
2.0 EXECUTIVE SUMMARY

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.12 (Environmental Setting, Impacts, and Mitigation Measures).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the Martis Valley Community Plan Update, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses upon potential environmental impacts arising from the project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The proposed Martis Valley Community Plan would update the existing Placer County portion of the Martis Valley General Plan that was originally adopted in 1974. As described in Section 1 (Preface) of the Martis Valley Community Plan, the update is intended to address new environmental and socioeconomic conditions of the Martis Valley area, guide future land uses in the Plan area, as well as bring the original Martis Valley General Plan goals and policies into consistency with the 1994 Placer County General Plan.

Section 2 (Land Use) of the proposed Martis Valley Community Plan identifies the following goals associated with the general intent of the Plan:

- Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Martis Valley lands to meet the present and future needs of Placer County residents and businesses.
- Goal 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Martis Valley.
- Goal 1.C: To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Martis Valley residents and visitors and maintain economic vitality.
- Goal 1.D: To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.
- Goal 1.E: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.
- Goal 1.F: To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.
- Goal 1.G: To preserve and enhance open space lands to maintain the natural resources of the County.

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Goal 1.H: To preserve and enhance open space for outdoor recreation purposes.

Goal 1.I: To preserve and enhance open space lands for health and safety purposes.

Goal 1.J: To preserve and enhance open space lands for resource production purposes.

Goal 1.K: To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Martis Valley residents and to expand the economic base to better serve the needs of residents.

2.3 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. This alternatives analysis provides a comparative analysis between the project and the selected alternatives. This includes a summary of the impact analysis between the Proposed Land Use Diagram (PP) and the three land use map alternatives (Existing Martis Valley General Plan Land Use Map-AA, Alternative 1 Land Use Map-AB, and Alternative 2 Land Use Map-AC). In addition to these land use map alternative the EIR qualitatively evaluates the following other land use alternative, which include:

- **No Project Alternative:** CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. Under this alternative, the project would not be approved and the current Martis Valley General Plan (1975) would remain.
- **Clustered Land Use Alternative:** This alternative would involve clustering land use densities as shown in **Figure 6.0-1** in order to provide compact development in the plan area and minimize the amount of land disturbance.
- **Reduced Intensity Alternative:** This alternative would consist of the modification of the Proposed Land Use Diagram that would minimize significant impacts identified in the analysis provided in Sections 4.1 through 4.12.

2.4 AREAS OF CONTROVERSY

Placer County was identified as the lead agency for the proposed project. In accordance with Section 15082 of CEQA Guidelines, Placer County prepared and distributed a Notice of Preparation (NOP) for the Martis Valley Community Plan Update that was circulated for public review on July 11, 2001. The NOP included a summary of probable effects on the environment of the implementation of the project. Written comments received on the NOP were considered in the preparation of the EIR. A summary of the NOP comments is included in Section 1.0 (Introduction) and the actual NOP comments are included as **Appendix 1.0**.

The NOP identified that the proposed project may result in the following environmental impacts to be addressed in the EIR:

- Land Use and Planning
- Population and Housing
- Geologic Problems;
- Water;
- Air Quality;
- Transportation/Circulation;
- Geology and Soils;
- Biological Resources;
- Energy and Mineral Resources;
- Hazards;
- Noise;
- Public Services;
- Utilities and Service Systems;
- Aesthetics;
- Cultural Resources; and
- Recreation

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for each land use map alternative considered, Martis Valley Community Plan policies, and implementation programs and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all project-level mitigation measures, refer to **Sections 4.1 through 4.12**.

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**TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use				
<p>Impact 4.1.1 Consistency with Relevant Land Use Planning Documents</p> <p>PP The Proposed Land Use Diagram would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AA The proposed Existing Martis Valley General Plan Land Use Map Alternative would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AB The proposed Alternative 1 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AC The proposed Alternative 2 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area.</p>	<p>Policies: 1.A.1, 1.A.2, 1.B.3, 1.B.4, 1.B.6, 1.B.7, 1.B.9, 1.B.10, 1.C.1, 1.C.3, 1.E.1, 1.F.1, 1.F.2, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.G.1, 1.G.2, 1.G.3, 1.G.4, 1.G.5, 1.G.6, 1.G.7, 1.J.1, 5.E.1, 5.E.2</p> <p>Implementation Programs (Land Use Section):</p> <p>1, 2, 3, 4, 5, 6</p>	<p align="center">S</p>	<p>MM 4.1.1a All development projects shall conform to the provisions of the Tahoe Truckee Airport District Comprehensive Land Use Plan to include, but not be limited to, land use and height restrictions of the CLUP.</p> <p>MM 4.1.1b Review all development projects for consistency compliance with the goals, policies and specific requirements contained within the Comprehensive Land Use Plan and Airport Master Plan for the Truckee-Tahoe Airport.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time frame: Ongoing</p> <p>Funding: Application fees</p>	<p align="center">LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.1.2 Land Use Conflicts</p> <p>PP Development under the Proposed Land Use Diagram would result in substantial change in land use in the Plan area.</p> <p>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.</p> <p>AB Development under the Alternative 1 Land Use Map would result in substantial change in land use in the Plan area.</p> <p>AC Development under the Alternative 2 Land Use Map would result in substantial change in land use in the Plan area.</p>	<p>Policies: 1.A.5, 1.B.2, 1.B.3, 1.B.4, 1.B.5, 1.B.8, 1.C.2, 1.C.5, 1.C.6, 1.C.13, 1.C.14, 1.D.3, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.J.1, 1.J.2</p> <p>Implementation Programs (Land Use Section):</p> <p>2, 3, 5</p>	<p>PS</p>	<p>See MM 4.1.1a and b, MM 4.3.3a through c, MM 4.5.4a and b.</p>	<p>SU</p>
<p>Impact 4.1.3 Loss of Forest and Timber Lands</p> <p>PP Development under the Proposed Land Use Diagram could result in the loss of forestland.</p> <p>AA Development under the Existing Martis Valley General Plan Land Use Map Alternative does not change the impact to forest or timberland.</p>	<p>Policies: 1.F.1, 1.F.2, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.J.1, 9.E.3, 9.E.4, 9.E.6, 9.E.7, 9.E.8, 9.E.9, 9.E.12, 9.E.14, 9.E.15</p>	<p>S</p>	<p>None available.</p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AB The Alternative 1 Land Use Map would reduce the allowed development of forestland and timber resources.</p> <p>AC The Alternative 2 Land Use Map would allow development that could result in the loss of forestland..</p>				
<p>Impact 4.1.4 Consistency with Relevant Planning Documents</p> <p>PP The Proposed Land Use Diagram would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AA The proposed Existing Martis Valley General Plan Land Use Map Alternative would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AB The proposed Alternative 1 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area.</p> <p>AC The proposed Alternative 2 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area.</p>	<p>Policies: 1.A.1, 1.A.2, 1.B.3, 1.B.4, 1.B.6, 1.B.7, 1.B.9, 1.B.10, 1.C.1, 1.C.3, 1.E.1, 1.F.1, 1.F.2, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.G.1, 1.G.2, 1.G.3, 1.G.4, 1.G.5, 1.G.6, 1.G.7, 1.J.1, 5.E.1, 5.E.2</p> <p>Implementation Programs (Land Use Section):</p> <p>1, 2, 3, 4, 5, 6</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.1.5 Cumulative Land Use Conflicts</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policies: 1.A.5, 1.B.2, 1.B.3, 1.B.4, 1.B.5, 1.B.8, 1.C.2, 1.C.5, 1.C.6, 1.C.13, 1.C.14, 1.D.3, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.J.1, 1.J.2</p> <p>Implementation Programs (Land Use Section):</p> <p>2, 3, 5</p>	<p>CS</p>	<p>None available.</p>	<p>SU</p>
<p>Impact 4.1.6 Cumulative Loss of Timber/Forest Resources</p> <p>PP Development under the Proposed Land Use Diagram could result in the loss of forestland.</p>	<p>Policies: 1.F.1, 1.F.2, 1.F.3, 1.F.4, 1.F.5, 1.F.6, 1.J.1, 9.E.3, 9.E.4, 9.E.6, 9.E.7, 9.E.8, 9.E.9, 9.E.12, 9.E.14, 9.E.15</p>	<p>CS</p>	<p>None available.</p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AA Development under the Existing Martis Valley General Plan Land Use Map Alternative does not change the impact to forest or timberland.</p> <p>AB The Alternative 1 Land Use Map would reduce the allowed development of forestland and timber resources.</p> <p>AC The Alternative 2 Land Use Map would allow development that could result in the loss of forestland.</p>				
Population/Housing/Employment				
<p>Impact 4.2.1 Holding Capacity</p> <p>PP Development under the Proposed Land Use Diagram could potentially exceed the holding capacity of Martis Valley.</p> <p>AA Development under the Existing Martis Valley General Plan Land Use Map could potentially exceed the holding capacity of Martis Valley.</p> <p>AB Development under the Alternative 1 Land Use Map could potentially exceed the holding capacity of Martis Valley.</p>	None required	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AC Development under the Alternative 2 Land Use Map could potentially exceed the holding capacity of Martis Valley.</p>				
<p>Impact 4.2.2 Housing</p> <p>PP Development under the Proposed Land Use Diagram would result in housing impacts through not providing sufficient affordable housing and creating an imbalance between employment and housing.</p> <p>AA Development under the Existing Martis Valley General Plan Land Use Map would result in housing impacts through not providing sufficient affordable housing and creating an imbalance between employment and housing.</p> <p>AB Development under the Alternative 1 Land Use Map would result in housing impacts through not providing sufficient affordable housing and creating an imbalance between employment and housing.</p> <p>AC Development under the Alternative 2 Land Use Map would result in housing impacts through not providing sufficient affordable housing and creating an</p>	<p>Policies: 3.A.1, 3.A.2, 3.A.3, 3.A.4, 3.A.5, 3.A.6, 3.A.7, 3.A.8</p> <p>Implementation Programs (Population and Housing Section): 1, 2, 3, 4, 6, 11</p>	<p>PS</p>	<p>MM 4.2.2 As a condition of approval of each housing development in Martis Valley, the project applicant shall construct 5 percent of units affordable to very low-income households (0 to 50 percent of area median income) and 5 percent of units affordable to low income households (50 to 80 percent of median income). Where practicable, the County shall require the future developer of each project site to construct affordable housing as early as possible. In instances where the County finds that it is not feasible to construct the affordable units, the developer shall be required to pay a fee as described in Policy 3.A.3.</p> <p>Responsible Agency/ Department: Planning</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>imbalance between employment and housing.</p>			<p>Department Time frame: Ongoing Funding: General Fund</p>	
<p>Impact 4.2.3 Cumulative Housing Impact</p> <p>PP Cumulative development under the Proposed Land Use Diagram could potentially exceed the holding capacity of Martis Valley as well as result in housing impacts.</p> <p>AA Cumulative development under the No Project Alternative could potentially exceed the holding capacity of Martis Valley as well as result in housing impacts.</p> <p>AB Cumulative development under the Alternative 1 Land Use Map could potentially exceed the holding capacity of Martis Valley as well as result in housing impacts.</p> <p>AC Cumulative development under the Alternative 2 Land Use Map could potentially exceed the holding capacity of Martis Valley as well as result in housing impacts.</p>	<p>Policies: 3.A.1, 3.A.2, 3.A.3, 3.A.4, 3.A.5, 3.A.6, 3.A.7, 3.A.8</p> <p>Implementation Programs (Population and Housing Section): 1, 2, 3, 4, 6, 11</p>	<p>CS</p>	<p>Implement Mitigation Measure MM 4.2.2.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Human Health/Risk of Upset				
<p>Impact 4.3.1 Abandoned Mines and Tailings</p> <p>PP The potential exists for abandoned mine shafts and openings in the Plan area to present a physical hazard for subsequent development under the Proposed Land Use Diagram.</p> <p>AA The potential exists for abandoned mine shafts and openings in the Plan area to present a physical hazard for subsequent development under the Existing Martis Valley General Plan Land Use Map.</p> <p>AB The potential exists for abandoned mine shafts and openings in the Plan area to present a physical hazard for subsequent development under the Alternative 1 Land Use Map.</p> <p>AC The potential exists for abandoned mine shafts and openings in the Plan area to present a physical hazard for subsequent development under the Alternative 2 Land Use Map.</p>	<p>Policy: 9.A.1</p> <p>Implementation Program (Natural Resources Section): 2</p>	<p>PS</p>	<p>MM 4.3.1 Upon the identification of mine facilities on a project site within the Plan area, the County shall require that a detailed survey of the mine features and a hazards assessment be performed and that remedial measures be undertaken in areas of waste rock, mine tailings, and other associated contamination areas. Remediation shall be undertaken in accordance with the requirements of the County, California Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board. Remedial measures that could be implemented include, but are not limited to, the following: 1) fencing the impacted area to prohibit public access, 2) removal of mine wastes to an appropriate landfill</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			facility, 3) consolidate and encapsulate mine wastes, restore the area with vegetation, and re-route drainage, and 4) securing mine sites to restrict access and subsidence.	
<p>Impact 4.3.2 Hazardous Materials Contamination</p> <p>PP Implementation of the Proposed Land Use Diagram could result in potential disturbance and contamination of existing and future land uses resulting from the use of toxic chemicals, the storage and disposal of toxic chemicals, and other hazardous materials.</p> <p>AA Implementation of Existing Martis Valley General Plan Land Use Map could result in potential disturbance and contamination of existing and future land uses resulting from the use of toxic chemicals, the storage and disposal of toxic chemicals, and other hazardous materials.</p> <p>AB Implementation of Alternative 1 Land Use Map could result in potential disturbance and contamination of</p>	None required	PS	<p>MM 4.3.2 Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed in the hazardous material/waste database search or the California State Water Resources Control Board database, the County shall require that the soil and surrounding area shall be tested and remediated for potential hazardous materials in accordance with local, state, and federal regulations.</p>	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>existing and future land uses resulting from the use of toxic chemicals, the storage and disposal of toxic chemicals, and other hazardous materials.</p> <p>AC Implementation of Alternative 2 Land Use Map could result in potential disturbance and contamination of existing and future land uses resulting from the use of toxic chemicals, the storage and disposal of toxic chemicals, and other hazardous materials.</p>				
<p>Impact 4.3.3 Airport Operations</p> <p>PP The potential exists for safety hazards associated with airport operations to occur within the Plan area in areas proposed for development under the Proposed Land Use Diagram.</p> <p>AA The potential exists for safety hazards associated with airport operations to occur within the Plan area in areas proposed for development under the existing Martis Valley Community Plan Land Use Map.</p> <p>AB The potential exists for safety hazards associated with airport operations to occur within the Plan area in areas</p>	<p>Policies: 5.E.1, 5.E.2</p>	<p>PS</p>	<p>MM 4.3.3a The County shall review all development projects in the overflight zones of the Truckee-Tahoe Airport for consistency with its Comprehensive Land Use Plan.</p> <p>MM 4.3.3b The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>proposed for development under the Alternative 1 Land Use Map.</p> <p>AC The potential exists for safety hazards associated with airport operations to occur within the Plan area in areas proposed for development under the Alternative 2 Land Use Map.</p>			<p>compatibility in terms of location, height, and noise.</p> <p>MM 4.3.3c The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).</p>	
<p>Impact 4.3.4 Radon Exposure</p> <p>PP Development under the Proposed Land Use Diagram could be potentially exposed to radon.</p> <p>AA Development under the existing Martis Valley Community Plan Land Use Map could be potentially exposed to radon.</p> <p>AB Development under the Alternative 1 Land Use Map could be potentially exposed to radon.</p> <p>AC Development under the Alternative 2 Land Use Map could be potentially exposed to radon.</p>	None required	LS	None required.	LS

