Letter 51

Lori Lawrence - Martis Valley Plan update Pa

From: "PEGGY TOWNS" <sunmt@msn.com>
To: <bcombs@placer.ca.gov>
Date: 8/18/02 2:20PM
Subject: Martis Valley Plan update

I believe that not enough alternatives were provided in the Environmental Impact Report and insufficient data is provided. Correct current data was not collected by specialists regarding the traffic impact, the existing water table, and the long-term impacts. It is also inappropriate to call golf courses "Open Space" . In natural, open space areas, daily watering and frequent fertilizing is not required. Golf courses take maintenance, water, and weedkillers. Wildlife habitat is changed. Yes, at golf courses with ponds, many birds may occupy the area. However it is not beneficial to the birds to be in an area with toxic chemical residues. And we all know how many deer inhabit Tahoe Donner around the golf course, they eat all the plants. Yet, to incur that golf courses are a natural area and enhance wildlife habitat is a blatant lie. Golf courses benefit people who golf and no one else. Golf courses increase the value of homes built around them. Let's get to the truth and not make up unfactual things to justify the development. The preferred alternative would be fewer housing units built on 5 or 10 acres parcels, with a large acreage of forest preserved, and large green belts between the golf courses, houses and other developments. The traffic problem in Truckee is currently unbearable and 5800 more housing units will magnify the problem greatly. The solution isn't to change Hwy 267 to a four lane highway, the solution is less development. The old Martis Valley plan is obviously unacceptable. It is too old and did not foresee what this area would be like in 2002. It's ridiculous to even consider going by that plan. The planning process for the Environmental Report has been half-baked. In the attempt to save time, short cuts were taken to finish the plan. Appropriate data was not collected and the significance of negative effects was not stated. The overall affect of the development does not benefit the people of Truckee in any way and the financial benefit to Placer County is not worth the environmental degradation. The cost-benefit ratio is a big negative. The new plan needs more alternatives. What happens if the new plan is not approved? Does that mean that it reverts to the old plan and the developers can go ahead? What is the solution to this? Peggy Towns

51-1
51-2
51-3
51-4
51-5
51-6

LETTER 51: PEGGY TOWNS, RESIDENT

Response 51-1: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). The commentor states that insufficient data was provided and that correct current data was not collected by specialists regarding the traffic impact, existing water table and long-term impacts; however, the commentor fails to identify what is inadequate in the EIR. The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 51-2: The commentor is referred to Master Response 3.4.3 (Water Quality) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR. Regarding the consideration of golf courses as open space, the Placer County General Plan allows recreational uses in their Open Space Land Designation.

Response 51-3: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 51-4: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.

Response 51-5: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Sections 4.1 through 4.12 of the Draft EIR for an analysis of the environmental impacts associated with the Proposed Land Use Diagram, the Existing Martis Valley General Plan Map Alternative, Alternative 1 and Alternative 2.

Response 51-6: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor states that the environmental document was prepared without a thorough evaluation of significant negative effects and without appropriate data. The commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide an extensive analysis of the environmental effects associated with the Martis Valley Community Plan per CEQA. Regarding the alternatives analysis, the commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Letter 52

JANIE D. COLLOMB

PROGRAM DEVELOPMENT AND IMPLEMENTATION
SPECIALIZING IN COMMUNITY OUTREACH AND EDUCATION

August 14, 2002

PLACER COUNTY DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Lori Lawrence
Environmental Review Technician
Placer County Planning Deptartment
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Why is this Proposed Plan based on almost thirty-year old (1974) land use designations? There isn't even any analysis to support the prior land use designations, which this "revised" Plan is based on. The prior land use designations were adopted before CEQA and before much of the current theory of appropriate planning and impact analysis was developed. If you start with a flawed Plan and try to upgrade it, it's still a flawed and out dated plan. 52-1

The description of build out is incomplete and misleading. What are there cap limits for either dwelling units or commercial space? Without limits on development, how does the analysis fairly present the potential, not just likely, impacts, which are related to density? 52-2

There is no effort to describe how the non-permanent dwelling units might be used even though interval and fractional ownerships are the emerging trend in resort communities. Currently the
Vacation concept packages being proposed on-line by East West Partners market fractional ownerships and vacation resort packages at Northstar and at various projects in The Town of Truckee. Where are this data and the projected number of occupants? 52-3

The project description does not deal clearly with the construction activities. Since this Plan allows for quadrupling the number of dwelling units, the construction impacts on current and future residents and on other communities in the region will be significant and must be analyzed thoroughly. 52-4

11250 Star Pine Road Truckee, CA 96161 Tel 530-550-7317 Fax 530-550-7318
janiedc2002@yahoo.com

Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 Page 2

Currently residents and visitors alike experience significant traffic delays on a regular basis. Add construction to the roads and a near gridlock situation occurs, as thousands of people experienced on Sunday, Aug 11, 2002, trying to leave the area going west on I-80. The Hwy was single file, the overflow spilled through Truckee, Reno was emptying from Hot August Nights, the Truckee Rodeo was over and the back-up lasted all day and into the early evening. Traffic today is a nightmare and the addition of massive growth is unthinkable. 52-5

Affordable and workforce housing around the Basin is another area that is currently "in gridlock". And yet the information in the plan glosses over these facts. Without providing an accurate assessment of the current affordable and workforce-housing shortfall how can the true severity of the impact of this project be assessed? Where will the additional construction workers live? Where will support staff live? Where is the analysis of expected traffic associated with construction workers and staff support? What about the traffic from those workers who will live out of the area east and west on I-80, north on 89 and over Hwy 267? This area of the Plan is terribly incomplete, and needs to be revised 52-6

Please follow the rules set down by the CEQA, which you have failed to do in this DEIR. Due to these and numerous other inadequacies this DEIR should be completely revised and released again for public comment. 52-7

Thank you.

Janie D. Collomb

Janie D. Collomb
11250 Star Pine Road
Truckee, CA 96161

LETTER 52: JANIE D. COLLOMB, RESIDENT

Response 52-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor makes no comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.

Response 52-2: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 52-3: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area)

Response 52-4: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.4 (Transportation and Circulation), 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), 4.8 (Geology and Soils), 4.9 (Biological Resources), 4.10 (Cultural and Paleontological Resources), and 4.12 (Visual Resources) for an extensive analysis of environmental impacts associated with construction activities.

Response 52-5: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.

Response 52-6: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 52-7: The commentor states that the Draft EIR fails to meet CEQA rules and that it contains inadequacies. The commentor fails to identify what is inadequate in the EIR. Therefore, no response is necessary. Additionally, the County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

Letter 53

M. Gary Collomb
11250 Star Pine Road
Truckee, CA 96161

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

August 14, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Deptartment
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Water quality is of interest to the people in this area, because of the problems with Glenshire water that contains high levels of arsenic. Your report doesn't even address this fact. How are we to believe that the Glenshire situation won't happen in Martis Valley? Already there have been test wells in the Valley that show undesirable levels of arsenic, manganese and radon. Again, this is not in the DEIR. 53-1

Please do the necessary tests to confirm that the kind of water use predicted in the Proposed Plan will not result in contaminated water and loss of property value. We live in Truckee and don't want to lose our investment due to building on more than 4,000 acres that will use millions of gallons of additional water every day, and deplete our current sources of usable water. 53-2

Another area that is not addressed is frequently polluted waterways on construction sites. What specific kinds and levels of pollutants from construction activities are to be allowed? I've been in the construction business for many years and know that too much waste can simply be poured on the ground unless very specific guidelines are mandated. Where is that information? 53-3

Finally, although you assume there is some interaction between the upper aquifer, fed by surface waters, and the middle and lower aquifer, which will supply much of the water for the Proposed Plan, you conclude there is insufficient interaction between the two aquifers to permit contamination of ground water supplies by polluted surface water. Please quantify the amount of interaction between the two aquifers so that the people of this area are not left in the dark about our future. 53-4

Please follow the rules set down by the CEQA, which you have failed to do in this DEIR. We live here and we want to continue living here! 53-5

Sincerely,

M Gary Collomb

LETTER 53: M. GARY COLLOMB, RESIDENT

Response 53-1: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 53-2: The commentor is referred to Response to Comment 53-1.

Response 53-3: The commentor is referred to Response to Comments 2-2, 2-4, and Master Response 3.4.3 (Water Quality).

Response 53-4: The commentor is referred to Response to Comment 53-1.

