially significant** impact.

Impact 4.1.3 Loss of Forest and Timber Lands

- PP** Development under the Proposed Land Use Diagram could result in the loss of forestland. However, given the amount, location, and use of impacted forestland under the Proposed Land Use Diagram, this is a **significant** impact.
- AA** Development under the Existing Martis Valley General Plan Land Use Map Alternative does not change the impact to forest or timberland. This is a **significant** impact.
- AB** The Alternative 1 Land Use Map would reduce the allowed development of forestland and timber resources. This is a **significant** impact.
- AC** The Alternative 2 Land Use Map would allow development that could result in the loss of forestland. However, given the location, use, and no net loss of impacted forestland under this alternative, this is a **significant** impact.

Impact 4.1.5 Cumulative Land Use Conflicts

- PP** Development under the Proposed Land Use Diagram would result in substantial change in land use in the Plan area. This is a **cumulative significant** impact.
- AA** Development under the Existing Martis Valley Community Plan Land Use Map Alternative would result in substantial change in land use in the Plan area. This is a **cumulative significant** impact.
- AB** Development under the Alternative 1 Land Use Map would result in substantial change in land use in the Plan area. This is a **cumulative significant** impact.
- AC** Development under the Alternative 2 Land Use Map would result in substantial change in land use in the Plan area. This is a **cumulative significant** impact.

Impact 4.1.6 Cumulative Loss of Timber/Forest Resources

- PP** Development under the Proposed Land Use Diagram could result in the loss of forestland.

However, given the amount, location, and use of impacted forestland under the Proposed Land Use Diagram, this is a **cumulative significant** impact.

- AA** Development under the Existing Martis Valley General Plan Land Use Map Alternative does not change the impact to forest or timberland. This is a **cumulative significant** impact.
- AB** The Alternative 1 Land Use Map would reduce the allowed development of forestland and timber resources. This is a **cumulative significant** impact.
- AC** The Alternative 2 Land Use Map would allow development that could result in the loss of forestland. However, given the location, use, and no net loss of impacted forestland under this alternative, this is a **cumulative significant** impact.

4.4 TRANSPORTATION/CIRCULATION

Impact 4.4.1 Potential to Exceed an Established Level of Service Standard

- PP** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of the Proposed Land Use Diagram for up to 8 intersections in the Town of Truckee, and 3 intersections and 2 roadway segments in Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **significant** impact.
- AA** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of this land use alternative for up to 8 intersections in the Town of Truckee, and 3 intersections and 1 roadway segment in Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **significant** impact.
- AB** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of this land use alternative for up to 8 intersections in the Town of Truckee, and 3 intersections and 2 roadway segments in Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **significant** impact.
- AC** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of this land use alternative for up to 8 intersections in the Town of Truckee, and 3 intersections and 2 roadway segments in Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **significant** impact.

Impact 4.4.7 Cumulative Impacts to Area Intersections and Roadways

- PP** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of the Proposed Land Use Diagram and other regional development under year 2021 conditions for area roadway facilities in the Town of Truckee and Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be

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considered a **cumulative significant** impact.

- AA** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of the Existing Martis Valley General Plan Land Use Map and other regional development under year 2021 conditions for area roadway facilities in the Town of Truckee and Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **cumulative significant** impact.
- AB** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of the Alternative 1 Land Use Map and other regional development under year 2021 conditions for area roadway facilities in the Town of Truckee and Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **cumulative significant** impact.
- AC** Depending upon the roadway network and analysis period, intersection and roadway Level of Service (LOS) standards are forecast to be exceeded under full development of the Alternative 2 Land Use Map and other regional development under year 2021 conditions for area roadway facilities in the Town of Truckee and Placer County. Exceedence of LOS standards in the Town of Truckee or Placer County would be considered a **cumulative significant** impact.