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<p>Impact 4.3.5 Cumulative Hazard Impacts</p> <p>PP Development under the Proposed Land Use Diagram could result in site-specific hazards for area residents.</p> <p>AA Development under the existing Martis Valley Community Plan Land Use Map could result in site-specific hazards for area residents.</p> <p>AB Development under the Alternative 1 Land Use Map could result in site-specific hazards for area residents.</p> <p>AC Development under the Alternative 2 Land Use Map could result in site-specific hazards for area residents.</p>	<p>Policies: 9.A.1, 5.E.1, 5.E.2</p> <p>Implementation Program (Natural Resources Section): 2</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Transportation and Circulation</p>				
<p>Impact 4.4.1 Potential to Exceed an Established Level of Service Standard</p> <p>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</p>	<p>Policies: 5.A.3, 5.A.4, 5.A.7, 5.A.8, 5.A.9, 5.A.10, 5.A.11, 5.A.12, 5.A.13, 5.A.14, 5.A.15, 5.C.1, 5.C.2, 5.C.3, 5.C.4</p>	<p>S</p>	<p>MM 4.1.1a The County shall establish a capital improvement program for the land use map and roadway improvements ultimately approved by the County for the improvements identified in Tables 4.4-20 through 4.4-25 (depending on the land use map adopted). This</p>	<p>SU</p>

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<p>3 intersections and 2 roadway segments in Placer County.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Implementation Programs (Transportation and Circulation Section): 1, 2, 3, 4, 5, 6, 7, 8, 9</p>		<p>would include funding and coordination for traffic improvements associated with impacts identified in the Town of Truckee as well as to state highway facilities (SR 267 and SR 28).</p> <p>MM 4.4.1b (optional) Reduce Land Use Quantities in Martis Valley Community Plan Area.</p>	

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<p>Impact 4.4.2 Traffic Impacts to Local Residential Roadways</p> <p>PP Implementation of the Proposed Land Use Diagram would result in an increase in traffic volumes along local residential roadways in the Sierra Meadows/Ponderosa Palisades area if the Palisades connection is made.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would result in an increase in traffic volumes along local residential roadways in the Sierra Meadows/Ponderosa Palisades area if the Palisades connection is made.</p> <p>AB Implementation of the Alternative 1 Land Use Map would result in an increase in traffic volumes along local residential roadways in the Sierra Meadows/Ponderosa Palisades area if the Palisades connection is made.</p> <p>AC Implementation of the Proposed Land Use Diagram would result in an increase in traffic volumes along local residential roadways in the Sierra Meadows/Ponderosa Palisades area if the Palisades connection is made.</p>	<p>Policy: 5.A.5</p>	<p>PS</p>	<p>MM 4.4.2a The Circulation Diagram shall not allow public roadway access to the Sierra Meadows/Ponderosa Palisades area.</p> <p>MM 4.4.2b The Northstar Connector (if ultimately included as part of the Circulation Diagram as a public roadway) shall be designed to accommodate projected traffic volumes with minimal local residential roadway connections. Residential lots shall be restricted from having direct access onto the Connector.</p>	<p>LS</p>

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<p>Impact 4.4.3 Potential Hazards Because of Design or Incompatible Uses</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to result in significant traffic hazards.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to result in significant traffic hazards.</p> <p>AB Implementation of the Alternative 1 Land Use Map is not expected to result in significant traffic hazards.</p> <p>AC Implementation of the Alternative 2 Land Use Map is not expected to result in significant traffic hazards.</p>	<p>Policies: 5.A.2, 5.A.4</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.4.4 Inadequate Parking Capacity</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to result in parking capacity impacts.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to result in parking capacity impacts.</p>	<p>Policy: 5.A.6</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AB Implementation of the Alternative 1 Land Use Map is not expected to result in parking capacity impacts.</p> <p>AC Implementation of the Alternative 2 Land Use Map is not expected to result in parking capacity impacts.</p>				
<p>Impact 4.4.5 Conflicts with Transit</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to result in conflicts with transit.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to result in conflicts with transit.</p> <p>AB Implementation of the Alternative 1 Land Use Map is not expected to result in conflicts with transit.</p> <p>AC Implementation of the Alternative 2 Land Use Map is not expected to result in conflicts with transit.</p>	<p>Policies: 5.B.1, 5.B.2, 5.B.3, 5.B.4, 5.B.5, 5.B.6, 5.B.7, 5.C.1, 5.D.2</p> <p>Implementation Programs (Transportation and Circulation Section): 1, 7, 8</p>	LS	None required.	LS
<p>Impact 4.4.6 Conflicts with Pedestrian and Bicycle Uses</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to result in</p>	<p>Policies: 5.A.3, 5.C.1, 5.C.2, 5.D.1, 5.D.2, 5.D.3, 5.D.4, 5.D.5</p>	LS	None required.	LS

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>conflicts with pedestrian and bicycle uses.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to result in conflicts with pedestrian and bicycle uses.</p> <p>AB Implementation of the Alternative 1 Land Use Map is not expected to result in conflicts with pedestrian and bicycle uses.</p> <p>AC Implementation of the Alternative 2 Land Use Map is not expected to result in conflicts with pedestrian and bicycle uses.</p>	<p>Implementation Programs (Transportation and Circulation Section):</p> <p>1, 3, 4, 9</p>			
<p>Impact 4.4.7 Cumulative Impacts to Area Intersections and Roadways</p> <p>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.</p>	<p>Policies: 5.A.3, 5.A.4, 5.A.7, 5.A.8, 5.A.9, 5.A.10, 5.A.11, 5.A.12, 5.A.13, 5.A.14, 5.A.15, 5.C.1, 5.C.2, 5.C.3, 5.C.4,</p> <p>Implementation Programs (Transportation and Circulation</p>	CS	See MM 4.4.1a and/or b and MM 4.4.2a and b.	SU

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>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.</p>	<p>Section): 1, 2, 3, 4, 5, 6, 7, 8, 9</p>			
<p>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.</p>				
<p>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.</p>				

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.4.8 Cumulative Impacts to Regional Highway Facilities</p> <p>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.</p> <p>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.</p> <p>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</p>	None required	CS	None available	SU

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>operate properly, Interstate 80 is expected to operate deficiently.</p> <p>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.</p>				
<p>Impact 4.4.9 Cumulative Roadway Hazards Because of Design or Incompatible Uses</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to contribute to significant traffic hazards.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to contribute to significant traffic hazards.</p> <p>AB Implementation of the Alternative 1 Land Use Map is not expected to contribute to significant traffic hazards.</p>	<p>Policies: 5.A.2 and 5.A.4</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AC Implementation of the Alternative 2 Land Use Map is not expected to contribute to significant traffic hazards.</p>				
<p>Impact 4.4.10 Cumulative Conflicts with Transit, Pedestrian and Bicycle Uses</p> <p>PP Implementation of the Proposed Land Use Diagram is not expected to contribute to conflicts with transit.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map is not expected to contribute to conflicts with transit, pedestrian and bicycle uses.</p> <p>AB Implementation of the Alternative 1 Land Use Map is not expected to contribute to conflicts with transit, pedestrian and bicycle uses.</p> <p>AC Implementation of the Alternative 2 Land Use Map is not expected to contribute to conflicts with transit, pedestrian and bicycle uses.</p>	<p>Policies: 5.A.3, 5.B.1, 5.B.2, 5.B.3, 5.B.4, 5.B.5, 5.B.6, 5.B.7, 5.C.1, 5.C.2, 5.D.1, 5.D.2, 5.D.3, 5.D.4, 5.D.5, 5.D.6, 5.D.7</p> <p>Implementation Programs (Transportation and Circulation Section):</p> <p>1, 3, 4, 7, 8, 9</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Noise				
<p>Impact 4.5.1 Construction Noise Impacts</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	None available	S	<p>MM 4.5.1a As part of subsequent project approvals, the County shall require that construction activities be prohibited on Sundays and federal holidays and limited to daytime hours (6:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays).</p> <p>MM 4.5.1b As part of subsequent project approvals, the County shall require that stationary construction equipment and construction staging areas be setback from existing noise-sensitive land uses. The setback distance will be considered on a case-by-case basis and will be determined by the County as part of subsequent project review.</p>	SU