*Response 53-*5: The commentor states that the Draft EIR fails to meet CEQA rules. However, the commentor fails to identify what is inadequate in the EIR. Therefore, no response is necessary. Additionally, the County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

Letter 54

9872 Pilot Circle
Brockway, CA 96143
(P.O. Box 12
Crystal Bay, NV 89402)
530-546-2255

August 18, 2002

Board of Supervisors
Placer County
175 Fulweiler Ave.
Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Dear Members of the Board of Supervisors,

I am enormously concerned about the proposed community plan for Martis Valley. It appears to me that all the potential impacts have been drastically minimized. 54-1

These are my specific concerns:

1.) TRAFFIC: The study area, especially as far as the impact of traffic, should extent to include the Tahoe basin. It is ludicrous to think that development to this extent will not greatly impact traffic around the lake. Widening Hwy 267, when most of the roads around the lake are only 2 lanes, simply begs for gridlock coming into the basin & resulting air pollution which will also result in further lake pollution. We already have heavy traffic with periods of gridlock during summer & winter weekends and holiday periods, as well as a lack of parking places at stores and other facilities during these times. More parking places will require more cement & fewer trees. 54-2

2.) THE NUMBER OF PEOPLE THIS PLAN WILL RESULT IN, & THE TRAFFIC THEY WILL GENERATE, HAS BEEN GREATLY UNDERESTIMATED. Many of these units are going to be fractionalized ownership. It is extremely likely that anyone who owns only 2 weeks of a home will use or rent it & therefore, that full occupancy can be expected. Studies have estimated 2 ½ people per unit; this is hard to believe. When people come to a vacation home or rental, they rarely come alone. Vacation houses are generally filled to the max, with a car for every family or couple or single person staying. I manage a rental home that sleeps 10; we have very rarely had a group with fewer than 3 cars & more often it is 5-8. 54-3

The number of trips out from vacation homes is estimated on a national average figure, in the plan, or 2 trips per day per unit for all those people & cars staying in each unit. This assumes that the developments are going to be so attractive that most visitors are going to be happy just staying there. I don't believe that with all the other things to do in the area, people are going to be content swimming in the development pool & playing golf. We live at the edge of the lake with a private beach, boathouse, 2 boats, a canoe & kayaks. Yet I find that the majority of our guests (especially the young people) are making 3-4 trips a day out to hike, bike, eat, golf, and dance. When there is a large group, they go in different directions in different cars, adding up to considerably more than 2 ½ trips out a day. Also, people who come to golf will be making trips out to use the other golf courses in the extended area. 54-3 Cont'd

3.) It is being claimed that these units will be mostly 2nd & 3rd homes. Not only is there the issue of fractionalized ownership, which I have outlined above, but also the likelihood that many people who buy units which are not fractionalized, will be doing so in anticipation of retiring in them at which time we will experience a ballooning of full-time occupants. 54-4

4.) We have in former years been asked to drastically cut back on our WATER USE. From where will the additional water for the golf courses, and other landscaping come? We are already experiencing a series of dry years; no one knows for certain whether we can depend on even the water supply that we have had in the past. It seems foolhardy to add this much more demand for water. 54-5

5.) EMPLOYEE HOUSING is already in a state of crisis, with many busloads of employees commuting daily from Reno & Carson as these workers cannot afford to live in the basin. The requirement of providing housing for ½ of all full-time positions the developments would create, is a laugh. Please provide us with statistics on what the percentage of full time and part time employees we have in the area already, and what the anticipated increase in each would be. Part time employees should also be accounted for in figuring housing; resorts (at least those in this area) employ few full time people in order to avoid having to pay benefits. Consequently, there are twice as many employees, and they are on the road getting from one job to another, more than full time employees. 54-6

6.) Pressure for **FURTHER COMMERCIAL DEVELOPMENT** & **ADDITIONAL ROAD DEVELOPMENT** are likely to result, as a byproduct of overcrowding. When the need becomes critical enough because there are too many people & too many cars, people who would be against those things now, are likely to see them as the only possibility of restoring order. 54-7

It is astounding to me that word of this development which has been in the works for 3 years, is only just getting out in the last months. It seems as if this information has been kept from us intentionally; people have not been notified in time to respond. **If this has not been intentional, then I would hope that the period for response would be extended.** 54-8

EVERY PERSON I have spoken with has been horrified, and very, very concerned. Most people come to Tahoe, either as residents or vacationers, to get away from the stresses of urban life,--the traffic, the air pollution, the lack of parking, the waiting in lines, and in general, the crowding. I believe that in our society which is so full of stress & violence, having places where we can connect with nature is essential to the very health of that society. If this plan goes through, everyone I've talked feels there is a VERY real chance that this area where we can de-stress, is going to become just another area of stressful overcrowding. 54-9

Please give careful consideration to the concerns that have been raised. It's ironical that the people who seem to be most in control of this process--the developers & you people on the Board of Supervisors & in the Planning Department, all live far enough away that a mistake in calculation as to this plan's impact, will not affect any of you personally to the same extent as those of us who have chosen this for our home. We are trusting you to help us preserve this area for your children & their children.

Sincerely,

Gail High

Gail High

LETTER 54: GAIL HIGH, RESIDENT

Response 54-1: Comment noted. The commentor does not comment on the adequacy of the Draft EIR; therefore, no further response is necessary.

Response 54-2: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 54-3: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.10 (Adequacy of the Traffic Impact Analysis), and Section 4.4 (Transportation and Circulation) in the Draft EIR.

Response 54-4: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 54-5: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with adequate water supply.

Response 54-6: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and the policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns associated with employee housing. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

Response 54-7: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with Cumulative Impacts. Draft EIR page 4.4-57 specifically notes the environmental effects of roadway improvements.

Response 54-8: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period) regarding concerns associated with the period for response.

Response 54-9: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. This commentor is referred to Master Response 3.4.6 (consideration of impacts to the Tahoe Basin).

Letter 55

304 Melrose Ave
Mill Valley, CA 94941

August 14, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Board of Supervisors
Placer County
175 Fulweiler Ave.
Auburn, CA 95603

Dear Members of the Board of Supervisors,

We are at a loss to think how any one who has been in the Tahoe area in recent years thinks that that area can support anything like the increase in development and number of people that is proposed in the Martis Valley Community Plan. 55-1

There is already great unhappiness with the amount of traffic; how can you propose to put as many more cars on the road as this plan would allow and not realize that the whole area would be at a standstill most days of the year. 55-2

And water—already it's scarce. Three to five more golf courses???!!! 55-3

Where are you going to house the people to service these homes? Certainly not in Martis Valley, as they will not be able to afford it. The employee housing proposed is woefully inadequate. 55-4

Please, please do not allow developers who have no stake in the area other than financial, to overpopulate this delicate area that is such an essential resource to the mental health of so many!! 55-5

Yours truly,

Tanya & James Kay Miller

Tanya and Jim Miller

LETTER 55: TANYA AND JIM MILLER, RESIDENTS

Response 55-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with increase in development.

Response 55-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) regarding concerns associated with increased traffic.

Response 55-3: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with increased water consumption. The commentor is referred to Section 3.0 (Project Description) for a discussion of development potential of the Plan area, including golf courses.

Response 55-4: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and the policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns associated with employee housing. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

Response 55-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not state any inadequacies of the Draft EIR; therefore, no further response is necessary.

Letter 56

Jay R. Mayhall

3144 Aspen Grove Rd.
Northstar, CA 96161-4202
(510) 530-5415

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

August 15, 2002

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95603

Re: Draft Environmental Impact Report for
Proposed Martis Valley Community Plan Update
SCH No.: 2001072050

Dear Ms. Lawrence,

As a homeowner at Northstar since 1979, I have delighted in the rusticity and tranquility of the Martis Valley area. In the last few years, however, I have become dismayed at the spurt of residential construction and the spiraling problems that have accompanied this rapid increase in population. 56-1

Most obvious, the roads are saturated with vehicular traffic; and the advent of signal lights (a harbinger of worse to come), while palliative, cannot cope with the congestion.

These conditions will be aggravated by the plan to "develop" Martis Valley, a project that includes 6,800 residences, commercial development, and water-sucking golf courses.