Impact 4.4.8 Cumulative Impacts to Regional Highway Facilities

- PP** Full development of the Proposed Land Use Diagram and other regional development is expected to add to year 2021 traffic volumes along Interstate 80 and State Route 89 (north of Interstate 80). While State Route 89 (north of Interstate 80) is anticipated to operate properly, Interstate 80 is expected to operate deficiently. This would be a **cumulative significant** impact.
- AA** Full development of the Existing Martis Valley General Plan Land Use Map and other regional development is expected to add to year 2021 traffic volumes along Interstate 80 and State Route 89 (north of Interstate 80). While State Route 89 (north of Interstate 80) is anticipated to operate properly, Interstate 80 is expected to operate deficiently. This would be a **cumulative significant** impact.
- AB** Full development of the Alternative 1 Land Use Map and other regional development is expected to add to year 2021 traffic volumes along Interstate 80 and State Route 89 (north of Interstate 80). While State Route 89 (north of Interstate 80) is anticipated to operate properly, Interstate 80 is expected to operate deficiently. This would be a **cumulative significant** impact.
- AC** Full development of the Alternative 2 Land Use Map and other regional development is expected to add to year 2021 traffic volumes along Interstate 80 and State Route 89 (north of Interstate 80). While State Route 89 (north of Interstate 80) is anticipated to operate properly, Interstate 80 is expected to operate deficiently. This would be a **cumulative significant** impact.

4.5 NOISE

Impact 4.5.1 Construction Noise Impacts

- PP** Noise associated with construction activities for subsequent development under the Proposed Land Use Diagram would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AA** Noise associated with construction activities for subsequent development under the Existing Martis Valley General Plan Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AB** Noise associated with construction activities for subsequent development under the Alternative 1 Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AC** Noise associated with construction activities for subsequent development under the Alternative 2 Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.

Impact 4.5.2 Transportation Noise Impacts

- PP** Anticipated transportation noise increases associated with subsequent development under the Proposed Land Use Diagram would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AA** Anticipated transportation noise increases associated with subsequent development under the Existing Martis Valley General Plan Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AB** Anticipated transportation noise increases associated with subsequent development under the Alternative 1 Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.
- AC** Anticipated transportation noise increases associated with subsequent development under the Alternative 2 Land Use Map would result in elevated noise levels that would be in excess of applicable noise standards. This would be a **significant** impact.

Impact 4.5.5 Cumulative Traffic Noise Impacts

- PP** Anticipated transportation noise increases associated with subsequent development under the Proposed Land Use Diagram in year 2021 would contribute to elevated noise levels that would be in excess of applicable noise standards. This would be a **cumulative significant** impact.
- AA** Anticipated transportation noise increases associated with subsequent development under the Existing Martis Valley General Plan Land Use Map in year 2021 would contribute to elevated noise levels that would be in excess of applicable noise standards. This would be a **cumulative significant** impact.

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- AB** Anticipated transportation noise increases associated with subsequent development under the Alternative 1 Land Use Map in year 2021 would contribute to elevated noise levels that would be in excess of applicable noise standards. This would be a **cumulative significant** impact.
- AC** Anticipated transportation noise increases associated with subsequent development under the Alternative 2 Land Use Map in year 2021 would contribute to elevated noise levels that would be in excess of applicable noise standards. This would be a **cumulative significant** impact.

4.6 AIR QUALITY

Impact 4.6.1 Construction Air Quality Impacts

- PP** The potential exists for construction emissions to exceed the PCAPCD's significance thresholds for air pollutants for subsequent development under the Proposed Land Use Diagram. This would be a **significant** impact.
- AA** The potential exists for construction emissions to exceed the PCAPCD's significance thresholds for air pollutants for subsequent development under the Existing Martis Valley General Plan. This would be a **significant** impact.
- AB** The potential exists for construction emissions to exceed the PCAPCD's significance thresholds for air pollutants for subsequent development under the Alternative 1 Land Use Map. This would be a **significant** impact.
- AC** The potential exists for construction emissions to exceed the PCAPCD's significance thresholds for air pollutants for subsequent development under the Alternative 2 Land Use Map. This would be a **significant** impact.

Impact 4.6.3 Regional Ozone Precursor Emissions

- PP** Summertime emissions of ozone precursors as a result of subsequent development under the Proposed Land Use Diagram would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.
- AA** Summertime emissions of ozone precursors as a result of subsequent development under this alternative would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.
- AB** Summertime emissions of ozone precursors as a result of subsequent development under this alternative would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.
- AC** Summertime emissions of ozone precursors as a result of subsequent development under this alternative would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.

Impact 4.6.4 Regional PM₁₀ Emissions

- PP** Project-related summertime emissions of PM₁₀ for the Proposed Land Use Diagram would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.
- AA** Project-related summertime emissions of PM₁₀ for the Existing Martis Valley General Plan Land Use Map would exceed the Placer County APCD's thresholds of significance. This impact would be a **significant** impact.
- AB** Project-related summertime emissions of PM₁₀ for the Alternative 1 Land Use Map would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.
- AC** Project-related summertime emissions of PM₁₀ for the Alternative 2 Land Use Map would exceed the Placer County APCD's thresholds of significance. This would be a **significant** impact.