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.5.2 Transportation Noise Impacts</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policies: 10.A.3, 10.A.5, 10.A.6, 10.A.7, 10.A.8, 10.A.10</p> <p>Implementation Programs (Noise Section): 1 and 2</p>	<p>S</p>	<p>None available.</p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.5.3 Future Stationary Noise Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources.</p> <p>AB Implementation of the Alternative 1 Land Use Map could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources.</p> <p>AC Implementation of the Alternative 2 Land Use Map could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources.</p>	<p>Policies: 10.A.1, 10.A.2, 10.A.3, 10.A.4, 10.A.9, 10.A.10</p> <p>Implementation Programs (Noise Section): 1 and 2</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.5.4 Truckee-Tahoe Airport Noise Impacts</p> <p>PP Subsequent development under the Proposed Land Use Diagram would be exposed to noise associated with the operation of the Truckee-Tahoe Airport.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map would be exposed to noise associated with the operation of the Truckee-Tahoe Airport.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map would be exposed to noise associated with the operation of the Truckee-Tahoe Airport.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map would be exposed to noise associated with the operation of the Truckee-Tahoe Airport.</p>	<p>Policies: 10.A.3, 10.A.5, 10.A.6, 10.A.7, 10.A.8, 10.A.10</p> <p>Implementation Programs (Noise Section): 1 and 2</p>	<p>S</p>	<p>MM 4.5.4a As part of subsequent residential project approvals, the County shall require that navigation easements be granted to the Truckee-Tahoe Airport District as appropriate. The purpose of the easement is to disclose to future residents that they may be exposed to occasional noise from aircraft utilizing the airport.</p> <p>MM 4.5.4b As part of subsequent residential project submittals for land areas within the designated 55 CNEL contour of the Truckee Tahoe Airport, the County shall require that the applicant incorporate mitigation that is sufficient to bring interior noise levels to 45 CNEL.</p>	<p>SU</p>
<p>Impact 4.5.5 Cumulative Traffic Noise Impacts</p> <p>PP Anticipated transportation noise increases associated with subsequent development under the Proposed Land Use Diagram in year 2021 would</p>	<p>None available.</p>	<p>CS</p>	<p>None available.</p>	<p>SU</p>

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<p>contribute to elevated noise levels that would be in excess of applicable noise standards.</p> <p>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.</p> <p>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.</p> <p>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.</p>				

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Air Quality				
<p>Impact 4.6.1 Construction Air Quality Impacts</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policy: 9.H.1, 9.H.2, 9.H.5, 9.H.6, 9.H.7, 9.H.8</p>	<p>S</p>	<p>The following mitigation measure shall be added as an implementation program in Section IX of the Natural Resources Section of the Community Plan:</p> <p>MM 4.6.1 The County shall require subsequent projects to fully mitigate their construction air pollutant emissions that are in excess of Placer County Air Pollution Control District's thresholds of significance for emissions. This may include the use of low emission construction equipment, particulate matter control measures, and/or participation in Placer County's Air Pollution Control District's offsite mitigation program.</p> <p>Responsible Agency/Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Application Fees</p>	<p>SU</p>

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<p>Impact 4.6.2 Local Carbon Monoxide Concentration Impacts</p> <p>PP Carbon monoxide concentrations (hot spots) at project intersections at build-out under the Proposed Land Use Diagram would not exceed state or federal air quality standards.</p> <p>AA Carbon monoxide concentrations (hot spots) at project intersections at build-out under the Existing Martis Valley General Plan would not exceed state or federal air quality standards.</p> <p>AB Carbon monoxide concentrations (hot spots) at project intersections at build-out under the Alternative 1 Land Use Map would not exceed state or federal air quality standards.</p> <p>AC Carbon monoxide concentrations (hot spots) at project intersections at build-out under the Alternative 2 Land Use Map would not exceed state or federal air quality standards.</p>	None required	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.6.3 Regional Ozone Precursor Emissions</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policies: 9.H.1, 9.H.4, 9.H.5, 9.H.6, 9.H.8, 9.H.9, 9.H.10, 9.H.11, 9.H.12, 9.H.13, 9.H.14</p>	<p>S</p>	<p>MM 4.6.3 The following language shall be added to policy 9.H.6:</p> <p><i>"County staff will develop, with the advice of the Placer County APCD, a mitigation fee program for indirect sources similar to that in use in western Placer County. Mitigation targets will be identified, appropriate off-site mitigation programs developed, and equitable fees established."</i></p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.6.4 Regional PM₁₀ Emissions</p> <p>PP Project-related summertime emissions of PM₁₀ for the Proposed Land Use Diagram would exceed the Placer County APCD's thresholds of significance.</p> <p>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.</p> <p>AB Project-related summertime emissions of PM₁₀ for the Alternative 1 Land Use Map would exceed the Placer County APCD's thresholds of significance.</p> <p>AC Project-related summertime emissions of PM₁₀ for the Alternative 2 Land Use Map would exceed the Placer County APCD's thresholds of significance.</p>	<p>Policies: 9.H.1, 9.H.4, 9.H.5, 9.H.6, 9.H.8</p>	<p>S</p>	<p>Implement Mitigation Measure MM 4.6.3.</p>	<p>SU</p>
<p>Impact 4.6.5 Cumulative Air Quality Impacts</p> <p>PP Anticipated development and operational effects associated with subsequent development under the Proposed Land Use Diagram in would contribute local and regional air</p>	<p>Policies: 9.H.1, 9.H.4, 9.H.5, 9.H.6, 9.H.8, 9.H.9, 9.H.10, 9.H.11, 9.H.12, 9.H.13, 9.H.14</p>	<p>CS</p>	<p>Implement Mitigation Measures MM 4.6.1 and 4.6.2.</p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>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.</p> <p>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.</p> <p>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.</p>				
Hydrology and Water Quality				
<p>Impact 4.7.1 Construction Water Quality Impacts</p> <p>PP Construction activities associated with subsequent development under the Proposed Land Use Diagram could cause accelerated soil erosion and sedimentation or the release of other</p>	<p>Policies: 6.E.3, 6.E.10, 6.E.11, 9.D.1, 9.D.2, 9.D.3, 9.D.4, 9.D.5, 9.D.7, 9.D.8, 9.D.9, 9.D.10, 9.F.2, 9.F.5</p>	<p>S</p>	<p>MM 4.7.1a The County shall require that each subsequent project applicant shall prepare a spill prevention and countermeasure plan describing measures to ensure proper collection and disposal of all pollutants</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AA pollutants to adjacent waterways. Construction activities associated with subsequent development under the Existing Martis Valley General Plan Land Use Map could cause accelerated soil erosion and sedimentation or the release of other pollutants to adjacent waterways.</p> <p>AB Construction activities associated with subsequent development under the Alternative 1 Land Use Map could cause accelerated soil erosion and sedimentation or the release of other pollutants to adjacent waterways.</p> <p>AC Construction activities associated with subsequent development under the Alternative 2 Land Use Map could cause accelerated soil erosion and sedimentation or the release of other pollutants to adjacent waterways.</p>	<p>9.D.10, 9.F.2, 9.F.5</p> <p>Implementation Programs (Natural Resources Section): 3, 4, 6, 7, 8, 10, 15, 18</p>		<p>disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The plan shall be incorporated into project improvement plans.</p> <p>MM 4.7.1b The County shall require each subsequent project clearly identify specific water quality control measures for Plan area waterways during construction activities. Water quality control features shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutant loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (e.g., Water Quality Control Plan for the Lahontan Region).</p> <p>MM 4.7.1c Subsequent development activities in the Plan area</p>	

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			shall avoid disturbing or altering existing wetlands, natural waterway courses or channel conditions. Exceptions to this policy would include minor stream crossings and improvements to the waterway that enhance the waterways natural condition to convey water and improvement water quality. Exceptions will be considered on a case-by-case basis by the County and the RWQCB and must be in compliance with the Water Quality Control Plan for the Lahontan Region (Basin Plan).	
<p>Impact 4.7.2 Operational Surface Water Quality Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map</p>	<p>Policies: 6.E.6, 6.E.8, 6.E.10, 6.E.11, 9.D.1, 9.D.4, 9.D.5, 9.D.9, 9.D.10, 9.F.1, 9.F.2, 9.F.5</p> <p>Implementation Programs (Public Facilities and Services and</p>	S	MM 4.7.2a The County shall require that each subsequent project develop a surface water quality control program to be incorporated into the project's storm water drainage system design. This program would specify the design of planned water quality facilities to be used in the project's drainage	LS

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<p>could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.</p> <p>AB Implementation of the Alternative 1 Land Use Map could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map could result in direct and indirect surface water quality impacts from operation of various land uses in the Plan area.</p>	<p>Natural Resources Sections): 1, 15, 16, 17, 18</p>		<p>the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. Water quality control features shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutant loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board.</p> <p>MM 4.7.2b In addition to the setback requirements set forth in Policy 9.D.1, subsequent projects will be conditioned to prohibit application of fertilizers, pesticides and herbicides within waterway corridors and wetland areas. Exact buffer distances from waterways and wetlands for chemical application shall</p>	

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			<p>be determined on a case-by-case basis based on technical analysis of the project and in consultation with the County and the Lahontan Regional Water Quality Control Board.</p> <p>MM 4.7.2c The County will require that future golf courses be designed to reduce the threat to surrounding waterways and wetland areas. Specifically by minimizing total acreage of managed turf, the need for fertilizers and chemicals would be minimized and the size of natural areas would be maximized. Natural areas would promote wildlife habitat and provide buffers to the environment from higher trafficked areas. Landscaped areas shall be restricted to only greens, tees, and fairways. The golf courses shall be designed to retain natural surface drainage patterns with buffer</p>	

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			<p>areas and will control and divert runoff away from greens, tee, fairways and other managed turf areas to prevent leaching and erosion of chemicals applied in these areas.</p> <p>The County shall also require proper chemical management (i.e., Chemical Application Management Plans [CHAMP]) for the operation of new golf courses. New golf courses shall utilize appropriate chemical management objectives via direct application of procedures that ensure water quality objectives are met as defined by the Lahontan Regional Water Quality Control Board and California Inland Surface Waters Plan. Specific water quality objectives for new golf courses shall ensure the biostimulatory substances, floating materials, oil and</p>	

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			<p>grease, pesticides and sediment shall not be in sufficient concentrations to cause a nuisance, adversely affect the beneficial uses of on-site surface waters, runoff or groundwater or exceed water quality criteria set forth in the Water Quality Control Plan for the Lahontan Region (Basin Plan). Water quality objectives for nine types of element/compounds is set by the Lahontan Regional Water Quality Control Board and are presented in the Basin Plan.</p> <p>The CHAMP or similar management plan shall incorporate the following:</p> <ul style="list-style-type: none"> • A description of golf course design features that prevent direct discharges of surface runoff into stream channels and groundwater. • A description of 	

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			<p>chemicals authorized for use and approved within the State of California, along with guidelines for their application. Guidelines shall include restrictions on their use near drainage systems. Chemicals include fertilizers, herbicides, fungicides, insecticides and rodenticides.</p> <ul style="list-style-type: none"> • Guidelines on the application of fertilizers and soil amendments that take into consideration the physical characteristics and nutrient content of the soil on the golf course site. • Guidelines for the irrigation of the golf course that take into consideration the field capacity of soil types and the timing with 	

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>chemical applications.</p> <ul style="list-style-type: none"> • A water quality monitoring program that includes sampling would be timed with the application of soil amendments or on a regularly scheduled basis. This monitoring program shall also be implemented with consideration of the RWQCB water quality objectives for the Martis Creek at its confluence the Truckee River. • Chemical storage requirements and chemical spill response and chemical inventory response plans would be prepared and implemented. • Pesticide concentrations shall not be allowed to accumulate in bottom sediments or aquatic life, 	

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>nor can chlorinated hydrocarbon pesticides be found at detectable concentrations in surface waters. Maximum Concentration Levels (MCL), per the Water Quality Goals for California Inland Surface Water for Human Health and Freshwater Aquatic Life Protection shall be met for waters in golf course lakes and other surface water bodies including streams and springs. Also, groundwaters shall not contain any chemical contaminants derived from operations in excess of the MCLs specified for domestic drinking water supplies in the CCR, Title 22, Division 4, Chapter 15 for the turf management chemical compounds including, but not limited to, 2,4-D, Atazine, Bentazon, Carbofuran,</p>	