The developers' proposals and the Draft EIR, I understand, are deficient in the following particulars, among others:

1. No express limit on the 6800 residential units. This number is mind-boggling; and an open-ended plan would be disastrous. 56-2

2. Lack of specificity as to the size of retail buildings and golf courses. 56-3

3. Imprecision as to sources, availability, quality, and demand for water (a diminishing resource that should not be cursorily treated). Without clear and convincing evidence of the adequacy of water, this massive project with its three golf courses is prodigal. 56-4

Lori Lawrence
Environmental Review Technician
Re: Draft EIR - Martis Valley
August 15, 2002

Page 2

4. Similarly, the "aquifer" data is insufficient.

5. Even if water sources are deemed "adequate", in times of drought the water demands of the project may cause rationing for <u>everyone</u> in the Valley, i.e., the effect will be pervasive. 56-4 Cont'd

6. Absence of data on the biological aspects of the project, including acreage of destroyed trees and meadowland, and destructive impact on wildlife. 56-5

7. Availability of the golf courses to the general public. Will "locals" and pensioners be priced out by costly fees? The golf courses should not become an "elitist" recreation. 56-6

8. The EIR traffic statistics do not discuss the effect on nearby communities. On holiday weekends I already avoid the road to Tahoe City. With this development the entire Valley may become a pastiche of smog-ridden, immobile "mean streets". Moreover, the proposal to widen Highway 267 to four lanes is a solution destructive of the ambience by bringing in thousands more of speeding cars, trucks and SUVs and their ill-effects. 56-7

9. Has the impact of the high-density traffic on air quality been considered? Is there a risk of an "inversion" layer that would trap smog in the Valley, affecting the whole region? 56-8

These issues demonstrate that the impact of the project on the <u>entire</u> Tahoe basin (not just the area plowed under) must be considered. Yet, I am advised, this matter was not raised. 56-9

A significant number of residences, I understand, will be at Northstar. When I purchased my unit, the salesman grandly announced that ski-hill would be limited to 2,000 skiers--a whopper of a misrepresentation. Development at Northstar, in my opinion, is at overflow. Northstar Drive (a county road) cannot now handle the ski traffic; and I must "time" my arrivals and departures to avoid the rush periods. In an emergency (earthquake or conflagration), the jammed traffic could be perilous. How do the developers propose to remedy this most serious problem? 56-10

Also disheartening is the announced vision of one of the developers (at an association meeting) to turn the village into a "mall"! For malls I go to Reno or East Bay. I come to Tahoe to get away from that ersatz existence. 56-11

Lori Lawrence
Environmental Review Technician
Re: Draft EIR - Martis Valley
August 15, 2002

Page 3

The project further devalues forestland (the essence of Northstar's charm) in favor of parking lots. Between the village and the Aspen Grove Condominium Association is a lovely expanse of old trees and several fascinating, volcanic-tossed boulders, where members and guests leisurely walk alongside a stream to the village, and skiers in winter plow their return. The original plans called for uprooting the trees to create what likely will be an unattractive, noisy, toxic-fumed parking lot that will impinge, day and night, on existing units. 56-12

This parcel, in my view, should remain untouched. I entreat those who would approve its spoliation to walk the area and discover its wooded tranquility.

Mitigating negotiations, I understand, are under way, reducing the units and affecting the parking lot. If this information is available (and assuming all the Northstar issues are within the scope of the referenced EIR), would you please advise of the current status of these negotiations?

For these basic reasons--to preserve the beauty, serenity, and livability of our halcyon Valley--I urge that the project be disapproved, or, at the least, severely diminished in scope; and that the EIR be revisited to fully consider these issues. 56-13

I look forward to your response. Would you kindly forward a copy to Sierra Watch (below)?

Respectfully yours,

Jay R. Mayhall

cc: Sierra Watch
P. O. Box 367
Truckee, CA 96161

LETTER 56: JAY R. MAYHALL, RESIDENT

Response 56-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns associated with increased traffic and congestion because of the project. The commentor is also referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 56-2: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns associated with buildout conditions.

Response 56.3: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) for a discussion of commercial development assumptions used in the EIR. Regarding golf course potential, it should be noted that the Martis Valley Community Plan does not propose any golf courses. The Draft EIR evaluates the golf course potential in the Plan area, which assumes up to five golf courses. The potential for five golf courses was evaluated throughout the Draft EIR and included in the water supply assessment.

Response 56-4: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

Response 56-5: Draft EIR pages 4.9-43 through 4.9-50 specifically note anticipated habitat impacts.

Response 56-6: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 56-7: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 56-8: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and Section 4.6 (Air Quality) of the Draft EIR regarding concerns associated with air quality in the region.

Response 56-9: The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 56-10: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns associated with accumulation of traffic.

Response 56-11: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 56-12: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not state any inadequacies of the Draft EIR. Therefore, no further response is necessary.

Response 56-13: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 57

Date: August 17th, 2002

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

I have many concerns about the DEIR for the Martis Valley Community Plan Update, but I have chosen to focus on our water supply because it is something that goes beyond county lines and boundaries. 57-1

As a candidate for Truckee Town Council, I have been studying many aspects of development in your county and my own. In my estimation, considering the number of proposed housing units, commercial space and golf courses in Martis V. the DEIR falls woefully short of providing the necessary studies on the existing water supply to ensure that it is adequate either in quantity or quality.

Scientists at Berkeley National Labs completed a study in February 2001 which indicated that as a result of increased Carbon Dioxide ~~due to~~ in the atmosphere, the Sierra Nevada mountains will begin to see more rain and a 57-2

significant reduction in annual winter snowpack in the years to come. This means more winter & spring flooding & a great reduction in water reserves for the dry summer months. We must study such an eventuality & incorporate it into any development plans for our region. 57-2 Cont'd

"When natural areas are lost to development — especially when vegetation is replaced by impervious surfaces (such as pavement) or when an area is subjected to chemical-intensive land uses — groundwater may become increasingly compromised over time, creating a public health concern for communities ... decreases in surface water quality have a negative impact on resource-related economic activities such as fishing, hiking & tourism." from Natural Areas: A Review of Benefits to Communities, by Louise Allmann. 1997 Source: sierra club.org.

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Sincerely yours,

Beth Ingalls

(Print Name) BETH INGALLS

(Print Address) 13271 SKISLOPE WAY
TRUCKEE, CA 96161

LETTER 57: BETH INGALLS, RESIDENT

Response 57-1: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) regarding concerns associated with water quality and supply. Additionally, the commentor is referred to Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 57-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns related to the effects of global warming on water supply availability and Response to Comment 57-1. The two reports are noted. Regarding the comment period, the commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The County considers the Draft EIR and Revised Draft EIR adequate for the purposes of CEQA.

Letter 58

Lori Lawrence - EIR_NTCCpart2.doc Page

Paul Vatistas
Executive Director
North Tahoe Conservation Coalition
PO Box 1926
Tahoe City, CA 96145

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

August 19, 2002
(e-mailed to Placer County Planning at 1.00pm PST)

Re: Comments on the Martis Valley Community Plan and draft EIR

Dear Lori,

Please find enclosed the second half of my comments on behalf of the North Tahoe Conservation Coalition (NTCC) as they relate to the Martis Valley Community Plan (MVCP) and the draft EIR (DEIR) for the Martis Valley area. I have used my best efforts to separate the two sets of comments, and I hope that you will reclassify comments into the correct category if I have erred. 58-1

My concerns about the EIR fall into the following areas:

1. A failure to completely notify all Responsible Agencies in a timely fashion. 58-2
2. The inadequacy of the Project Description in capturing the full impacts on the North Tahoe region. 58-3
3. A failure to develop and analyze a meaningful Alternative, such as a No Build and a lower level of development. 58-4
4. Issues regarding the traffic analysis that leave uncertainty about the real traffic impacts - some more work needs to be done on key intersections. 58-5
5. A failure to fully analyze the relationships between water supplies in the area, the impact of golf courses on future water needs in this area, and impacts on water supply and quality in downstream areas such as Reno. 58-6
6. A failure to recognize that open space in this area means undisturbed open space. 58-7

These themes are addressed below. Appropriate action items are suggested, and I would appreciate a reply on how Placer County Planning intends to implement these. 58-8

1. Responsible Agencies

Section 1.1 (Purpose of the EIR) clearly states that agencies are required, "to balance a variety of public objectives, including economic, environmental, and social factors". In order to achieve this it is vital that the EIR be made available at an early stage to federal, state, and local agencies that are impacted by the proposals in the Plan. These agencies should have been notified by July 2001 latest to give them at least 12 months to shape and comment on the DEIR. 58-9

The DEIR recognizes that the impact on the area extends beyond the immediate geography of the Martis Valley itself. This is evident from the attempt to model traffic impacts at the main intersection in Kings Beach (although there are inadequacies in this analysis - addressed later), and hence an implicit recognition that air quality impacts extend into the north shore of the Lake Tahoe Basin. It is clear to me that at this point Placer County should have recognized the federally mandated Tahoe Regional Planning Agency (TRPA) and Placer County's own North Tahoe Regional Advisory Committee (NTRAC) as Responsible Agencies. Both of these organizations are mandated to provide input to the County on social, economic, and environmental issues and should have been fully consulted on the DEIR. 58-9 Cont'd

It is clear to me that TRPA has legal jurisdiction over the impacts identified in the DEIR (namely traffic, air quality, growth inducing impacts) and needs to be consulted with the same thoroughness as other responsible agencies.

