

1.0	INTRODUCTION	
1.1	Purpose of the EIR	1.0-1
1.2	Known Responsible and Trustee Agencies	1.0-1
1.3	Type of Document	1.0-2
1.4	Intended Uses of the EIR	1.0-2
1.5	Relationship to the Placer County General Plan	1.0-2
1.6	Organization and Scope	1.0-3
1.7	Environmental Review Process	1.0-5
1.8	Scope of the EIR	1.0-6
1.9	Comments Received on the Notice of Preparation	1.0-7
2.0	EXECUTIVE SUMMARY	
2.1	Purpose and Scope of the Environmental Impact Report	2.0-1
2.2	Project Characteristics	2.0-1
2.3	Project Alternatives Summary	2.0-2
2.4	Areas of Controversy	2.0-2
2.5	Summary of Environmental Impacts	2.0-3
3.0	PROJECT DESCRIPTION	
3.1	Local and Regional Setting	3.0-1
3.2	Proposed Martis Valley Community Plan	3.0-19
3.3	Subsequent Projects and Development in the Martis Valley Community Plan Area	3.0-34
3.4	Regulatory Requirements, Permits and Approvals	3.0-37
4.0	ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES	
4.0	Introduction to the Environmental Analysis and Assumptions Used	4.0-1
4.1	Land Use	4.1-1
4.2	Population/Housing/Employment	4.2-1
4.3	Human Health/Risk of Upset	4.3-1
4.4	Transportation and Circulation	4.4-1
4.5	Noise	4.5-1
4.6	Air Quality	4.6-1
4.7	Hydrology and Water Quality	4.7-1
4.8	Geology and Soils	4.8-1
4.9	Biological Resources	4.9-1
4.10	Cultural Resources	4.10-1
4.11	Public Services	4.11-1
4.12	Visual Resources	4.12-1
5.0	CUMULATIVE IMPACTS SUMMARY	
5.1	Introduction	5.0-1
5.2	Cumulative Setting	5.0-2
5.3	Cumulative Impact Analysis	5.0-2

TABLE OF CONTENTS

6.0	PROJECT ALTERNATIVES	
6.1	Introduction	6.0-1
6.2	Alternatives Considered But Not Selected for Analysis	6.0-1
6.3	No Project Alternative	6.0-2
6.4	Clustered Land Use Alternative	6.0-7
6.5	Reduced Intensity Alternative	6.0-11
6.6	Conclusions.....	6.0-16
7.0	LONG-TERM IMPLICATIONS OF THE PROJECT	
7.1	Growth-Inducing Impacts	7.0-1
7.2	Significant Irreversible Environmental Changes	7.0-3
7.3	Significant and Unavoidable Environmental Effects.....	7.0-3
8.0	DRAFT MITIGATION MONITORING AND REPORTING PROGRAM	
8.1	Introduction	8.0-1
8.2	Significant Irreversible Environmental Changes	8.0-2
9.0	REPORT PREPARERS	
TECHNICAL APPENDICES (LOCATED IN DEIR, VOLUME II: TECHNICAL APPENDICES)		
Appendix 1.0	Notice of Preparation (NOP), Initial Study, and Responses to NOP	
Appendix 4.4	Transportation and Circulation Traffic Impact Data	
Appendix 4.5	Noise Noise Data	
Appendix 4.6	Air Quality Air Quality Data	
Appendix 4.9	Plant and Animal Species Plant and Animal Species known to Occur within the Martis Valley Community Plan Area	