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p style="text-align: center;">Glyphosate and Simazine.</p> <p>MM 4.7.2d The County shall require that subsequent development projects provide open fencing and signage restricting area residents from intruding in waterway and wetland areas and providing information regarding the sensitivity of these resources to include requirements for domestic pet control.</p> <p>MM 4.7.2e The County shall require that snow storage areas shall be located outside of areas that drain directly into waterways, except where storm drainage and treatment facilities are provided.</p>	
<p>Impact 4.7.3 Groundwater Quality Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram could result in the degradation of groundwater quality resulting from future land uses.</p> <p>AA Implementation of the Existing Martis</p>	<p>Policies: 6.C.6, 6.D.1, 6.D.5, 6.D.6, 6.D.7, 9.D.1, 9.D.4, 9.D.5, 9.D.9, 9.D.10, 9.F.1, 9.F.2, 9.F.5</p>	<p>PS</p>	<p>MM 4.7.3 Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Valley General Plan Land Use Map could result in the degradation of groundwater quality resulting from future land uses.</p> <p>AB Implementation of the Alternative 1 Land Use Map could result in the degradation of groundwater quality resulting from future land uses.</p> <p>AC Implementation of the Alternative 2 Land Use Map could result in the degradation of groundwater quality resulting from future land uses.</p>	<p>Implementation Programs (Public Facilities and Services and Natural Resources Sections); 1, 8, 12, 13,14, 15, 16, 17, 18</p>		<p>protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.</p>	
<p>Impact 4.7.4 Groundwater Recharge Areas Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram would result in the increase of impervious surfaces in the Plan area. However, this increase in impervious surfaces is not expected to substantially impact groundwater recharge.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would result in the increase of impervious surfaces in the Plan area. However, this increase in impervious</p>	<p>Policies: 6.D.6, 9.D.9, 9.D.10</p> <p>Implementation Program (Natural Resources Section): 12</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>surfaces is not expected to substantially impact groundwater recharge.</p> <p>AB Implementation of the Alternative 1 Land Use Map would result in the increase of impervious surfaces in the Plan area. However, this increase in impervious surfaces is not expected to substantially impact groundwater recharge.</p> <p>AC Implementation of the Alternative 2 Land Use Map would result in the increase of impervious surfaces in the Plan area. However, this increase in impervious surfaces is not expected to substantially impact groundwater recharge.</p>				
<p>Impact 4.7.5 Increased Groundwater Usage Impacts</p> <p>PP Implementation of land uses under the Proposed Land Use Diagram would increase groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water.</p> <p>AA Implementation of land uses under the</p>	<p>Policies: 6.C.1, 6.C.4</p> <p>Implementation Programs (Public Facilities and Services and Natural Resources Sections): 6, 8, 10, 12, 13</p>	<p>PS</p>	<p>MM 4.7.5 The County, in coordination with the Placer County Water Agency and the Northstar Community Services District, shall require that proponents of new development demonstrate that new well facilities or expanded operation of existing well facilities will be in compliance with Section 201(6)(1)(B) of P.L. 101-618</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Existing Martis Valley General Plan Land Use Diagram would increase groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water.</p> <p>AB Implementation of land uses under the Alternative 1 Land Use Map would increase groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water.</p> <p>AC Implementation of land uses under the Alternative 2 Land Use Map would increase groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water.</p>			<p>204(c)1(B) of P.L. 101-618 and/or any subsequent standard set forth in the Truckee River Operation Agreement that requires that the placement be designed to avoid substantial effects to surface water flows or conditions. Well tests, identification of setback from waterway, appropriate hydrologic testing and/or reports from qualified professionals shall be provided verifying that no substantial impact to surface waters will occur.</p>	
<p>Impact 4.7.6 Flood Hazard Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram would increase impervious surfaces and would alter drainage conditions and rates in the Plan area, which would result in potential flooding</p>	<p>Policies: 6.E.2, 6.E.3, 6.E.4, 6.E.7, 6.E.8, 6.E.9, 6.E.10, 6.F.1, 6.F.3, 6.F.4, 6.F.5, 6.F.7, 6.F.9, 6.F.12</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>impacts.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase impervious surfaces and would alter drainage conditions and rates in the Plan area, which would result in potential flooding impacts.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase impervious surfaces and would alter drainage conditions and rates in the Plan area, which would result in potential flooding impacts.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase impervious surfaces and would alter drainage conditions and rates in the Plan area, which would result in potential flooding impacts.</p>	<p>Implementation Programs (Public Facilities and Services): 18, 19, 20, 21</p>			
<p>Impact 4.7.7 Cumulative Water Quality Impacts</p> <p>PP Construction activities and operation of land uses under the Proposed Land Use Diagram would contribute to water</p>	<p>Policies: 6.D.1, 6.D.5, 6.C.6, 6.D.6, 6.D.7, 6.E.3, 6.E.6, 6.E.8, 6.E.10, 6.E.11, 9.D.1, 9.D.2,</p>	<p>CS</p>	<p>Implement Mitigation Measures MM 4.7.1a through c, MM 4.7.2a through e and MM 4.7.3</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>quality impacts from development of other projects in the region.</p> <p>AA Construction activities and operation of land uses under the Existing Martis Valley General Plan Land Use Map would contribute to water quality impacts from development of other projects in the region.</p> <p>AB Construction activities and operation of land uses under the Alternative 1 Land Use Map would contribute to water quality impacts from development of other projects in the region.</p> <p>AC Construction activities and operation of land uses under the Alternative 2 Land Use Map would contribute to water quality impacts from development of other projects in the region.</p>	<p>9.D.3, 9.D.4, 9.D.5, 9.D.7, 9.D.8, 9.D.9, 9.D.10, 9.F.1, 9.F.2, 9.F.5</p> <p>Implementation Programs (Public Facilities and Services and Natural Resources Sections): 3, 4, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18</p>			
<p>Impact 4.7.8 Cumulative Groundwater Recharge Area Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram would not contribute to a substantial loss of groundwater recharge area.</p>	<p>Policies: 6.D.6, 9.D.9, 9.D.10</p> <p>Implementation Program (Natural Resources Section): 12</p>	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would not contribute to a substantial loss of groundwater recharge area.</p> <p>AB Implementation of the Alternative 1 Land Use Map would not contribute to a substantial loss of groundwater recharge area.</p> <p>AC Implementation of the Alternative 1 Land Use Map would not contribute to a substantial loss of groundwater recharge area.</p>				
<p>Impact 4.7.9 Cumulative Groundwater Usage Impacts</p> <p>PP Implementation of land uses under the Proposed Land Use Diagram would contribute to further increases in groundwater usage in Martis Valley, which could adversely impact groundwater resources.</p> <p>AA Implementation of land uses under the Existing Martis Valley General Plan Land Use Map would contribute to further increases in groundwater usage in Martis Valley, which could adversely impact</p>	<p>Policies: 6.C.1, 6.C.4</p> <p>Implementation Programs (Public Facilities and Services and Natural Resources Sections): 6, 8, 10, 12, 13</p>	<p>CS</p>	<p>Implement Mitigation Measure MM 4.7.5.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>groundwater resources.</p> <p>AB Implementation of land uses under the Alternative 1 Land Use Map would contribute to further increases in groundwater usage in Martis Valley, which could adversely impact groundwater resources.</p> <p>AC Implementation of land uses under the Alternative 2 Land Use Map would contribute to further increases in groundwater usage in Martis Valley, which could adversely impact groundwater resources.</p>				
<p>Impact 4.7.10 Cumulative Flood Hazards</p> <p>PP Implementation of the Proposed Land Use Diagram would increase impervious surfaces and alter drainage conditions and rates in the Plan area, which could contribute to regional flooding impacts.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase impervious surfaces and alter drainage conditions and rates in the Plan area, which could contribute to regional flooding impacts.</p>	<p>Policies: 6.E.2, 6.E.3, 6.E.4, 6.E.7, 6.E.8, 6.E.9, 6.E.10, 6.F.1, 6.F.3, 6.F.4, 6.F.5, 6.F.7, 6.F.9, 6.F.12</p> <p>Implementation Programs (Public Facilities and Services Section): 18, 19, 20, 21</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>regional flooding impacts.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase impervious surfaces and alter drainage conditions and rates in the Plan area, which could contribute to regional flooding impacts.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase impervious surfaces and alter drainage conditions and rates in the Plan area, which could contribute to regional flooding impacts.</p>				
Geology and Soils				
<p>Impact 4.8.1 Geologic Stability and Suitability of the Martis Valley Community Plan Area</p> <p>PP Subsequent development under the Proposed Land Use Diagram could expose future residents and structures to geologic instability. However, Community Plan proposed policies and implementation programs would ensure adequate consideration of geologic stability issues.</p>	<p>Policies: 9.A.1, 9.A.2, 9.A.3, 9.A.4, 9.A.5, 9.A.6, 9.A.7, 9.A.9</p> <p>Implementation Programs (Natural Resources Section): 2, 3, 4, 6</p>	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map could expose future residents and structures to geologic instability. However, Community Plan proposed policies and implementation programs would ensure adequate consideration of geologic stability issues.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map could expose future residents and structures to geologic instability. However, Community Plan proposed policies and implementation programs would ensure adequate consideration of geologic stability issues.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map could expose future residents and structures to geologic instability. However, Community Plan proposed policies and implementation programs would ensure adequate consideration of geologic stability issues.</p>				
<p>Impact 4.8.2 Seismic Hazards</p> <p>PP Subsequent development under the Proposed Land Use Diagram could</p>	<p>Policies: 9.A.1, 9.A.7, 9.A.8, Implementation</p>	<p>PS</p>	<p>MM 4.8.2a As part of the geotechnical subsurface investigation work (Geology Implementation Program 2), an onsite seismic</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>expose future residents and structures to seismic hazards associated with fault rupture and ground shaking.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map could expose future residents and structures to seismic hazards associated with fault rupture and ground shaking.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map could expose future residents and structures to seismic hazards associated with fault rupture and ground shaking.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map could expose future residents and structures to seismic hazards associated with fault rupture and ground shaking.</p>	<p>Programs (Natural Resources Section): 2, 5</p>		<p>hazards analysis for subsequent projects and their supporting infrastructure will be performed to further locate and identify active fault traces. Because of their presence additional exploration will be required across these structures in several locations to accurately map their trends across the region. This information shall be utilized to adjust, if needed, the configuration of subsequent projects to ensure future structures will not be located on or near an active fault. Appropriate setbacks must then be defined per results of field investigations, and guidelines contained in UBC and CDMG (Fault-Rupture Hazard Zones in California, Special Report 42 standards). No special setbacks or project design modifications will be required if technical studies fail to identify the presence of a suspected</p>	

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			fault or if the fault is determined to be inactive. MM 4.8.2b Future residential units, structures, project utilities, and infrastructure shall be designed to withstand expected seismic forces that could sustain both horizontal and vertical oscillations and net displacements of earth material along local active fault(s). This may include strengthening of foundations, offsets of structures, engineering of flexible utility connections to accommodate warping, and distributive deformation associated with faulting. These designs will meet requirements outlined by Uniform Building Code and California Department of Mines and Geology.	
Impact 4.8.3 Soil Erosion PP Subsequent development under the Proposed Land Use Diagram would include minor to major grading over	Policies: 6.E.3, 6.E.10, 6.E.11, 9.D.1, 9.D.2, 9.D.3, 9.D.4, 9.D.5, 9.D.7,	PS	Implement Mitigation Measures MM 4.7.1a through c.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>large areas of land that could result in increased soil erosion above existing conditions.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan would include minor to major grading over large areas of land that could result in increased soil erosion above existing conditions.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map would include minor to major grading over large areas of land that could result in increased soil erosion above existing conditions.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map would include minor to major grading over large areas of land that could result in increased soil erosion above existing conditions.</p>	<p>9.D.8, 9.D.9, 9.D.10, 9.F.2, 9.F.5, 9.H.7, 9.H.8</p> <p>Implementation Programs (Natural Resources Section): 3, 4, 6, 7, 8, 10, 15, 18</p>			
<p>Impact 4.8.4 Avalanche Hazards</p> <p>PP Subsequent development under the Proposed Land Use Diagram may result in the placement structures and residents in areas that could be exposed</p>	<p>Policies: 9.B.1, 9.B.2</p>	<p>PS</p>	<p>MM 4.8.4 During review of any project would be located along a north-facing slope adjacent to areas with slopes 30 percent or greater, Placer County shall require each</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>to avalanche hazards.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map may result in the placement structures and residents in areas that could be exposed to avalanche hazards.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map may result in the placement structures and residents in areas that could be exposed to avalanche hazards.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map may result in the placement structures and residents in areas that could be exposed to avalanche hazards.</p>			<p>subsequent project provide the County with an avalanche hazard investigation report for their project. This report will document field investigations of surface conditions in areas where construction of all structures is proposed as well as typical snow accumulation and climate conditions. Evaluation of surface materials will be made to evaluate slope stability characteristics of underlying near surface conditions and probable snow conditions that will likely be present during various storm conditions. Avalanche hazard areas shall be mapped and the site design shall be modified to avoid these areas. If avoidance is infeasible, structures to be placed in the avalanche hazard areas shall be designed to withstand anticipated snow loads and conditions of an avalanche consistent with</p>	