Action: Give TRPA and NTRAC at least 12 months from the date of initial notification (which was November 2001 for NTRAC) to provide full comments on the EIR.

2. Project Description

The Project Description is too limited for the scope of the impacts and does not allow for a proper evaluation of many impacts. The Plan should also recognize that it is in effect creating the future blue print for that part of Placer County that is North Tahoe, and be prepared to widen its scope to properly assess that impact. 58-10

Water supply and quality issues extend into Truckee Town and even downstream to Reno which relies on water from the Truckee watershed, and this should have been factored into the EIR. 58-11

Traffic impacts throughout the year will impact the north shore from Incline Village to Tahoe Vista. For example, an increase in traffic southbound on highway 267 will increase traffic activity on 28 westbound, and change traffic flows at many points - including the area where highway 28 decreases from four lanes to two. 58-12

The EIR fails to recognize that there are only three roads out of the north shore and hence in an emergency, all these roads are impacted. A perfect example of this occurred only two days ago in Martis Valley when the road had to be closed for several hours. Traffic was redirected onto highway 28 east and west, highway 89 north, and Mount Rose Highway in Nevada. The EIR completely fails to model these kinds of impacts. 58-13

Employee housing is another area where the EIR is too narrowly focused. Although it has improved in the last few months, Placer County has a terrible record in this area of implementing employee and affordable housing - e.g., affordable housing related to the Intrawest development in Squaw Valley is a perfect example of nothing happening. Employee housing needs to be viewed in a regional context to allow for creative solutions. Martis Valley provides the last opportunity for employee and affordable housing to serve major employers, but this opportunity has been missed in the current EIR. 58-14

Action: Extend the Project Description to more fully review impacts on the entire North Tahoe region. In particular, extend the Project Description to include traffic impacts on Kings Beach, Tahoe Vista, and Mount Rose Highway; water supply 58-15

and quality issues in Glenshire (Truckee), Truckee in general, and Reno (at some macro level); and expand the employee housing needs to review the whole North Tahoe are of Placer County, so that Martis Valley projects can be seen in context. 58-15 Cont'd

3. Alternatives

The Alternatives evaluated in the plan are simply tweaking with the Proposed Plan. All Agencies involved, Placer County Planning, Placer County Planning Commission, Placer County Board of Supervisors, and the general public would all be in a better position to assess the real impacts of the Proposed Plan if two Alternatives had been evaluated in the EIR: a No Build Alternative and a 6% Growth Alternative. 58-16

The No Build Alternative is required under CEQA and is intended to provide a benchmark for analysis of the likely impacts of any Proposed Plan and other Alternatives. In the context of Martis Valley, if there is no No Build Alternative, it is then logically impossible to measure the incremental impacts of any development. The absence of a No Build Alternative leaves the EIR fatally flawed as figures for all plans have only an arbitrary baseline, and these figures cannot be relied upon. Form the social perspective, the general public wants to see a No Build Alternative so that it can be sure that the effects of existing development in Martis Valley on traffic, air quality, water quality, and water supply are properly understood. 58-17

The 6% Growth Alternative has emerged from the extensive public debate as an important one Fred Yeager has clearly stated on several occasions in response to questions that he believes that it is inconceivable that growth in Martis Valley can exceed 6% per year over the next 20 years. This equates to a maximum number of 5,854 units in Martis Valley. At this level, there is zero economic impact on landowners profits between now and 2021, and hence an Alternative looking at the impacts at this level of development is an invaluable planning tool, and needs to be done. 58-18

Action: Develop two more Alternatives in full, a No Build Alternative and a 6% Growth Alternative. (Be clear in your responses to this letter to comment on why these have not been done.) 58-19

4. Traffic issues (which impact air quality)

The traffic analysis is fatally flawed as will be demonstrated shortly. Traffic is a key measure of air quality impact, and Planning needs to recognize that NOx emissions from vehicles are now identified as one of the major causes of decrease in water quality and clarity (e.g., Lake Tahoe). 58-20

The traffic analysis is built on the Truckee town model and is inappropriate for the resort traffic patterns of Martis Valley and the north shore of Lake Tahoe. The EIR states that peak traffic occurs on Friday afternoon. While I do not dispute that this may be true within Truckee, it is self-evident to all of us who live here that the peak time in Placer County is a summer Saturday. The fact that the EIR does not produce this result is bombproof evidence that this traffic model needs to be revisited. At a minimum, Placer County needs to explicitly model summer weekend traffic from the highway 267/Northstar intersection to Kings Beach, Tahoe Vista, and the highway 28/Mount Rose Highway intersection. 58-21

The other failure in the traffic analysis is the complete absence of traffic analysis for catastrophic events on the traffic flow (accidents, avalanches, road works, etc.). Road works in this area can only be effected for four or five months a year (unlike other parts of Placer County such as close to Auburn or Rocklin), and the fact that there are only three ways into the Basin from the north means that traffic on these roads is highly inter-related. The EIR has completely failed to address this issue, and the County has expressed reluctance to evaluate it in public meetings.

It is time to have a reality check. In the last three days, just such an incident occurred. On Saturday, August 17, at approximately noon (near the veterinary center on highway 267 in Martis Valley), a backhoe cut through a gas main causing a major leak. This resulted in the road being closed for over three hours, traffic being diverted to highway 89 north and south, and to Mt Rose Highway. Please can you confirm these facts with your own Placer County Sheriff's department, and confirm to me that you have received the facts on this incident from them. 58-22

What were the impacts of this closure? Traffic was backed up to Truckee and Northstar, and the Sheriff had to close the road at both points. All traffic within Martis Valley was immobilized by the resulting traffic jam, vehicles U-turned on the highway and started seeking an alternative route in or out of the Basin, and nearly the entire County Sheriff's department was on site – negating any Sheriff service to the rest of the community during this period. Traffic impacts were apparent within half an hour in (already highly congested LOS "F") Tahoe City, and on West River Road, causing road service level failures throughout the region. There is nothing theoretical about this kind of incident and the EIR needs to model this for the Proposed Plan and all Alternatives.

Also, I am sure that the three to four hours that traffic was immobilized on highway 267 are not factored into the 30th peak traffic hour analysis.

Action: Expand the geography of the traffic analysis to include all meaningful roads and intersections in the North Tahoe region, explicitly model traffic effects on Martis Valley and the north shore of Lake Tahoe on a Saturday, and explicitly model the traffic impacts of catastrophic events in Martis Valley. These need to be done for the Proposed Plan and all Alternatives (including the two identified above). 58-23

5. Water Supply issues

The analysis of water supply and water quality issues in the EIR is not compelling. Again, there are obvious real world examples that the EIR cannot answer. Hence it is also flawed in this area. 58-24

Martis Lake is already experiencing significant changes in its clarity, algae levels and composition, and fish stocks. These facts have been brought to the attention of all at several public meetings and in the press, and were referred to in a question by Board Supervisor Robert Weygandt at the last Board meeting here in Tahoe. The current EIR is totally unable to explain what is happening to Martis Lake, which throws into doubt all analysis relating to water impacts. If I am incorrect, or you do not agree with this, please provide me with a written explanation of what the measured changes are in Martis Lake, and a detailed explanation of their causes. 58-25

In Squaw Valley, the water table has been polluted by development over the last 40 years. Placer County has acknowledged this fact, and the SVPSD is in the process of seeking funds for a water 58-26

treatment plant. A significant part of the problem is that aquifers are interconnected leading to the spreading of pollution into numerous wells. The Martis Valley EIR completely fails to measure the inter-relationships and connections of the aquifers in Martis Valley, and hence is flawed. If one of the developers pollutes the water supply - through excessive fertilizer use on golf courses, or by other accident – the EIR cannot determine the impact on the entire water supply in Martis Valley and downstream communities in Truckee and Reno. This additional analysis needs to be completed before the EIR can be satisfactory. 58-26 Cont'd

Action: Commence more research on the impacts on Martis Lake and their causes, the nature of the aquifers in Martis Valley, and the dependencies of downstream water supplies and quality on the watershed from the Martis Valley. 58-27

6. Open Space

Under traditional County definitions, open space includes parks, golf courses, and other developed recreational facilities. In the North Tahoe area, open space means natural undisturbed open space. The County needs to distinguish clearly in the Community Plan and the EIR between 'developed open space' and 'undisturbed open space'. The Plan needs to be wary of placing 'developed open space' in the visible and sensitive areas of Martis Valley. 58-28

For example, the entire existing Northstar golf course is visible from highway 267 and would not be considered by either North Tahoe residents or visitors as open space (because it is 'developed open space').

Action: The County should seek to measure, and maximize, undisturbed open space in the Community Plan and the EIR analysis.