TABLE NUMBER	PAGE
2.0-1	Executive Summary 2.0-4
3.0-1	Proposed and Approved Large-Scale Residential and Commercial Projects in Martis Valley and the Surrounding Areas 3.0-11
3.0-2	Proposed Land Use Diagram (PP) Holding Capacities by Land Use Category.....3.0-20
3.0-3	Existing Martis Valley General Plan Land Use Map (AA) Holding Capacities by Land Use Category3.0-21
3.0-4	Alternative 1 Land Use Map (AB) Holding Capacities by Land Use Category3.0-22
3.0-5	Alternative 2 Land Use Map (AC) Holding Capacities by Land Use Category3.0-23
4.1-1	Zoning Classifications in Placer County 4.1-12
4.2-1	Population Trends 4.2-5
4.2-2	Household Trends..... 4.2-5
4.2-3	Household Trends – 2000 Census 4.2-6
4.2-4	Median Income – 1990 Census 4.2-6
4.2-5	Tenure – 2000 Census 4.2-6
4.2-6	Housing Unit Trends..... 4.2-7
4.2-7	Housing Unit Occupancy and Type of Occupancy or Vacancy 4.2-7
4.2-8	Employment Figures 4.2-11
4.2-9	Employment by Occupation 4.2-11
4.2-10	Holding Capacity by Land Use Map..... 4.2-15
4.2-11	Occupied Dwelling Units and Population by Land Use Diagram..... 4.2-16
4.2-12	Proposed Land Use Diagram Employment Generation 4.2-20
4.2-13	Jobs Created per Occupied Household - Proposed Land Use Diagram 4.2-20
4.2-14	Existing Martis Valley General Plan Employment Generation 4.2-21
4.2-15	Jobs Created per Occupied Household - Alternative AA..... 4.2-21
4.2-16	Alternative 1 Land Use Plan Employment Generation 4.2-22
4.2-17	Jobs Created per Occupied Household - Alternative AB 4.2-23
4.2-18	Alternative 2 Land Use Plan Employment Generation 4.2-23
4.2-19	Jobs Created per Occupied Household – Alternative AC4.2-24
4.3-1	Summary of Hazardous Materials Regulatory Authority 4.3-6
4.4-1	Traffic Accidents on SR 267 (1990 – 1997) 4.4-5
4.4-2	Accident Data Comparison SR 267, State of California, Placer County, Nevada County..... 4.4-6
4.4-3	Description of Levels of Service 4.4-9
4.4-4	Historical Traffic Data on California Highways within Study Area 4.4-11
4.4-5	Existing Intersection LOS (Year 2001)..... 4.4-15
4.4-6	Existing Roadway LOS for Summer Conditions (Year 2001) 4.4-16
4.4-7	Level of Service Standards..... 4.4-28
4.4-8	Land Use Quantities for the PP: Proposed Land Use Diagram..... 4.4-30
4.4-9	Existing Community Plan Maximum Allowable Land Use Densities..... 4.4-31
4.4-10	Alternative 1 Maximum Allowable Land Use Densities 4.4-33
4.4-11	Residential Trip Rates 4.4-34
4.4-12	Ponderosa Palisades/Sierra Meadows Area Residential Trip Rates 4.4-35
4.4-13	P.M. Peak Hour Trip Rates 4.4-35
4.4-14	Estimated Trip Generation for Each Land Use Map Alternative.....4.4-37
4.4-15	2021 Intersection LOS Under PP: Proposed Land Use Map.....4.4-42
4.4-16	Unmitigated Roadway LOS4.4-43

TABLE OF CONTENTS

4.4-17 2021 Intersection LOS Under AA: Existing Martis Valley General Plan Land Use Map4.4-44

4.4-18 2021 Intersection LOS Under AB: Alternative 1 Land Use Map4.4-45

4.4-19 2021 Intersection LOS Under AC: Alternative 2 Land Use Map4.4-47

4.4-20 2021 Intersection LOS Mitigation Measures Under PP: Proposed Land Use Map.....4.4-51

4.4-21 Extent of Widening Required Along Northstar Drive and Schaffer Mill Road for each Land Use Alternative and Roadway Improvement Option4.4-52

4.4-22 Mitigated LOS for Potentially Critical Arterial Roadways4.4-53

4.4-23 Intersection LOS Mitigation Measures for AA: Existing Martis Valley General Plan Land Use Map4.4-54

4.4-24 Intersection LOS Mitigation Measures for AB: Alternative 1 Land Use Map.....4.4-55

4.4-25 Intersection LOS Mitigation Measures for AC: Alternative 2 Land Use Map.....4.4-56

4.4-26 Reductions in Martis Valley Trip Generation Necessary to Maintain Adequate Roadway LOS for the Proposed Land Use Diagram4.4-58

4.4-27 Reductions in Martis Valley Trip Generation Necessary to Maintain Adequate Roadway LOS for the Existing Martis Valley General Plan Land Use Map (AA)4.4-59

4.4-28 Reductions in Martis Valley Trip Generation Necessary to Maintain Adequate Roadway LOS for Alternative 1 Land Use Map (AB).....4.4-60

4.4-29 Reductions in Martis Valley Trip Generation Necessary to Maintain Adequate Roadway LOS for the Alternative 2 Land Use Map (AC).....4.4-61

4.4-30 ADT Resulting on Roadway Connections Under Each Land Use Alternative4.4-62

4.5-1 Ambient Noise Monitoring Results Martis Valley Community Plan Area, May 3-4, 2000 4.5-3

4.5-2 Year 2001 Traffic Noise Levels (L_{dn} at 100 feet) 4.5-4

4.5-3 Significance of Changes in Noise Exposure.....4.5-16

4.5-5 Construction Equipment Noise4.5-19

4.6-1 Federal and State Ambient Air Quality Standards 4.6-2

4.6-2 Construction Emissions, Pound Per Day 4.6-7

4.6-3 Predicted Worst-Case CO Concentrations at Selected Intersections..... 4.6-8

4.6-4 Projected Direct/Indirect Emissions in Pound per Day 4.6-13

4.7-1 Water Quality Data for Martis Valley Wells..... 4.7-17

4.7-2 Water Quality Objectives for Martis Creek..... 4.7-20

4.7-3 Land Area to Remain Open Space or a Low Intensity Use 4.7-52

4.7-4 Water Demand Estimates for the Proposed Land Use Diagram4.7-55

4.7-5 Water Demand Estimates for the Existing Martis Valley General Plan Land Use Map 4.7-56