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			the Placer County Avalanche Management Program.	
<p>Impact 4.8.5 Cumulative Geologic Impacts</p> <p>PP Development under the Proposed Land Use Diagram could result in site-specific geologic hazards for area residents.</p> <p>AA Development under the existing Martis Valley Community Plan Land Use Map could result in site-specific geologic hazards for area residents.</p> <p>AB Development under the Alternative 1 Land Use Map could result in site-specific geologic hazards for area residents.</p> <p>AC Development under the Alternative 2 Land Use Map could result in site-specific geologic hazards for area residents.</p>	None required	LS	None required.	LS
Biological Resources				
<p>Impact 4.9.1 Disturbance to Common Plant Communities</p> <p>PP Subsequent development under the</p>	Policies: 9.E.1, 9.E.3, 9.E.4, 9.E.5, 9.E.6, 9.E.7, 9.E.8, 9.E.9, 9.E.10,	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Proposed Land Use Diagram would result in the loss of vegetation types common in the region.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map would result in the loss of vegetation types common in the region.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map would result in the loss of vegetation types common in the region.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map would result in the loss of vegetation types common in the region.</p>	9.E.11			
<p>Impact 4.9.2 Disturbance to Common Wildlife</p> <p>PP Subsequent development under the Proposed Land Use Diagram would result in the disturbance and potential loss of wildlife species common in the region.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map would result in the disturbance and potential loss of wildlife species</p>	Policies: 9.G.1, 9.G.2, 9.G.3, 9.G.5, 9. G.6, 9.G.9	LS	None required.	LS

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<p>common in the region.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map would result in the disturbance and potential loss of wildlife species common in the region.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map would result in the disturbance and potential loss of wildlife species common in the region.</p>				
<p>Impact 4.9.3 Potential Disturbance to Special-Status Plant Species</p> <p>PP Subsequent development under the Proposed Land Use Diagram may impact habitat for special-status plant species.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map may impact habitat for special-status plant species.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map may impact habitat for special-status plant species.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map may impact habitat for special-status plant species.</p>	<p>Policies: 9.E.5, 9.E.10, 9.F.2, 9.F.4, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>PS</p>	<p>MM 4.9.3 The County shall require that biotic resources evaluation for subsequent projects required under Policy 9.G.10 to include a focused plant survey for the following special-status plant species: Donner Pass buckwheat, plumas ivesia, Carson Range rock cress, long-petaled lewisia, Munroe's desert mallow, and American manna grass. The survey shall determine the presence/absence of these species on the site. The surveys shall be conducted by a qualified botanist during the blooming season for</p>	<p>LS</p>

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<p>habitat for special-status plant species.</p>			<p>each species (in general, from May-August). Plant species listed after the adoption of the Martis Valley Community Plan shall also be included in the survey.</p> <p>If biotic surveys identify the presence of special-status plant species, the subsequent project will be designed to avoid the plant population including the provision of adequate buffers. If avoidance is deemed infeasible, other mitigation options shall be considered by the project. These may include, but not limited to, on- or off-site preservation of existing populations, seed and soil collection or plant transplant that ensures that the plant population is maintained. Subsequent projects shall submit a mitigation program for impacted special-status plant species that has been prepared by a qualified</p>	

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			biologist approved by the County and shall include consultation with the appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game, Lahontan Regional Water Quality Control Board) as part of plan implementation. Responsible Agency/ Department: Planning Department Time Frame: On-going Funding: Permit Fees	
<p>Impact 4.9.4 Potential Disturbance to Mountain Yellow-Legged Frog</p> <p>PP Subsequent development under the Proposed Land Use Diagram may impact suitable habitat for mountain yellow-legged frog.</p> <p>AA Subsequent development under the Existing Martis Valley General Plan Land Use Map may impact suitable habitat for mountain yellow-legged frog.</p>	<p>Policies: 9.E.10, 9.F.1, 9.F.2, 9.F.3, 9.F.4, 9.F.5, 9.F.6, 9.F.7, 9.G.1, 9.G.2, 9.G.3, 9.G.4, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources</p>	<p>PS</p>	<p>MM 4.9.4 The County shall require that biotic resources evaluation for subsequent projects include a mountain yellow-legged frog habitat suitability assessment be conducted on each parcel proposing a crossing over or development within stream or open water habitat area. The assessment shall include a detailed analysis of the</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>for mountain yellow-legged frog.</p> <p>AB Subsequent development under the Alternative 1 Land Use Map may impact suitable habitat for mountain yellow-legged frog.</p> <p>AC Subsequent development under the Alternative 2 Land Use Map may impact suitable habitat for mountain yellow-legged frog.</p>	<p>Section): 1</p>		<p>habitat conditions present onsite and shall survey stream conditions 500 feet upstream and downstream from the proposed stream crossing. If the results of the habitat suitability survey indicate that potential habitat for this species is not present within 500 feet up or down stream of the crossing, no further study is required.</p> <p>However, if potential habitat for this species is identified during the assessment, County shall condition projects involving disturbance of a waterway channel to perform the following:</p> <ul style="list-style-type: none"> • Conduct pre-construction surveys for the mountain yellow-legged frog during the breeding season by a qualified biologist. If frogs are identified in the construction area, the biologist shall contact 	

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>CDFG and/or USFWS regarding the proper methods of moving the species an appropriate off-site location prior to the onset of construction activities at the waterways.</p> <ul style="list-style-type: none"> • Monitoring of construction activities within waterways until construction activities in the waterways is complete. • Conduct training session for all construction personnel regarding the mountain yellow-legged frog, including a description of the species and its habitat and materials on species in order to assist in identifying species in the field. • Revegetation and recontouring of channel conditions generally 	

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>consistent with pre-construction conditions.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Permit Fees</p> <p>Implement Mitigation Measures MM 4.6.1a through c, and MM 4.7.2a through e.</p>	
<p>Impact 4.9.5 Potential Disturbance to Lahontan Cutthroat Trout</p> <p>PP The implementation of the Proposed Land Use Diagram may disturb habitat for Lahontan cutthroat trout and impact current recovery efforts by the U.S. Fish and Wildlife Service.</p> <p>AA The implementation of the Existing Martis Valley General Plan Land Use Map may disturb habitat for Lahontan cutthroat trout and impact current recovery efforts by the U.S. Fish and Wildlife Service.</p> <p>AB The implementation of the Alternative 1</p>	<p>Policies: 9.F.1, 9.F.2, 9.F.3, 9.F.4, 9.F.5, 9.F.6, 9.F.7, 9.G.1, 9.G.2, 9.G.3, 9.G.4, 9.G.6, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>PS</p>	<p>MM 4.9.5a The County shall require that construction activities within the channels of waterways identified to be potential spawning habitat of the Lahontan cutthroat trout shall not occur during the spawning season (April through July).</p> <p>MM 4.9.5b No structures shall be permitted in streams or watercourses within the Plan area that would result in the blockage of water flow creating a barrier to fish movement</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Land Use Map may disturb habitat for Lahontan cutthroat trout and impact current recovery efforts by the U.S. Fish and Wildlife Service.</p> <p>AC The implementation of the Alternative 2 Land Use Map may disturb habitat for Lahontan cutthroat trout and impact current recovery efforts by the U.S. Fish and Wildlife Service.</p>			<p>movement.</p> <p>Implement Mitigation Measures MM 4.6.1a through c, and MM 4.7.2a through e.</p>	
<p>Impact 4.9.6 Potential Disturbance to Nesting Raptors and Other Migratory Birds</p> <p>PP Implementation of the Proposed Land Use Diagram could result in the direct and temporary impacts on nesting special-status bird species, raptors, and other migratory birds.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map could result in the direct and temporary impacts on nesting special-status bird species, raptors, and other migratory birds.</p> <p>AB Implementation of the Alternative 1 Land Use Map could result in the direct and temporary impacts on nesting special-status bird species, raptors, and</p>	<p>Policies: 9.E.3, 9.E.4, 9.E.5, 9.E.6, 9.E.7, 9.E.9, 9.E.10, 9.E.12, 9.F.1, 9.F.2, 9.F.4, 9.F.5, 9.F.6, 9.G.1, 9.G.2, 9.G.3, 9.G.4, 9.G.5, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>PS</p>	<p>MM 4.9.6 If active nests are found during surveys associated with implementation of Policy 9.G.10, the County shall require mapping identifying the locations of identified nests. The subsequent project will be required to conduct focused nest surveys 30 days prior to the beginning of construction activities by a qualified biologist in order to determine if active nests are still present. If active nests are found, the County shall be notified on the status of the nests and no construction activities shall take place within 500 feet of</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>other migratory birds.</p> <p>AC Implementation of the Alternative 2 Land Use Map could result in the direct and temporary impacts on nesting special-status bird species, raptors, and other migratory birds.</p>			<p>the nest to avoid disturbance until the birds leave the nest, or a time deemed acceptable (e.g., when the juveniles have fledged) by the biologist. Monitoring reports summarizing nest activities shall be submitted to the County until the nest is determined to be inactive. Trees containing nest sites that must be removed shall be removed during the non-breeding season.</p> <p>If active nests that are identified involve federal and/or state listed species (under the Federal Endangered Species Act and the California Endangered Species Act) within or adjacent to the area of planned disturbance, additional setbacks, restrictions and/or mitigation may be required from California Department of Fish and Game and U.S. Fish and Wildlife Service as part of</p>	

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>agency permitting to ensure no take of the species. Nest sites of federal and/or state listed species shall not be taken, unless approved by California Department of Fish and Game and U.S. Fish and Wildlife Service.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Permit Fees</p>	
<p>Impact 4.9.7 Potential Disturbance to Special-Status Bat Species</p> <p>PP The implementation of the Proposed Land Use Diagram may remove potential roosting habitats for special-status bat species.</p> <p>AA The implementation of the Existing Martis Valley General Plan Land Use Map may remove potential roosting habitats for special-status bat species.</p>	<p>Policies: 9.E.3, 9.E.4, 9.E.5, 9.E.6, 9.E.7, 9.E.9, 9.E.10, 9.E.12, 9.F.1, 9.F.2, 9.F.4, 9.F.5, 9.F.6, 9.G.1, 9.G.2, 9.G.3, 9.G.4, 9.G.5, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation</p>	PS	<p>MM 4.9.7</p> <p>If bat roosts are identified on site as a result of surveys required by Policy 9.G.10, the County shall require that the bats be safely flushed from the sites where roosting habitat is planned to be removed prior to May of each construction phase (maternity roosts are generally occupied from May to August) prior to the onset of</p>	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AB The implementation of the Alternative 1 Land Use Map may remove potential roosting habitats for special-status bat species.</p> <p>AC The implementation of the Alternative 2 Land Use Map may remove potential roosting habitats for special-status bat species.</p>	<p>Program (Natural Resources Section): 1</p>		<p>construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Permit Fees</p>	
<p>Impact 4.9.8 Potential Disturbance to Sierra Nevada Red Fox, California Wolverine, Sierra Nevada Snowshoe Hare, Pacific Fisher, Sierra Nevada Mountain Beaver, and Pine Marten</p> <p>PP The implementation of the Proposed Land Use Diagram may remove potential habitat for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten.</p> <p>AA The implementation of the Existing Martis Valley General Plan Land Use Map may remove potential habitat for Sierra</p>	<p>Policies: 9.E.3, 9.E.4, 9.E.5, 9.E.6, 9.F.1, 9.F.2, 9.G.1, 9.G.2, 9.G.3, 9.G.4, 9.G.5, 9.G.6, 9.G.7, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>PS</p>	<p>MM 4.9.8 The County shall require focused surveys for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten as part of surveys required by Policy 9.G.10. If active den/burrow sites for the Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and/or pine marten dens/nests are identified, the mitigation plan</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten.</p> <p>AB The implementation of the Alternative 1 Land Use Map may remove habitat for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten.</p> <p>AC The implementation of the Alternative 2 Land Use Map may remove habitat for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten.</p>			<p>shall be developed in consultation with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service to ensure no animals are killed and that den/burrow sites are properly addressed. Measures may include, but not limited to, redesign of the project (Placer County General Plan Policy 6.C.6) to provide adequately sized open space areas and corridors around den/burrow sites, capture and relocation of the species. Subsequent projects shall submit the mitigation plan that has been reviewed and approved the appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game) and the necessary regulatory permits have obtained for the Sierra Nevada red fox, and California wolverine</p>	