Thank you in advance for taking the time to read and respond to these serious issues.

Kind regards,

Paul Vatistas

LETTER 58: PAUL VATISTAS, NORTH TAHOE CONSERVATION COALITION

Response 58-1: Comment noted. Comment letters provided by the commentor are responded to in this document.

Response 58-2: The County provided a Notice of Availability for the Draft EIR and Revised Draft EIR that was placed in the Sierra Sun and Tahoe Worlds newspapers as well as provided copies to the State Clearinghouse for distribution to state agencies, pursuant to CEQA Guidelines Sections 15085 and 15087.

Response 58-3: The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 58-4: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 58-5: The commentor is referred to Master Responses 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 58-6: Water supply usage and water quality impacts of potential future golf courses were considered in the Draft EIR (Draft EIR pages 4.7-37 through –73). Draft EIR pages 4.7-18 through –20 specifically note the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).

Response 58-7: The commentor is referred to Response to Comment 34-7.

Response 58-8: Comments provided by the commentor are responded to in this document.

Response 58-9: The commentor is referred to Response to Comment 58-2 and Master Response 3.4.9 (Adequacy of the Public Review Period) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 58-10: The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 58-11: The Draft EIR specifically notes the geographic extent of the cumulative setting associated with water resources (Draft EIR pages 4.7-66 and –67). Draft EIR pages 4.7-18 through –20 also specifically notes the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality), 3.4.4 Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 58-12: The traffic analysis provided in the Draft EIR (Section 4.4, Transportation and Circulation) takes into account these conditions. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 58-13: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 58-14: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).

Response 58-15: The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.8 (Affordable and Employee Housing Effects of the Project), 3.4.3 (Water Quality), 3.4.4 Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Response to Comment 58-11.

Response 58-16: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 58-17: The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). Revised Draft EIR page 6.0-2 that specific notes that the No Project Alternative is consistent with the requirements of CEQA Guidelines 15126.6(e)(3)(A), which specifically identify that when the project under evaluation is the revision of an existing land use or regulatory plan, that the "no project" alternative will be the continuation of the existing plan.

Response 58-18: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 58-19: The commentor is referred to Response to Comment 58-17 and 58-18.

Response 58-20: Air quality and associated water quality issues in the Tahoe Basin is noted on Draft EIR pages 4.6-8 and -9. The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 58-21: The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). Caltrans counts conducted in August, 2000 for SR 28 just east of the Wye in Tahoe City indicate an average ADT of 25,443 of Fridays (the peak day of the week) versus 23,897 on Saturdays (6 percent lower).

Response 58-22: The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). It should also be noted that the Plan area is anticipated to have four roadway access points outside of the Plan area. These include SR 267 Bypass, SR 267 south into the Tahoe Basin, Brockway Road through the Downtown area of the Town of Truckee and the future east river crossing within the Town of Truckee.

Response 58-23: The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 58-24: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).

Response 58-25: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.

Response 58-26: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).

Response 58-27: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.

Response 58-28: The commentor's statements regarding the definition of "open space" associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of development-proposed golf courses and other recreational uses within land areas designated as "Open Space" (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR). The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 58-26: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).

Response 58-27: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.

Response 58-28: The commentor's statements regarding the definition of "open space" associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of development-proposed golf courses and other recreational uses within land areas designated as "Open Space" (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR). The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Letter 59

Nat and Marilyn Goldhaber
9818 Lake Street
Kings Beach, CA 96143

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

Board of Supervisors
Placer County
175 Fulweiler Ave
Auburn, CA 95603

Greetings:

I am concerned about the proposed developments in the Martis Valley and the impact of those developments on the environment of Lake Tahoe and the Kings Beach area. I will divide my principal concerns into two areas: 59-1

I. Water supply and utilization;
II. Impact of additional domestic and landscape laborers in Kings Beach.

I. Water Supply and Utilization

We understand that anticipated developments are for 6800 new housing units with an increase to the Martis Valley population of up to 20,000.

A) This will require a considerable fresh water supply.
1) We would like the details of where the water to support this population will come from. 59-2
2) We would like to understand the environmental impact of this water demand to the entire chain of water supply, whether in the Martis Valley or beyond the Martis Valley.
3) What other communities might be impacted?
4) What steps will be taken to mitigate the impact. Please be specific.

Further, we understand that there are anticipated up to five new golf courses for the recration use of the new population of the Martis Valley.

B) This too will require a considerable water supply.
1) How much water will be consumed in watering these golf courses? 59-3
2) How much of the supply will be from reclaimed "gray" water?
3) What specific requirements will be imposed on the builders of these units to support gray water reclamation plants including:
a. Underground gray water return lines
b. Processing plant siting.

II. We understand that many if not all of the contemplated units will be "time-share" units. These units are likely to be occupied for a significant portion of the year by families driving in from the San Francisco, Sacramento and Reno areas or flying in from more geographically remote areas. We would anticipate a significant demand for domestics and landscape laborers. 59-4

A) We would crudely estimate that one domestic will be required for each 5 vacation units and one landscape laborer will be required for each ten units.

1) What are your estimated labor demands? Please base this on exact statistics for at least three similar projects in other areas.
2) What will be the estimated pay for such laborers and what will be the estimated number or wage earners per labor household?
3) What percentage of laborers is anticipated to be part-time? Or put another way, how many laborers in each category will constitute one full-time equivalent employee (FTE)?

B) Further, we would expect that these laborers will want accommodations as close as possible to their work places. 59-5

1) Where will these laborers live?
2) What are plans for the development of housing that will match the family income of such laborers.
3) What infrastructure not already in place will accommodate the needs of these laborers?
4) What impact will the commute traffic generated by these laborers have on traffic from the areas in which they live? Please provide an analysis on traffic impact for each area in which they are expected to live as well as for the additional traffic in the immediate Martis Valley area.

C) Finally, if the Kings Beach and Crystal Bay areas are an example, we can anticipate that a significant percentage of the laborers will be Spanish speaking with marginal English skills.

1) What specific actions, paid for by the developers of these projects, will be taken to accommodate the needs of a predominantly Spanish speaking community? 59-6
2) What financial assistance will be provided to support already overburdened schools systems with "English as a second language" teachers?
3) What other accommodations will be made to support other special social services?

Please provide written responses to these questions. Please respond to: 59-7

Nat and Marilyn Goldhaber
261 Stonewall Rd.
Berkeley, CA 94705

(510) 644-1618

Sincerely,

Nat and Marilyn Goldhaber

LETTER 59: NAT AND MARILYN GOLDHABER

Response 59-1: Comment noted. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project)

Response 59-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 59-3: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR, for a discussion of water demand for golf courses. Section 204(c)1(G) of the Truckee-Carson Pyramid Lake Water Settlement Act has placed unique requirements on the use of reclaimed water in Martis Valley. The commenter makes reference to "gray" water. It should be noted that gray water (also called "greywater") and reclaimed water are not one in the same. Reclaimed water is treated wastewater, whereas gray water is household water, not including toilet water, which has not been treated and is typically used for irrigation purposes. The EPA regulates the use of both types of water. Neither reclaimed water nor gray water will be used to irrigate golf courses within the Plan area.

Response 59-4: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.8 (Affordable and Employee Housing Effects on the Project).

Response 59-5: The commentor inquires about the labor demands, estimated wages, and accommodations. CEQA does not evaluate social issues such as wages. The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects on the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR. This comment will be forwarded to the Placer County Plannning Commission and Board of Supervisors for consideration.

Response 59-6: The commentor inquires about Spanish speaking laborers and the ability of the schools and other social services to support them. CEQA does not evaluate social issues such as languages. This comment will be forwarded to the Placer County Plannning Commission and Board of Supervisors for consideration.

Response 59-7: Comment noted.

Letter 60

AUG-18-02 SUN 09:52 PM HOLIDAY HOUSE

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

The Traffic analysis in the above Report doesn't even consider the tremendous impact that this Plan will have on the Kings Beach and Tahoe Vista area, to say nothing of the East and West shores. 60-1

Everyone around the Tahoe Basin uses Martis Valley numerous times a day, month and year. The traffic numbers in this report are totally inaccurate and inadequate and confusing at best.

On another subject, where is the current scientific data for water quantity that makes you think you can add such a massive development, with 5 more golf courses, 6,800 residences X "who knows how many flushing toilets, dishwashers, showers, hot tubs, indoor pools, washing machines and lawns to be watered."