4.7-6 Water Demand Estimates for the Alternative 1 Land Use Map4.7-57

4.7-7 Water Demand Estimates for the Alternative 2 Land Use Map4.7-58

4.8-1 Modified Mercalli Intensity Scale for Earthquakes..... 4.8-11

4.8-2 Soil Mapping Units..... 4.8-17

4.8-3 Soil Suitability for Timber Production Classifications.....4.8-19

4.9-1 Listed and Special Status Species Potentially Occurring within the Planning Area or in the Vicinity 4.9-20

4.11-1 Current Enrollment and Existing Capacity 4.11-25

4.11-2 TDPUD Projected Water System Demand (edu)4.11-41

4.11-3 Northstar Historical Water Use (1988-1990)4.11-43

6.0-1 Environmental Impact Comparison between the Proposed Land Use Diagram and Alternatives AA, AB, and AC 6-3

6.0-2 Reduced Density Alternative..... 6-12

6.0-3 Comparison of alternatives to the Proposed Land Use Diagram 6-17

8.0-1 Mitigation Monitoring and Reporting Program8.0-3

FIGURE NUMBER	PAGE
3.0-1 Vicinity Map	3.0-3
3.0-2 Community Plan Area.....	3.0-5
3.0-3 Nevada County General Plan Land Use Designations.....	3.0-9
3.0-4 Proposed and Approved Large-Scale Projects	3.0-17
3.0-5 Proposed Land Use Diagram (PP)	3.0-25
3.0-6 Existing Martis Valley General Plan Land Use Map (AA).....	3.0-27
3.0-7 Alternative 1 Land Use Map (AB).....	3.0-29
3.0-8 Alternative 2 Land Use Map (AC)	3.0-31
3.0-9 Martis Valley Recreation Sites, Parks and Trails.....	3.0-35
4.0-1 Northstar-at-Tahoe Completing the Vision Overview Map.....	4.0-3
4.0-2 Northstar-at-Tahoe Completing the Vision Conceptual Development Map	4.0-5
4.1-1 Martis Valley Ownership	4.1-5
4.1-2 Martis Valley Zoning Designations.....	4.1-15
4.1-2a Martis Valley Zoning Designations.....	4.1-17
4.1-2b Martis Valley Zoning Designations.....	4.1-19
4.1-2c Martis Valley Zoning Designations.....	4.1-21
4.3-1 Truckee Tahoe Airport FAR Part 77 Map.....	4.3-9
4.3-2 Truckee Tahoe Airport CLUP Airport Safety Zones	4.3-14
4.4-1 Existing Intersection Configurations	4.4-7
4.4-2 Year 2001 Summer Peak Weekday P.M. Peak Hour Traffic Volumes.....	4.4-13
4.4-3 Year 2001 30 th Highest Winter Peak Hour Traffic Volumes	4.4-14
4.4-4 Year 2021 Intersection Configurations	4.4-40
4.5-1 Truckee Tahoe Airport Noise Contours (1999).....	4.5-7
4.5-2 Truckee Tahoe Airport Noise Contours (2020).....	4.5-9
4.7-1 Topographical & Hydrological Features	4.7-3
4.7-2 Hydrological Features.....	4.7-5
4.7-3 100-Year Floodplain.....	4.7-9
4.7-4 Martis Valley Ground Water Basin.....	4.7-13
4.8-1 Topographic Conditions	4.8-3
4.8-2 Slope and Fault Conditions	4.8-7
4.8-3 Plan Area Soils.....	4.8-15
4.9-1 Biological Communities.....	4.9-3
4.9-2 Vegetation Associations.....	4.9-5
4.9-3 CNDDDB Search.....	4.9-25
4.9-4 Jurisdictional Waters of the U.S.	4.9-35
4.9-5 Open Space Corridors.....	4.9-37
4.9-6 Vegetation Impacts of the Proposed Land Use Diagram	4.9-43
4.9-7 Vegetation Impacts of Existing Martis Valley General Plan Land Use Map.....	4.9-45
4.9-8 Vegetation Impacts of the Alternative 1 Land Use Map	4.9-47
4.9-9 Vegetation Impacts of the Alternative 2 Land Use Map	4.9-49
4.11-1 Martis Valley Service Districts	4.11-3
4.11-2 Truckee Trails and Bikeways Master Plan	4.11.83
4.12-1 Visual Quality Standards	4.12-5
4.12-2 Visual Impacts of Proposed Land Use	4.12-17
4.12-3 Visual Impacts of Existing Community Plan.....	4.12-19
4.12-4 Visual Impacts of Land Use Alternative 1	4.12-21

TABLE OF CONTENTS

4.12-5 Visual Impacts of Land Use Alternative 24.12-23
6.0-1 Cluster Land Use Alternative..... 6.0-9
6.0-2 Reduced Intensity Alternative.....6.0-13

PHOTO NUMBER **PAGE**

4.12-1 Northstar development viewed from an adjacent hillside4.12-1
4.12-2 Forests along Schaffer Mill Road.....4.12-2
4.12-3 Northstar ski area, Donner Summit in background and the Martis Valley floor.....4.12-2
4.12-4 Dry Lake, in the northeast portion of Martis Valley4.12-2