Impact 4.6.5 Cumulative Air Quality Impacts

- PP** Anticipated development and operational effects associated with subsequent development under the Proposed Land Use Diagram in would contribute local and regional air pollution emissions. This would be a **cumulative significant** impact.
- AA** Anticipated development and operational effects associated with subsequent development under the Existing Martis Valley General Plan Land Use Map would contribute local and regional air pollution emissions. This would be a **cumulative significant** impact.
- AB** Anticipated development and operational effects associated with subsequent development under the Alternative 1 Land Use Map in would contribute local and regional air pollution emissions. This would be a **cumulative significant** impact.
- AC** Anticipated development and operational effects associated with subsequent development under the Alternative 2 Land Use Map in would contribute local and regional air pollution emissions. This would be a **cumulative significant** impact.

4.9 BIOLOGICAL RESOURCES

Impact 4.9.12 Loss of Special-Status Species and their Habitat, Interference with Wildlife Movement, and Fragmentation of Habitat

- PP** Implementation of the Proposed Land Use Diagram would contribute to the loss of habitat and forage lands, habitat degradation due to encroaching urbanization, direct and indirect impacts to sensitive species, habitat fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity. This would be a **cumulative significant** impact.

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- AA** Implementation of the Existing Martis Valley General Plan Land Use Map would contribute to the loss of habitat and forage lands, habitat degradation due to encroaching urbanization, direct and indirect impacts to sensitive species, habitat fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity. This would be a **cumulative significant** impact.
- AB** Implementation of the Alternative 1 Land Use Map would contribute to the loss of habitat and forage lands, habitat degradation due to encroaching urbanization, direct and indirect impacts to sensitive species, habitat fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity. This would be a **cumulative significant** impact.
- AC** Implementation of the Alternative 2 Land Use Map would contribute to the loss of habitat and forage lands, habitat degradation due to encroaching urbanization, direct and indirect impacts to sensitive species, habitat fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity. This would be a **cumulative significant** impact.

4.12 VISUAL RESOURCES/LIGHT AND GLARE

Impact 4.12.2 Alteration of Public and Private Views

- PP** As viewed from viewpoints in and surrounding the Plan area, implementation of the Proposed Land Use Diagram would substantially alter the existing landscape characteristics in the Plan area and result in impacts to both public and private views. This would be a **significant** impact.
- AA** As viewed from viewpoints in and surrounding the Plan area, implementation of the Existing Martis Valley General Plan Land Use Map would substantially alter the existing landscape characteristics in the Plan area and result in impacts to both public and private views. This would be a **significant** impact.
- AB** As viewed from viewpoints in and surrounding the Plan area, implementation of the Alternative 1 Land Use Map would substantially alter the existing landscape characteristics in the Plan area and result in impacts to both public and private views. This would be a **significant** impact.
- AC** As viewed from viewpoints in and surrounding the Plan area, implementation of the Alternative 2 Land Use Map would substantially alter the existing landscape characteristics in the Plan area and result in impacts to both public and private views. This would be a **significant** impact.

Impact 4.12.4 Increase Nighttime Lighting

- PP** Implementation of the Proposed Land Use Diagram could introduce sources of nighttime light into the Plan area. This would be a **significant** impact.
- AA** Implementation of the Existing Martis Valley General Plan Land Use Map could introduce sources of nighttime light into the Plan area. This would be a **significant** impact.

- AB** Implementation of the Alternative 1 Land Use Map could introduce sources of nighttime light into the Plan area. This would be a **significant** impact.
- AC** Implementation of the Alternative 2 Land Use Map could introduce sources of nighttime light into the Plan area. This would be a **significant** impact.

Impact 4.12.5 Cumulative Visual Impacts

- PP** Under cumulative conditions, implementation of the Proposed Land Use Diagram could result in visual impacts, including alteration of viewsheds, increased daytime glare and nighttime lighting. This would be a **cumulative significant** impact.
- AA** Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map could result in visual impacts, including alteration of viewsheds, increased daytime glare and nighttime lighting. This would be a **cumulative significant** impact.
- AB** Under cumulative conditions, implementation of the Alternative 1 Land Use Map could result in visual impacts, including alteration of viewsheds, increased daytime glare and nighttime lighting. This would be a **cumulative significant** impact.
- AC** Under cumulative conditions, implementation of the Alternative 2 Land Use Map could result in visual impacts, including alteration of viewsheds, increased daytime glare and nighttime lighting. This would be a **cumulative significant** impact.