The aquifer may have produced plenty of water over the centuries, but to add 20-30-50,000 more people and deplete millions of gallons more water every day, is wishful thinking. The results are not evident; they are certainly not evident from your studies and descriptions. This is supposed to be a long term Plan, and it seems to not even be adequate on the short term. 60-2

Finally, allowing each proposed development to assess their area for all the elements that are left out of this DEIR is ridiculous. It will be too late to limit development or change development patterns in the Martis Valley so that biological resources such as wildlife, water and air quality are protected. Such an evaluation should be made prior to submission of individual project proposals. That is what this DEIR is supposed to do...NOW. 60-3

Because of the inadequacy of the DEIR in these and many other areas, I request that the Martis Valley DEIR be revised and re-circulated according to the CEQA guidelines. 60-4

Alvina Patterson

ALVINA PATTERSON

LETTER 60: ALEIHA PATTESON, RESIDENT

Response 60-1: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Section 4.4 (Transportation and Circulation) of the Draft EIR.

Response 60-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding water supply.

Response 60-3: CEQA has provisions for various types of projects and environmental documents. An EIR for a community plan or general plan is vastly different than for a proposed subdivision. Because the Martis Valley Community Plan Update applies to a very large area, which contains numerous proposed and approved projects, this EIR cannot include an analysis of the specific environmental impacts associated with every foreseeable development in the Plan area. Individual developments will be required to undergo an environmental analysis per CEQA. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR, as well as Sections 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) of the Draft EIR.

Response 60-4: The commentor recommends that the Draft EIR be revised and recirculated due to inadequacies. However, the commentor fails to identify specific inadequacies. The analysis provided in the Draft EIR is adequate and meets the requirements of CEQA.

Letter 61

CATHY NASON
A.S.I.D.

Interior Design

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

8-17-02

Attn. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No." 2001072050

Dear Mrs. Lawrence:

Thank you for the opportunity to comment on the above referenced Plan update and draft environmental Impact report. I am particulary concerned about overgrowth of our area.

I have lived in this area for 18 years and watched the Sierra Truckee/ Tahoe area turn from a quiet tranquil area, to one which is over populated filled with traffic and noise.

My letter is simple and from the heart: "In a world of noise, confusion and conflict
It is necessary that there be places of silence and peace,
In such place love can blossom"
Thomas Merton 61-1

Please work towards keeping Tahoe/Truckee a place of such tranquility and stop over growth.

This summer I had the opportunity to go to the Yosemite Valley. I hadn't been there since I was a child. It was shocking and heart breaking. The noise, traffic and over population made me feel like I was in Disneyland, and not the place that John Muir wrote so fondly of.

Please stop the growth of such beautiful places as the Martis Valley.

Sincerely,

Cathy Nason and Family

16315 Old Hwy. Drive
P.O. Box 8639
Truckee, California 96162

LETTER 61: CATHY NASON AND FAMILY

Response 61-1: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) for a discussion of projected growth in the Martis Valley Community Plan Area. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Sections 4.4 (Transportation and Circulation) and 4.5 (Noise) of the Draft EIR. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Lori Lawrence - martis letter.doc

Pa

Letter 62

August 19th, 2002

Attn : Lori Lawrence
Environmental review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95601

Re : Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. : 2001072050

Dear Lori Lawrence,

I would like to start by thanking you and the planning process for this opportunity to comment on the Draft Environmental Impact Report for the Martis Valley Community Plan Update.

I will begin with a brief discussion of some of the philosophical points that will frame the ensuing discussion of some of the technical points I would like be addressed in the response to the public comments.

When any development enters into the planning phase, I believe it is the responsibility of the planning community to address this one difficult and fundamentally important question, which is "Is the proposal *appropriate* development for the *community?*". This initial question breeds two more questions, "*what is appropriate*" and "*what is the community*". It is in these two later questions that I would like to addresses the shortfalls in this Draft Environmental Impact Report (DEIR).

The following comments address traffic related issues. My largest grievance is with the lack of thorough investigation into the cumulative questions and problem related to traffic. By nature, traffic is a cumulative problem; therefore any investigation that does not adequately address the cumulative problems is insufficient. Comments that I would like to have addressed are in Bold. Specifically: 62-1

I want to see an analysis that addresses the cumulative traffic problem that include all the developments that are also in the planning process, such as 62-2

Lahontan Expansion	-1,000 new homes
PC-1	-410 residential units
Mciver Hill (hippie Hill)	-400-800 residential units
Pine Forest	-118 residential units
PC 2	-600 residential units
Barstell Property	-25 residential units
Ridgeview Village	-76 Condos
Hill top Master Plan	-250 apartments, 100 homes
Old Greenwood	--100-200 new homes

Lori Lawrence - martis letter.doc

PC-3

-Raley's and 850,000 square feet/commercial space

Please include a traffic analysis that addresses these cumulative impacts to highway 267, and all other roads and intersections of interest. 62-2 Cont'd

Also, the traffic model that was used in this analysis ran simulations at one point in time, 5:00 PM on Friday afternoon, deemed the "peak traffic hour". Although is certainly a very busy time on the roads in the greater Truckee area, I believe there are many other times that are at least as "peak" as Friday at 5:00 PM. Sunday at 5:00 PM during the winter months is a ridiculously busy time. Any weekend day in the late summer during in the late afternoon, and others as well. 62-3

Please include a traffic analysis that describes traffic at these other times.

Including the temporal inadequacies in the traffic analysis mentioned above, there are also spatial inadequacies. The present analysis does not describe traffic problem at the 89 south to Lake Tahoe and West River street intersection. If it assumed that the majority of skiers would use Northstar Ski Resort to satisfy their skiing needs, and not travel to the ski areas on 89 or on Lake Tahoe, then the logic is as flawed as the omission of this intersection in any traffic analysis. 62-4

Please include a traffic analysis for the intersection of West River Street and Highway 899 south.

Also, an omission of the cumulative impacts this development would have on travel around Lake Tahoe beyond the 267 and 28 intersection in Kings Beach. Surely a development of this scale and proximity to Lake Tahoe will have impacts to the already taxed roadways surrounding Lake Tahoe. 62-5

Please include a traffic analysis for the North shore of Lake Tahoe from Tahoe City to Incline Village.

Also, any model that is used to describe a natural system relies on certain assumptions in order to make estimates of how that system will behave in various scenarios. There is an omission of the assumptions this traffic model uses in order to make its estimates. 62-6

Please include the assumptions that the model uses to make the estimates presented in the DIER.

Finally, regarding the traffic analysis inadequacies, estimates made using a deterministic model such as the one used in this analysis, needs to include an uncertainty analysis. 62-7

Please include an uncertainty analysis of the models estimates. 62-7 Cont'd

In conclusion, I shall restate my initial question from the beginning of this letter,
"Is this *appropriate* development for the *community?*"
The analysis of the traffic related questions surrounding this proposal do not provide me with sufficient evidence that this development is *appropriate*. Also, it is in my opinion that this community, the greater Truckee area, does not want this development because of the negative impacts it will have to the community, and the lack of any mitigation this impact will have to the community. 62-8

I suggest a Environmental Impact Statement that can adequately address the problems I presented above, or a proposal with a reduction of 90% from the present proposal. 62-9

Thank you for providing this opportunity that present my comment *sin this* planning process.

Thank You,
Andy Rost
P.O. Box 3438
Truckee, CA 96160
530 550 8564

LETTER 62: ANDY ROST

Response 62-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 62-2: The commentor is referred to Response to Comment 62-1 and Sections 4.4 (Transportation and Circulation) and 5.0 (Cumulative Impacts Summary) of the Draft EIR.

Response 62-3: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 62-4: The commentor is referred to Response to Comment 62-3.

Response 62-5: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 62-6: The commentor is referred to Response to Comment 62-3.

Response 62-7: The commentor is referred to Response to Comment 62-3.

Response 62-8: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 62-9: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Additionally, the commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) for an analysis of proposed alternatives.

Lori Lawrence - Martisletter.doc Pa

Letter 63

August 19th, 2002

Attn : Lori Lawrence
Environmental review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, CA 95601
llawren@placer.ca.gov

Re : Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. : 2001072050

Dear Lori Lawrence,

The ensuing comments center around the water related issues. Specific question are in bold.

There is insufficient information regarding water demands for such use as snowmaking and landscaping. 63-1

Please include water demand for these two uses.

The report, by assuming only 20% of the homes will be permanently occupied, potentially underestimates the water demands. If the homes are fractional ownership, if the baby-boomer generation moves into their retirement in this development at a greater than projected rate, if just more than 20 % of the homes are full time (a scenario that does not appear to be that far fetched given telecommuting, the growth of industry in Reno, the downturn of the bay area tech world), what would the water needs be then, can that existing system withstand this demand. 63-2

Please include estimates and prediction for this type of pressure to the water systems, and how the natural hydrologic system will respond as well as the treatment plant.