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			(California Endangered Species Act) to the County prior to development activities. Responsible Agency/ Department: Planning Department Time Frame: On-going Funding: Permit Fees	
<p>Impact 4.9.9 Disturbance to Riparian Habitat</p> <p>PP The implementation of the Proposed Land Use Diagram may remove riparian scrub habitat. However, implementation of proposed Community Plan policies would ensure no net loss of riparian areas.</p> <p>AA The implementation of the Existing Martis Valley General Plan Land Use Map may remove riparian scrub habitat. However, implementation of proposed Community Plan policies would ensure no net loss of riparian areas.</p> <p>AB The implementation of the Alternative 1 Land Use Map may remove riparian scrub habitat. However, implementation</p>	<p>Policies: 9.E.3, 9.E.10, 9.F.1, 9.F.2, 9.F.4, 9.F.5, 9.F.6</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>of proposed Community Plan policies would ensure no net loss of riparian areas.</p> <p>AC The implementation of the Alternative 2 Land Use Map may remove riparian scrub habitat. However, implementation of proposed Community Plan policies would ensure no net loss of riparian areas.</p>				
<p>Impact 4.9.10 Loss of Wetland Areas</p> <p>PP The implementation of the Proposed Land Use Diagram may disturb wetland areas. However, implementation of proposed Community Plan policies would ensure no net loss of wetland resources.</p> <p>AA The implementation of the Existing Martis Valley General Plan may disturb wetland areas. However, implementation of proposed Community Plan policies would ensure no net loss of wetland resources.</p> <p>AB The implementation of the Alternative 1 Land Use Map may disturb wetland areas. However, implementation of proposed Community Plan policies would ensure no net loss of wetland</p>	<p>Policies: 9.F.1, 9.F.2, 9.F.3, 9.F.4, 9.F.5, 9.F.6, 9.F.7</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>resources.</p> <p>AC The implementation of the Alternative 2 Land Use Map may disturb wetland areas. However, implementation of proposed Community Plan policies would ensure no net loss of wetland resources.</p>				
<p>Impact 4.9.11 Disturbance to Wildlife Movement</p> <p>PP The implementation of the Proposed Land Use Diagram may block local wildlife movement as well as established deer migration movement corridors.</p> <p>AA The implementation of the Existing Martis Valley General Plan Land Use Map may block local wildlife movement as well as established deer migration movement corridors.</p> <p>AB The implementation of the Alternative 1 Land Use Map may block local wildlife movement as well as established deer migration movement corridors.</p> <p>AC The implementation of the Alternative 2 Land Use Map may block local wildlife movement as well as established deer migration movement corridors.</p>	<p>Policies: 9.D.1, 9.D.4, 9.D.9, 9.D.10, 9.E.3, 9.E.4, 9.E.6, 9.G.1, 9.G.2, 9.G.3, 9.G.5, 9.G.8, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>	<p>PS</p>	<p>MM 4.9.11a The County shall require deer migration surveys for projects located within or adjacent to the 3 corridors identified in Figure 4.9-5 of the Martis Valley Community Plan Update EIR, as part of surveys required by Policy 9.G.10. The surveys shall define the extent of deer movement across the subject property and will refine the extent of the deer corridor onsite. If a deer migration corridor is identified, the corridor shall be maintained as open space. The exact width, design and amount of allowed disturbance (e.g., trails, recreation facilities, golf courses) in the corridor shall be based on the results of</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
migration movement corridors.			<p>the survey and shall take into account connections with adjacent open space areas, vegetation and the seasonal cover and forage requirements of the migratory deer. The open space corridor shall be mapped and its design clearly identified.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Permit Fees</p> <p>MM 4.9.11b The County shall require that subsequent projects designate building envelopes as the allowed area of disturbance on an individual parcel basis to maximize the preservation of existing vegetation. Where possible, contiguous stands of trees within development areas shall be preserved and incorporated into the project</p>	

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>design.</p> <p>Fencing shall be limited to the building envelope of the parcel and not along parcel lines. If fencing is required along a parcel boundary, only post and cable, or other fencing methods easily cleared by wildlife, shall be installed.</p> <p>Responsible Agency/ Department: Planning Department</p> <p>Time Frame: On-going</p> <p>Funding: Permit Fees</p>	
<p>Impact 4.9.12 Loss of Special-Status Species and their Habitat, Interference with Wildlife Movement, and Fragmentation of Habitat</p> <p>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</p>	<p>Policies: 9.D.1, 9.D.4, 9.D.9, 9.D.10, 9.E.1, 9.E.3, 9.E.4, 9.E.5, 9.E.6, 9.E.7, 9.E.8, 9.E.9, 9.E.10, 9.E.11, 9.F.1, 9.F.2, 9.F.4, 9.F.5, 9.F.6, 9.F.7, 9.G.1, 9.G.2, 9.G.3,</p>	<p>CS</p>	<p>Implement Mitigation Measures MM 4.9.3, MM 4.9.4, MM 4.9.5a and b, MM 4.9.6, MM 4.9.7, MM 4.9.8 and MM 4.9.11a and b.</p>	<p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>to sensitive species, habitat fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>9.G.4, 9.G.5, 9.G.6, 9.G.9, 9.G.10</p> <p>Implementation Program (Natural Resources Section): 1</p>			

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
fragmentation, obstruction of movement corridors, and conflicts between wildlife and human activity.				
Cultural Resources				
<p>Impact 4.10.1 Impacts to Prehistoric and Historic Resources in the Plan Area</p> <p>PP Implementation of the Proposed Land Use Diagram could result in the disturbance of known and undiscovered prehistoric and historic resources in the Plan area.</p> <p>AA Implementation of the existing Martis Valley General Plan Land Use Map could result in the disturbance of known and undiscovered prehistoric and historic resources in the Plan area.</p> <p>AB Implementation of the Alternative 1 Land Use Map could result in the disturbance of known and undiscovered prehistoric and historic resources in the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map could result in the disturbance of known and undiscovered prehistoric and historic resources in the Plan area.</p>	<p>Policies: 8.A.1, 8.A.2, 8.A.3, 8.A.4, 8.A.5, 8.A.6, 8.A.7, 8.A.8, 8.A.9</p> <p>Implementation Programs (Cultural Resources Section): 1, 2, 3, 4, 5, 6, 7, 8, 9,</p>	<p>PS</p>	<p>MM 4.10.1 The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., structural features, unusual amounts of bone or shell, human remains, artifacts, human remains, architectural remains or significant paleontological resources) are discovered. In the event cultural resources or paleontological resources are discovered, the County shall retain a qualified cultural resource specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Plan area.			include consultation with local Native American communities and the Native American Commission on cultural resource finds. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.	
<p>Impact 4.10.2 Paleontological Resource Impacts</p> <p>PP Implementation of the Proposed Land Use Diagram would result in the disturbance of Pleistocene nonmarine</p>	<p>Policies: 8.A.2, 8.A.5, 8.A.6</p> <p>Implementation Programs (Cultural</p>	PS	Implement Mitigation Measure MM 4.10.1.	LS

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<p>sedimentary rocks (Prosser Creek Alluvium) and Quaternary alluvium geologic units, which have potential to contain paleontological resources.</p> <p>AA Implementation of the existing Martis Valley General Plan Land Use Map would result in the disturbance of Pleistocene nonmarine sedimentary rocks (Prosser Creek Alluvium) and Quaternary alluvium geologic units, which have potential to contain paleontological resources.</p> <p>AB Implementation of the Alternative 1 Land Use Map would result in the disturbance of Pleistocene nonmarine sedimentary rocks (Prosser Creek Alluvium) and Quaternary alluvium geologic units, which have potential to contain paleontological resources.</p> <p>AC Implementation of the Alternative 2 Land Use Map would result in the disturbance of Pleistocene nonmarine sedimentary rocks (Prosser Creek Alluvium) and Quaternary alluvium geologic units, which have potential to contain paleontological resources.</p>	<p>Resources Section): 1, 3, 5</p>			

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.10.3 Cumulative Impacts to Prehistoric and Historic Resources in the Martis Valley Area</p> <p>PP Implementation of the Proposed Land Use Diagram in combination with proposed and planned development in the Martis Valley area could contribute to the disturbance of known and undiscovered prehistoric and historic resources in the Martis Valley area.</p> <p>AA Implementation of the existing Martis Valley General Plan Land Use Map in combination with proposed and planned development in the Martis Valley area could contribute to the disturbance of known and undiscovered prehistoric and historic resources in the Martis Valley area.</p> <p>AB Implementation of the Alternative 1 Land Use Map in combination with proposed and planned development in the Martis Valley area could contribute to the disturbance of known and undiscovered prehistoric and historic resources in the Martis Valley area.</p> <p>AC Implementation of the Alternative 2 Land Use Map in combination with</p>	<p>Policies: 8.A.1, 8.A.2, 8.A.3, 8.A.4, 8.A.5, 8.A.6, 8.A.7, 8.A.8, 8.A.9</p> <p>Implementation Programs (Cultural Resources Section): 1, 2, 3, 4, 5, 6, 7, 8, 9,</p>	<p>CS</p>	<p>Implement Mitigation Measure MM 4.10.1.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>proposed and planned development in the Martis Valley area could contribute to the disturbance of known and undiscovered prehistoric and historic resources in the Martis Valley area.</p>				
<p>Impact 4.10.4 Cumulative Impacts to Paleontological Resource Impacts in the Martis Valley Area</p> <p>PP Implementation of the Proposed Land Use Diagram in combination with proposed and planned development in the Martis Valley area could contribute to the loss of paleontological resources in the Martis Valley area.</p> <p>AA Implementation of the existing Martis Valley General Plan Land Use Map in combination with proposed and planned development in the Martis Valley area could contribute to the loss of paleontological resources in the Martis Valley area.</p> <p>AB Implementation of the Alternative 1 Land Use Map in combination with proposed and planned development in the Martis Valley area could contribute to the loss of paleontological resources in the Martis Valley area.</p>	<p>Policies: 8.A.2, 8.A.5, 8.A.6</p> <p>Implementation Programs (Cultural Resources Section): 1, 3, 5</p>	<p>CS</p>	<p>Implement Mitigation Measure MM 4.10.1.</p>	<p>LS</p>

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<p>AC Implementation of the Alternative 2 Land Use Map in combination with proposed and planned development in the Martis Valley area could contribute to the loss of paleontological resources in the Martis Valley area.</p>				
<p>Public Services</p>				
<p>Impact 4.11.1.1 Fire Protection and Emergency Medical Services</p> <p>PP Implementation of the Proposed Land Use Diagram would increase the population of the fire protection and emergency medical services providers' service area. The existing facilities, personnel and equipment are sufficient to accommodate the buildout conditions associated with this land use map. Additionally, the existing funding mechanisms are sufficient to pay for increased impacts on services. However, proposed development associated with the Proposed Land Use Diagram are located outside of Truckee Fire Protection District and the Northstar CSD's service areas. The areas that would be located outside of the fire protection districts' service areas</p>	<p>Policies: 6.H.3, 6.H.4, 6.H.5, 6.H.7, 6.H.14</p> <p>Implementation Programs (Public Facilities and Services Section): 1, 2, 4</p>	<p>S</p>	<p>MM 4.11.1.1 The County shall require that property currently located outside of the Truckee Fire Protection District or Northstar CSD's service areas be annexed into 1 of the fire districts prior to approval of any entitlement that allows development to occur within these sections.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>include: sections 21, 27, 33 and 34 of Township 17 North, Range 17 East.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase the population of the fire protection and emergency medical services providers' service area. The existing facilities, personnel and equipment are sufficient to accommodate the buildout conditions associated with this alternative. Additionally, the existing funding mechanisms are sufficient to pay for increased impacts on services. However, proposed development associated with Alternative AA are located outside of Truckee Fire Protection District and the Northstar CSD's service areas. The areas that would be located outside of the fire protection districts' service areas include: sections 21, 26, 27, 28, 33, 34 and 35 of Township 17 North, Range 17 East; and sections 4, 5, 8 and 9 of Township 16 North, Range 17 East.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase the population of the fire protection and emergency medical services providers'</p>				