Also, the report is inadequate in it omission of any analysis that describes the hydrologic connection of the groundwater systems to the surface water systems, i.e. wetlands and the Martis creek. A development of this scale and it accompanying water demands can have a very significant impact to this precious resource, yet this report does not include this type of study. 63-3

Please include an analysis of the hydrologic connections between the surface and subsurface systems, and the impacts the water withdrawals from the groundwater will have on the surface water systems.

Also, related to cumulative impacts, the report does not solicit the input from the Army Corp. of Engineers, the operators of the dam on Martis Creek, just downstream from the development. 63-4

Please include an analysis of how the proposed project can impact the operation of the dam on Martis Creek, and include why the Army Corp of Engineers was not consulted.

The communities of the greater Truckee Meadows, including the towns of Reno, and Sparks, The Pyramid Lake Piute Tribe, or any other stakeholder involved in the Truckee River Operating Agreement (TROA), were not included inthis process an therefore do not have there needs and concerns addressed. 63-5

Please include an analysis of how the proposed project will impact the TROA, including mitigation for negative impacts.

Finally, plans to reintroduce the Lahontan Cutthroat Trout (LCT), a threatened salmonid species extirpated from the majority of its historic distribution, into many of the streams in its historic range, is in the planning process. Would this proposed development preclude Martis creek as a possible stream system for translocation of LCT? 63-6

Please include an analysis of the impacts this development may have on the future of translocation plans for LCT in Martis creek.

Thank you for providing this opportunity to present my comments related to the Proposed Community Development Plan for Martis Valley.

Thank You,
Andy Rost
P.O. Box 3438
Truckee, CA 96160
530 550 8564

LETTER 63: ANDY ROST

Response 63-1: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 63-2: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Response to Comment 63-1.

Response 63-3: The commentor is referred to Response to Comment 63-1.

Response 63-4: The U.S. Army Corps. Of Engineers was consulted during the preparation of the Draft EIR and their Annual Water Quality Reports for Martis Creek Lake were used as reference material for the Hydrology and Water Quality Section of the Draft EIR (Section 4.7). Additionally, the commentor is referred to Response to Comment K-6.

Response 63-5: The commentor is referred to Master Responses 3.4.4. (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). The commentor is also regerred to pages 4.7-54 through 4.7-62 and mitigation measure MM 4.7.5 in Section 4.7 (Hydrology and Water Quality) of the Draft EIR for a discussion of the project's impact on TROA.

Response 63-6: The commentor is referred to Response to Comment K-39.

Letter 64

Lori Lawrence - Draft EIR for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050 P

From: "Jack G. Nixon" <jgnixon@microweb.com>
To: Lori Lawrence <LJLawren@placer.ca.gov>
Date: 8/19/02 11:53AM
Subject: Draft EIR for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this DEIR. Here are my comments.

1. Although the plan shows an adjusted holding capacity of 9220 dwellings, the plan itself could result in growth far beyond this number. The type of development to be brought about by this plan requires a large service industry that cannot afford the market rate housing existing in Martis Valley. Developers are required to provide 50% of their employee housing, not nearly enough. The result will be long commutes by many employees. Yet the DEIR does not address the impact of this increased traffic congestion. 64-1

2. There is no estimate of the number of employees currently commuting from outside the immediate area. 64-2

3. There is no analysis of the infrastructure requirements for the employees who will live in the new employee housing . 64-3

4. There is no analysis of the housing requirements for construction workers to be employed for the development of the Plan. 64-4

5. The Plan places no limits on growth 64-5

6. The rezoning from "forest" to "residential" for employee housing at Northstar creates impacts that have not been analyzed. The current application covers about six acres, but 18 acres were rezoned without an EIR. The impacts of utilizing the entire 18 acres must be analyzed. 64-6

7. These are only examples. To point out each oversight would take pages. In summary, the DEIR is badly flawed and must be redone with proper detailed analysis. 64-7

8. In addition, there was no proper public input into the creation of the Plan and the DEIR. The Citizen's Committee is composed almost entirely of developer representatives and government agencies. This is a badly conceived plan written by developers and for developers. The residents of Martis Valley deserve far better, and they know it. 64-8

Thank you for your consideration.

Sincerely,

Jack Nixon

LETTER 64: JACK G. NIXON

Response 64-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), 3.4.8 (Affordable and Employee Housing Effects of the Project), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 64-2: The commenor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project) and 3.4.10 (Adequacy of the Traffic Impact Analysis). As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects**.**

Response 64-3: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.11 (Public Services and Utilities) of the Draft EIR.

Response 64-4: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).

Response 64-5: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 64-6: Comment noted. The Draft EIR analyzes land use conflicts resulting from implementation of the Marts Valley Communit Plan Update. The environmental impacts associated with the change of land use or rezoning of individual projects is considered in separate environmental documents that are prepared for the specific proposed project. As specifically noted on page 3.0-12 and as depicted on Figures 3.0-5 through –8 in Section 3.0 (Project Description) of the Draft EIR, the project includes consideration of the Northstar-at-Tahoe employee housing project (Sawmill Heights).

*Response 64-*7: The commentor states that the Draft EIR is badly flawed but fails to identify any inadequacies. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of the Martis Valley Community Plan Update per CEQA.

Response 64-8: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 65

Lori Lawrence - Comments on DEIR for the proposed Martis Valley Comm. PlanUpdate Pa

From: Duff Kurland <duff@mikanet.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 12:07PM
Subject: Comments on DEIR for the proposed Martis Valley Comm. PlanUpdate

Dear Ms. Lawrence:

This is a brief note to convey our opinion of the DEIR for the Martis Valley Community Plan Update.

Are you not required by law to adequately address the Plan's impact on such areas as traffic, air quality, water supply/quality, noise, and wildlife habitat, and to take into account development planned by adjacent jurisdictions such as the Town of Truckee? We don't feel you've done so. 65-1

Furthermore, it seems to us that decisions regarding the Martis Valley are being made by many people who have no personal interest or concern for the area, as they live far from it. 65-2

Carol and Duff Kurland
350 Beach Road
Belvedere, CA 94920

We own a home at the Northstar-at-Tahoe resort.

LETTER 65: DUFF AND CAROL KURLAND

Response 65-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation), 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) of the Draft EIR.

Response 65-2: Comment noted. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.

Letter 66

Aug 15, 2002

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050

Dear Ms. Lawrence:

Because of the inadequacy of the Martis Valley DEIR I request that the Martis Valley DEIR be revised and re-circulated for public review. 66-1

The policies are very vague and defer evaluation of many ecological resources. Wetlands, stream environment zones, habitat for rare, threatened or endangered animals and plants, deer ranges, large areas of non-fragmented natural habitat and wildlife movement zones, are briefly, if even discussed.. 66-2

This is not allowed by the California Environmental Quality Act, which clearly states that such studies must be completed, reported and mandated in the overall Plan for this massive development. 66-3

Please respond to these issues.

Sincerely,

Richard E. Ekman

Po Box 272
Dutch Flat Ca.
95714

August 13, 2002

LETTER 66: RICHARD E. EKMAN

Response 66-1: The commentor states that the Draft EIR is inadequate, but fails to indentify what is inadequate about the Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.

*Response 66-*2: Comment noted. These policies consist of performance standards. The use of performance standard mitigation is allowed under CEQA guidelines 15126.4(a). This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

*Response 66-*3: The commentor states that studies must be completed, reported and mandated, but fails to indentify what studies and reports are missing from the Draft EIR. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.

Letter 67

northstar property owners association

PLACER COUNTY DATE RECEIVED
AUG 15 2002
LL
PLANNING DEPARTMENT

August 13, 2002

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Faxed to (530) 889-7499 on 8/14/02/Hard Copy by Mail 8/14/02

Subject: Public Review Drafts of the Martis Valley Community Plan and Environmental Impact Report (EIR)

The Northstar Property Owners Association Board (NPOA Board) is the elected body representing the 1451 full time and part time residents of the Northstar community. This Board is entrusted to represent the community internally as well as with Public Agencies and other entities that have, or may have, an impact on our community. In June of 2000 the NPOA Board appointed 20 residents from all facets and locations of our community to serve on a Northstar Development Advisory Committee (NDAC). This committee has, on numerous occasions, met with representatives of County Planning, Northstar-at-Tahoe and East West Partners to consider and evaluate the impact of any future development at Northstar and our general community. The following recommendations are the result of extensive and careful debate and evaluation by the NDAC and NPOA. We strongly suggest that the final EIR reflect these changes.