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>service area. The existing facilities, personnel and equipment are sufficient to accommodate the buildout conditions associated with this alternative. Additionally, the existing funding mechanisms are sufficient to pay for increased impacts on services. However, proposed development associated with Alternative AB are located outside of Truckee Fire Protection District and the Northstar CSD's service areas. The areas that would be located outside of the fire protection districts' service areas include sections 21 and 28 of Township 17 North, Range 17 East.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase the population of the fire protection and emergency medical services providers' service area. The existing facilities, personnel and equipment are sufficient to accommodate the buildout conditions associated with this alternative. Additionally, the existing funding mechanisms are sufficient to pay for increased impacts on services. However, proposed development associated with Alternative AC are</p>				

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
located outside of Truckee Fire Protection District and the Northstar CSD's service areas. The areas that would be located outside of the fire protection districts' service areas include sections 21 and 28 of Township 17 North, Range 17 East.				
<p>Impact 4.11.1.2 Wildland Fire Hazards</p> <p>PP Implementation of the Proposed Land Use Diagram would locate homes and structures in wooded and diverse terrain, which would expose residents to wildland fire hazards.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would locate homes and structures in wooded and diverse terrain, which would expose residents to wildland fire hazards.</p> <p>AB Implementation of the Alternative 1 Land Use Map would locate homes and structures in wooded and diverse terrain, which would expose residents to wildland fire hazards.</p> <p>AC Implementation of the Alternative 2 Land Use Map would locate homes and</p>	<p>Policies: 6.H.9, 6.H.11, 6.H.12, 6.H.13, 6.H.14, 6.H.15, 6.H.17, 6.H.21, 6.H.22</p> <p>Implementation Programs (Public Facilities and Services Section): 24, 25, 26, 27, 28, 29</p>	LS	None required.	LS

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
structures in wooded and diverse terrain, which would expose residents to wildland fire hazards.				
<p>Impact 4.11.1.3 Cumulative Fire Protection and Emergency Medical Services</p> <p>PP Implementation of the Proposed Land Use Diagram would result in residential uses outside of local fire district service areas. This would place future residents at risk of a loss resulting from a structural fire and contribute to cumulative fire protection and emergency service demands in the Plan area.</p> <p>AA Implementation of Alternative AA would result in residential uses outside of local fire district service areas. This would place future residents at risk of a loss resulting from a structural fire and contribute to cumulative fire protection and emergency service demands in the Plan area.</p> <p>AB Implementation of Alternative AB would result in residential uses outside of local fire district service areas. This would place future residents at risk of a loss resulting from a structural fire and</p>	<p>Policies: 6.H.3, 6.H.4, 6.H.5, 6.H.7, 6.H.14</p> <p>Implementation Programs (Public Facilities and Services Section): 1, 2, 4</p>	CS	Implement Mitigation Measure MM 4.11.1.1.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>contribute to cumulative fire protection and emergency service demands in the Plan area.</p> <p>AC Implementation of Alternative AC would result in residential uses outside of local fire district service areas. This would place future residents at risk of a loss resulting from a structural fire and contribute to cumulative fire protection and emergency service demands in the Plan area.</p>				
<p>Impact 4.11.1.4 Cumulative Wildland Fire Hazard</p> <p>PP Development under the Proposed Land Use Diagram would locate additional residences within wildland fire hazard zones under cumulative conditions.</p> <p>AA Development under the Existing Martis Valley General Plan Land Use Map would locate additional residences within wildland fire hazard zones under cumulative conditions.</p> <p>AB Development under the Alternative 1 Land Use Map would locate additional residences within wildland fire hazard</p>	<p>Policies: 6.H.9, 6.H.11, 6.H.12, 6.H.13, 6.H.14, 6.H.15, 6.H.17, 6.H.21, 6.H.22</p> <p>Implementation Programs (Public Facilities and Services Section): 24, 25, 26, 27, 28, 29</p>	<p>LS</p>	<p>None Required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>zones under cumulative conditions.</p> <p>AC Development under the Alternative 2 Land Use Map would locate additional residences within wildland fire hazard zones under cumulative conditions.</p>				
<p>Impact 4.11.2.1 Law Enforcement Services</p> <p>PP Implementation of the Proposed Land Use Diagram would result in an increased demand for sheriff/police protection.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would result in an increased demand for sheriff/police protection.</p> <p>AB Implementation of the Alternative 1 Land Use Map would result in an increased demand for sheriff/police protection.</p> <p>AC Implementation of the Alternative 2 Land Use Map would result in an increased demand for sheriff/police protection.</p>	<p>Policies: 6.G.1, 6.G.2, 6.G.3, 6.G.4</p> <p>Implementation Programs (Public Facilities and Services Section): 22, 23</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.11.2.2 Cumulative Law</p>	<p>Policies: 6.G.1,</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Enforcement Services</p> <p>PP Under cumulative conditions, implementation of the Proposed Land Use Diagram would result in an increased demand for sheriff/police protection in the region.</p> <p>AA Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map would result in an increased demand for sheriff/police protection in the region.</p> <p>AB Under cumulative conditions, implementation of the Alternative 1 Land Use Map would result in an increased demand for sheriff/police protection in the region.</p> <p>AC Under cumulative conditions, implementation of the Alternative 2 Land Use Map would result in an increased demand for sheriff/police protection in the region.</p>	<p>6.G.2, 6.G.3, 6.G.4</p> <p>Implementation Programs (Public Facilities and Services Section): 22, 23</p>			
<p>Impact 4.11.3.1 Impacts on School Services</p> <p>PP Implementation of the Proposed Land Use Diagram would increase student enrollment at the Tahoe Truckee Unified</p>	<p>Policies: 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 6.1.9</p> <p>Implementation</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>School District's schools. Additional development associated with this alternative would impact TTUSD's current school facilities and would require additional schools to serve the growing population.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase student enrollment at the Tahoe Truckee Unified School District's schools. Additional development associated with this alternative would impact TTUSD's current school facilities and would require additional schools to serve the growing population.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase student enrollment at the Tahoe Truckee Unified School District's schools. Additional development associated with this alternative would impact TTUSD's current school facilities and would require additional schools to serve the growing population.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase student enrollment at the Tahoe Truckee Unified School District's schools.</p>	<p>Programs (Public Facilities and Services Section): 30</p>			

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.11.3.2 Cumulative Impacts on School Services</p> <p>PP Implementation of the Proposed Land Use Diagram would contribute to a cumulative increase in student enrollment at the Tahoe Truckee Unified School District's schools. Additional development associated with this alternative would impact TTUSD's school facilities and would require additional schools to serve the student population under cumulative conditions.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would contribute to a cumulative increase in student enrollment at the Tahoe Truckee Unified School District's schools. Additional development associated with this alternative would impact TTUSD's school facilities and would require additional schools to serve the student population under cumulative conditions.</p> <p>AB Implementation of the Alternative 1 Land Use Map would contribute to a cumulative increase in student enrollment at the Tahoe Truckee Unified School District's schools. Additional</p>	<p>Policies: 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 6.1.9</p> <p>Implementation Programs (Public Facilities and Services Section): 30</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>development associated with this alternative would impact TTUSD's current school facilities and would require additional schools to serve the student population under cumulative conditions.</p> <p>AC Implementation of the Alternative 2 Land Use Map would contribute to a cumulative increase in student enrollment at the Tahoe Truckee Unified School District's schools. Additional development associated with this alternative would impact TTUSD's current school facilities and would require additional schools to serve the student population under cumulative conditions.</p>				
<p>Impact 4.11.4.1 Water Facilities and Distribution Systems</p> <p>PP Implementation of the Proposed Land Use Diagram would increase the demand for water facilities and distribution systems in the Plan area, including new systems, supplies, and infrastructure.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase the demand for water facilities and distribution systems in the Plan area, including new systems,</p>	<p>Policies: 6.C.1, 6.C.7</p> <p>Implementation Programs (Public Facilities and Services Section): 9 and 10</p>	<p>S</p>	<p>MM 4.11.4.1 The County shall require subsequent projects to demonstrate that adequate water distribution systems and connections to existing systems will be available and will be able to provide adequate flow and water quality consistent with local, state, and federal standards.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>supplies, and infrastructure.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase the demand for water facilities and distribution systems in the Plan area, including new systems, supplies, and infrastructure.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase the demand for water facilities and distribution systems in the Plan area, including new systems, supplies, and infrastructure.</p>				
<p>Impact 4.11.4.2 Cumulative Impacts on Water Facilities and Distribution Systems</p> <p>PP Under cumulative conditions, implementation of the Proposed Land Use Diagram would not increase the demand for water facilities and distribution systems outside of the Plan area, including new systems, supplies, and infrastructure.</p> <p>AA Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map</p>	<p>Policies: 6.C.1, 6.C.7</p> <p>Implementation Programs (Public Facilities and Services Section): 9 and 10</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<p>would not increase the demand for water facilities and distribution systems outside of the Plan area, including new systems, supplies, and infrastructure.</p> <p>AB Under cumulative conditions, implementation of the Alternative 1 Land Use Map would not increase the demand for water facilities and distribution systems outside of the Plan area, including new systems, supplies, and infrastructure.</p> <p>AC Under cumulative conditions, implementation of the Alternative 2 Land Use Map would not increase the demand for water facilities and distribution systems outside of the Plan area, including new systems, supplies, and infrastructure.</p>				
<p>Impact 4.11.5.1 Wastewater Service</p> <p>PP Implementation of the Proposed Land Use Diagram would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p>	<p>Policies: 6.D.1, 6.D.2, 6.D.3, 6.D.4, 6.D.5, 6.D.6, 6.D.7</p> <p>Implementation Programs (Public Facilities and</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p> <p>AB Implementation of the Alternative 1 Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p>	<p>Services Section): 14 and 15</p>			
<p>Impact 4.11.5.2 Cumulative Wastewater Service</p> <p>PP Under cumulative conditions, implementation of the Proposed Land Use Diagram would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational</p>	<p>Policies: 6.D.1, 6.D.2, 6.D.3, 6.D.4, 6.D.5, 6.D.6, 6.D.7</p> <p>Implementation Programs (Public Facilities and</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>uses within the Plan area.</p> <p>AA Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p> <p>AB Under cumulative conditions, implementation of Alternative 1 Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p> <p>AC Under cumulative conditions, implementation of Alternative 2 Land Use Map would require additional capacity in the WRP and the extension of sewer trunk lines to serve additional residents, businesses, and recreational uses within the Plan area.</p>	<p>Services Section): 14 and 15</p>			
<p>Impact 4.11.6.1 Solid Waste Disposal</p> <p>PP The Proposed Land Use Diagram would require solid waste disposal services.</p>	<p>None required.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<p>However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AA The Existing Martis Valley General Plan Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AB Alternative 1 Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AC Alternative 2 Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p>				
<p>Impact 4.11.6.2 Cumulative Solid Waste Disposal</p> <p>PP Under cumulative conditions, the</p>	None required.	LS	None required.	LS

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<p>Proposed Land Use Diagram would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AA Under cumulative conditions, the Existing Martis Valley General Plan Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AB Under cumulative conditions, Alternative 1 Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p> <p>AC Under cumulative conditions, Alternative 2 Land Use Map would require solid waste disposal services. However, the solid waste provider, Tahoe-Truckee Sierra Disposal (TTSD), is capable of accommodating buildout of the Plan area.</p>				

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.11.7.1 Availability of Electrical Energy</p> <p>PP Development associated with the Proposed Land Use Diagram would increase the demand for electricity.</p> <p>AA Development associated with the Existing Martis Valley General Plan Land Use Map would increase the demand for electricity.</p> <p>AB Development associated with Alternative 1 Land Use Map would increase the demand for electricity.</p> <p>AC Development associated with Alternative 2 Land Use Map would increase the demand for electricity.</p>	<ul style="list-style-type: none"> • Policy: 2.B.5 <p>Implementation Programs (Public Facilities and Services Section): 1; (General): 2, 5; (Utilities): 31</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.11.7.2 Increased Demand for Natural Gas</p> <p>PP Development associated with the Proposed Land Use Diagram would increase the demand for natural gas.</p> <p>AA Development associated with the Existing Martis Valley General Plan Land Use Map would increase the demand for natural gas.</p>	<p>Policy: 2.B.5</p> <p>Implementation Programs (Public Facilities and Services Section): 1; (General): 2, 5; (Utilities): 31</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<p>for natural gas.</p> <p>AB Development associated with Alternative 1 Land Use Map would increase the demand for natural gas.</p> <p>AC Development associated with Alternative 2 Land Use Map would increase the demand for natural gas.</p>				
<p>Impact 4.11.7.3 Extension of Electrical, Natural Gas and Telephone Infrastructure</p> <p>PP The Proposed Land Use Diagram would result in the extension of substantial electrical, natural gas and telephone infrastructure that may impact the environment.</p> <p>AA The Existing Martis Valley Land Use Plan would result in the extension of substantial electrical, natural gas and telephone infrastructure that may impact the environment.</p> <p>AB Alternative 1 Land Use Map would result in the extension of substantial electrical, natural gas and telephone infrastructure that may impact the environment.</p>	<p>Policy: 2.B.5</p> <p>Implementation Programs (Public Facilities and Services Section): 1;</p> <p>(General): 2, 5;</p> <p>(Utilities): 31</p>	<p>PS</p>	<p>MM 4.11.7.3 The County shall require new utility infrastructure and extensions for electrical, natural gas and telephone services avoid sensitive natural resources (e.g., wetlands, riparian habitat, sensitive habitats), be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements. Infrastructure siting shall comply with the policy and implementation programs set forth in Sections IV, VI, VIII, IX, and X of the Community Plan.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AC Alternative 2 Land Use Map would result in the extension of substantial electrical, natural gas and telephone infrastructure that may impact the environment.</p>				
<p>Impact 4.11.7.4 Cumulative Availability of Electrical Energy</p> <p>PP Under cumulative conditions, development associated with the Proposed Land Use Diagram would increase the demand for electricity.</p> <p>AA Under cumulative conditions, development associated with the Existing Martis Valley General Plan Land Use Map would increase the demand for electricity.</p> <p>AB Under cumulative conditions, development associated with Alternative 1 Land Use Map would increase the demand for electricity.</p> <p>AC Under cumulative conditions, development associated with Alternative 2 Land Use Map would increase the demand for electricity.</p>	<p>Policy: 2.B.5</p> <p>Implementation Programs (Public Facilities and Services Section): 1</p> <p>(General): 2, 5</p> <p>(Utilities): 31</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.11.7.5 Cumulative Demand for Natural Gas</p> <p>PP Under cumulative conditions,</p>	<p>Policy: 2.B.5</p> <p>Implementation Programs (Public</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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<p>development associated with the Proposed Land Use Diagram would increase the demand for natural gas.</p> <p>AA Under cumulative conditions, development associated with the Existing Martis Valley General Plan Land Use Map would increase the demand for natural gas.</p> <p>AB Under cumulative conditions, development associated with Alternative 1 Land Use Map would increase the demand for natural gas.</p> <p>AC Under cumulative conditions, development associated with Alternative 2 Land Use Map would increase the demand for natural gas.</p>	<p>Facilities and Services Section):</p> <ul style="list-style-type: none"> • Section IV: 1 • Section VI (General): 2, 5 • Section VI (Utilities): 31 			
<p>Impact 4.11.8.1 Parks and Recreation Facilities</p> <p>PP Implementation of the Proposed Land Use Diagram would increase the demand for parks and recreation facilities.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would increase the demand for parks</p>	<p>Policies: 7.A.1, 7.A.2, 7.A.3, 7.A.4, 7.A.5, 7.B.1, 7.B.2, 7.B.3, 7.B.4, 7.B.5, 7.C.1</p> <p>Implementation Programs (Public Facilities and Service Section):</p>	PS	MM 4.11.8.1 Placer County and the Tahoe Donner Recreation and Park District shall establish a mechanism for transferring parkland and recreational facilities within the Plan area to TDRPD.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>and recreation facilities.</p> <p>AB Implementation of the Alternative 1 Land Use Map would increase the demand for parks and recreation facilities.</p> <p>AC Implementation of the Alternative 2 Land Use Map would increase the demand for parks and recreation facilities.</p>	<p>1, 2, 3</p>			
<p>Impact 4.11.8.2 Cumulative Impact on Parks and Recreational Facilities</p> <p>PP Under cumulative conditions, implementation of the Proposed Land Use Diagram would increase the demand for parks and recreation facilities.</p> <p>AA Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map would increase the demand for parks and recreation facilities.</p> <p>AB Under cumulative conditions, implementation of the Alternative 1 Land Use Map would increase the</p>	<p>Policies: 7.A.1, 7.A.2, 7.A.3, 7.A.4, 7.A.5, 7.B.1, 7.B.2, 7.B.3, 7.B.4, 7.B.4, 7.C.1</p> <p>Implementation Programs (Recreation and Trails Section): 1, 2, 3</p>	<p>CS</p>	<p>Implement Mitigation Measure MM 4.11.8.1.</p>	<p>LS</p>

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<p>demand for parks and recreation facilities.</p> <p>AC Under cumulative conditions, implementation of the Alternative 2 Land Use Map would increase the demand for parks and recreation facilities.</p>				
<p>Impact 4.11.9.1 Road Maintenance and Snow Removal</p> <p>PP Implementation of the Proposed Land Use Diagram would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p> <p>AA Implementation of the Existing Martis Valley would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p> <p>AB Implementation of Alternative 1 Land Use Map would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p>	None required	LS	None required.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AC Implementation of Alternative 2 Land Use Map would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p>				
<p>Impact 4.11.9.2 Cumulative Road Maintenance and Snow Removal</p> <p>PP Under cumulative conditions, implementation of the Proposed Land Use Diagram would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p> <p>AA Under cumulative conditions, implementation of the Existing Martis Valley General Plan Land Use Map would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p> <p>AB Under cumulative conditions, implementation of Alternative 1 Land Use Map would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p>	None required	LS	None required.	LS

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<p>AC Under cumulative conditions, implementation of Alternative 2 Land Use Map would require additional roadways within the plan area, thus requiring roadway maintenance and snow removal services.</p>				
<p>Visual Resources</p>				
<p>Impact 4.12.1 Alteration of Views from Highways Outside of the Plan Area</p> <p>PP Implementation of the Proposed Land Use Diagram would not result in an alteration of views from highways outside of the Plan area.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map would not result in an alteration of views from highways outside of the Plan area.</p> <p>AB Implementation of the Alternative 1 Land Use Map would not result in an alteration of views from highways outside of the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map would not result in an alteration of views from highways outside of the Plan area.</p>	<p>Policies: 2.B.1, 2.B.2, 2.B.4, 2.B.5, 2.B.6, 2.B.8, 2.B.9</p> <p>Implementation Program (Community Design Section): 1</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.12.2 Alteration of Public and Private Views</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policies: 2.A.1, 2.A.3, 2.A.4, 2.A.5, 2.A.6, 2.A.7, 2.A.8, 2.A.9, 2.B.1, 2.B.2, 2.B.3, 2.B.4, 2.B.5, 2.B.6, 2.B.7, 2.B.8, 2.B.8, 2.B.9, 2.C.1, 2.C.2, 2.C.3, 2.C.4, 2.C.5, 2.C.6, 2.C.7</p> <p>Implementation Programs:</p> <p>(Population and Housing Section): 7 ;</p> <p>(Community Design Section): 1 and 2</p>	<p>S</p>	<p>MM 4.12.2a New hardscape features, such as parking lots and ball courts, and new non-native softscape features, such as golf courses, turf areas, and trails, shall be screened from public views from the open valley, SR 267, and public roadways.</p> <p>MM 4.12.2b All public and private subsequent projects shall be required to submit detailed architectural renderings, site plans, landscaping plans, and visual simulations demonstrating project consistency with the applicable Martis Valley Community Plan policies and other applicable design guidelines, development standards and policies.</p> <p>MM 4.12.2c Plans for fences/walls shall be submitted to the Placer County Planning Department for review during project application processing. Fencing within the Plan area</p>	<p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use Map would substantially alter the existing landscape characteristics in the Plan area and result in impacts to both public and private views.			shall follow these guidelines: a. All fencing shall be open fencing that provides adequate spacing for wildlife passage, in consultation with California Department of Fish and Game; b. Use of retaining walls shall be limited to the maximum extent possible and shall be screened with native vegetation; c. Walls and fences shall not be visible along the open valley, SR 267, or other public roadways.	
<p>Impact 4.12.3 Daytime Glare</p> <p>PP Implementation of the Proposed Land Use Diagram could introduce new sources of daytime glare into the Plan area.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map could introduce new sources of daytime glare into the Plan area.</p>	<p>Policies: 2.A.1, 2.A.2, 2.A.8, 2.B.1, 2.B.2, 2.B.3, 2.B.5, 2.B.9, 2.C.2, 2.C.3</p> <p>Implementation Programs: (Population and Housing Section): 7:</p>	S	MM 4.12.3 Development within the Plan area shall use non-reflective surfaces on the exterior of structures.	LS

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>AB Implementation of the Alternative 1 Land Use Map could introduce new sources of daytime glare into the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map could introduce new sources of daytime glare into the Plan area.</p>	<p>7 ;</p> <p>(Community Design Section): 1 and 2</p>			
<p>Impact 4.12.4 Increase Nighttime Lighting</p> <p>PP Implementation of the Proposed Land Use Diagram could introduce sources of nighttime light into the Plan area.</p> <p>AA Implementation of the Existing Martis Valley General Plan Land Use Map could introduce sources of nighttime light into the Plan area.</p> <p>AB Implementation of the Alternative 1 Land Use Map could introduce sources of nighttime light into the Plan area.</p> <p>AC Implementation of the Alternative 2 Land Use Map could introduce sources of nighttime light into the Plan area.</p>	<p>Policies: 2.A.1, 2.A.2, 2.A.9, 2.B.5, 2.C.2</p> <p>Implementation Programs:</p> <p>(Population and Housing Section): 7 ;</p> <p>(Community Design Section): 1 and 2</p>	<p>S</p>	<p>MM 4.12.4a Outdoor light fixtures for subsequent non-residential areas (such as commercial and recreation areas) shall be low-intensity, shielded and/or directed away from residential areas and the night sky. All light fixtures shall be limited to 15 feet in height and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Lighting plans shall be provided as part of improvement plans to</p>	<p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>the County with supporting documentation that adjacent residential areas will not be adversely affected and that offsite illumination will not exceed 1-foot candles from project sources.</p> <p>MM 4.12.4b Outdoor light fixtures shall be designed to be turned off when not in use where security and safety is not a concern. This requirement shall be included in lighting plans submitted to the County as part of improvement plans.</p> <p>MM 4.12.4c Street light fixtures shall be restricted to roadway intersections and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be</p>	

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>prohibited. Offsite illumination shall not exceed 1-foot candles due to lighting sources.</p> <p>MM 4.12.4d The County shall require that subsequent residential project design guidelines and/or project CC&Rs shall restrict residences from utilizing flood and/or spot lighting fixtures. All resident light fixtures shall use low-pressure sodium lamps or other similar lighting fixture and shall be shielded away from adjoining residents and the night sky.</p> <p>MM 4.12.4e Nighttime lighting shall not be allowed for golf course driving ranges, sports fields, and ski terrain.</p> <p>MM 4.12.4f Project design guidelines and/or project CC&Rs shall be submitted by each project applicant to the Placer County Planning Department for review and approval to verify that the</p>	

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2.0 EXECUTIVE SUMMARY

Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			lighting standards are in place. Responsible Agency/Department: Planning Department Time frame: Ongoing Funding: Permit fees	
<p>Impact 4.12.5 Cumulative Visual Impacts</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Policies: 2.A.1, 2.A.2, 2.A.3, 2.A.4, 2.A.5, 2.A.6, 2.A.7, 2.A.8, 2.A.8, 2.A.9, 2.B.1, 2.B.2, 2.B.3, 2.B.4, 2.B.5, 2.B.6, 2.B.7, 2.B.8, 2.B.9, 2.C.1, 2.C.2, 2.C.3, 2.C.4, 2.C.5, 2.C.6, 2.C.8</p> <p>Implementation Program: (Population and Housing Section): 7 ; (Community Design Section):</p>	<p>CS</p>	<p>Implement Mitigation Measures MM 4.12.2a through c, MM 4.12.3, and MM 4.12.4a through f.</p>	<p>SU</p>

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Impact	Mitigation Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>nighttime lighting.</p> <p>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.</p>	<p>1 and 2</p>			

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