1. Referenced: Section 4.4, Page 39, First Paragraph "All Connection Option --."
   We **do not** recommend nor support that the Northstar/Shaffer Mill connector road be utilized for any public traffic. We **do** recommend construction of this road for fire, life and safety. 67-1

2. Referenced: Section 4.4, Page 38, Third Paragraph "Analysis of Roadway --."
   We **do not** recommend nor support the Big Spring/Highlands road loop to be utilized for public traffic. We **do** recommend construction of a gated road for fire, life and safety with possible consideration for internal Northstar bus transit. This road loop is entirely within the Northstar property boundary. 67-2

3. Referenced: Section 4.4, Page 38, Last Paragraph "Conceptual Future Development --."
   We **recommend** the inclusion of intercept lots to be located off Northstar Drive in the vicinity of the entrance to Northstar Drive from Highway 267. These lots, at a placement and capacity now under discussion with East West Partners/Booth Creek, will be utilized for day skier parking thereby relieving excessive Northstar Drive traffic. There is to be **no increase** in total day skier parking and therefore an equivalent reduction in village area available parking. 67-3

67-4 4. Referenced: Section 4.4, Page 38, Paragraph "Proposed Roadway Network --."
We **do not** support the widening of Highway 267 to four lanes. Alternatively, we **do** recommend the extension of the southbound right turn lane to a point in the vicinity of the "Northstar 1 mile" sign continuing this lane to the Highway 267-Northstar Drive intersection.

67-5 5. Referenced: Section 4.4, Page 52, Table 4.4.21 "Extent of Widening --."
We **do not** support the widening of Northstar Drive to four lanes for its entire length. We **do** recommend the following:
- Construction of four lanes on Northstar Drive from the Highway 267 entrance to a now planned roundabout to be located in the vicinity of the existing gas station. This roundabout will serve as a turn off for the employee housing and the planned intercept lots.
- Re-grading the existing road section between the Highway 267 Northstar Drive entrance and the planned roundabout and turnoffs to improve road safety.
- Consideration of a right hand turn lane from the planned roundabout to the intersection of Basque Drive.

67-6 6. Referenced: Section 4.2, page 15, Table 4.2-10, Notes 2: Proposed Land Use Diagram
The proposed allowable density increase in the Martis Valley Plan is excessive. We **do not** support the current proposed Northstar increase of approximately 2200 units. We also question the wisdom and impact of any rezoning that would permit an additional 1360 dwelling unit as proposed by Sierra Pacific Industries. We **do not** support any proposed development access entrance opposite the Northstar employee housing (Highlands) Highway 267 entrance.

While not specifically referenced in the Martis Valley EIR, we believe the following additions should be made:

67-7 7. The chain up area for travel from Truckee to Lake Tahoe should be relocated south (towards Lake Tahoe) from the proposed new Highway 267 entrance.

67-8 8. Consideration should be given to establishing a forested corridor prohibiting new building construction along Highway 267 from the Northstar 1 mile sign to the Brockway summit.

67-9 9. Consideration should be given to mandate Conservation easements within any new developments in the Martis Valley area. An easement is now being negotiated between the NDAC and East West Partners, and this easement, as well as being incorporated in the Martis Valley EIR, could be a model for all new development areas.

We appreciate your attention to these requests knowing that they will improve the quality of the Martis Valley plan as it relates to Northstar.

Hank Simmons

Hank Simmons, President
For the Northstar Property Owners Association Board

CC: Fred Yeager, Placer County Planning
Paul Rouser, General Manager - Northstar Community Services District
Tony Giannoni, NDAC County Representative
NPOA Board Members

LETTER 67: HANK SIMMONS, NORTHSTAR PROPERTY OWNERS ASSOCIATION BOARD

Response 67-1: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-2: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-3: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-4: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-5: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-6: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis). Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 67-7: Comment noted. The commentor is referred to Master Response 3.4.10(Adequacy of Traffic Impact Analysis).

Response 67-8: Comment noted. However, it is unclear in regards to what this recommendation is intended to mitigate associated with environmental effects. This suggestion will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration.

Response 67-9: Comment noted. However, it is unclear in regards to what this recommendation is intended to mitigate associated with environmental effects. The Revised Draft EIR considers several reduced development alternatives that could involve the use of conservation easements. This suggestion will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration.

Lori Lawrence - DEIR Martis Valley Plan Page

Letter 68

From: Adda Sublett <enviroherse@yahoo.com>
To: <bcombs@placer.ca.gov>, <hwhite@placer.ca.gov>, <bsantucci@foothill.net>, <bloomfield@foothill.net>, <bos@placer.ca.gov>
Date: 8/17/02 9:09AM
Subject: DEIR Martis Valley Plan

August 17, 2002

Lori Lawrence

Environmental Review Technician

Placer County Planning Dept

11414 "B" Avenue

Auburn CA 95603

RE: Draft EIR for Proposed Martis Valley Community Plan Update 2001072050

Letter 2 of 2: Traffic and Density

Dear Ms. Lawrence,

I do not think that the proposed plan adequately addresses density and traffic issues . The following are its inadequacies:

Density

Development must be capped with finite numbers for the entire Plan. If you look at proposed development currently being discussed we are getting close to the 9220 mark (1360 for Martis Ranch, 1000 for Waddell, 2200 for NorthStar, 1000 for Siller, 500 for Eaglewood, 65 for Hopkins). There is great discomfort that the 9220 figure really means double that. To remove the discomfort, please CAP development firmly at some figure less than 9220, which already represents far too great density. 68-1

In NorthStar particular, the proposed number in excess of 2200 units is outrageous. Those of us who bought property in Placer County for a rural experience are appalled at the East-West numbers originally planned. Over doubling the current 1400 housing is untenable. We do not want to become another ticky-tacky Beaver Creek with wall-to-wall condos and timeshare units.

Lori Lawrence - DEIR Martis Valley Plan Page

Please consider a firm density CAP at about 7000 units. 68-1 Cont'd

Traffic

While staff has done an earnest job trying to model traffic, the use of daily average traffic in no way captures the problems we experience on and near 267 during PEAK traffic. Please do studies during peak winter weekend times, in particular at NorthStar Drive. 68-2

The DEIR failed to provide for access to 267 at the following locations:

- Ø Highlands east of NorthStar Drive
- Ø Martis Ranch Estates northwest of NorthStar Drive
- Ø Waddell Ranch northwest of NorthStar Drive

68-3

Is it the Counties intention to put stop light at all of these intersections and make 267 into an urban hiway? Or build over/underpasses? Or traffic circles? The plan has major deficiencies where this traffic management is concerned considering >4000 people are being discussed to be added here ALONE. We do not want stop lights at every intersection. Any development there should require the developer to put in on over/under crossing to accommodate free flow of traffic onto 267. 68-4

The DEIR fails to convince me that by adding a mere half mile of 4-lane road to the end of NorthStar Drive at 267 but tripling the amount of traffic on NorthStar Drive (from 6520 to 17400) is going to resolve the bottleneck there in winter. NorthStar Drive must not be blockaded. Any development there should require the developer to put in on over/under crossing to accommodate free flow of traffic onto 267. 68-5

The DEIR fails to consider the impact of a larger Village and Convention Center at NorthStar replete with Raley's Markets and Commercial facilities. No additional new traffic is wanted or needed on NorthStar Drive. Alternate access to the Village must be provided for any new development. 68-6

The DEIR fails to consider the increase in traffic from potential day skiers at NorthStar if Village and ski area expansion occurs. 68-7

The DEIR fails to consider the impact of the new Highway 267 once completed. 267 bypass should be considered as an existing condition. This is going to make access to the area even more intense. 68-8

The DEIR fails to discuss the implications driving in snow and snow removal in winter. Many of us feel that it is safer to drive on traditional 2 land roads in winter, than a 4 lane road without a center divider and 68-9

Lori Lawrence - DEIR Martis Valley Plan Page

double your chances for someone in an SUV to hit you. Do the people who did the analysis live in snow country? Things are vastly different here in winter and need to be treated accordingly for planning purposes. 68-9 Cont'd

The DEIR fails to consider traffic impacts to Highway 89 north. 68-10

The DEIR fails to consider traffic impacts to the Town of Truckee in Nevada County. 68-11

The DEIR fails to address remedies if problems are not ACTUALLY mitigated. Penalties should be built in for developers who fail to mitigate traffic and employee housing requirements. Developers must not be able to "buy" their way out of communal obligations. 68-12

The DEIR fails to provide meaningful analysis on Growth Inducing Analysis related to traffic. 68-13

Thank you for your consideration of this viewpoint and the opportunity to provide input.

Adda Quinn

1119 Martis Landing

Truckee CA 530-562-0148

Adda Quinn
3027 St. James Rd.
Belmont CA 94002
650-592-0722 phone
650-802-8654 fax but computer must be on, call first
envirohorse@yahoo.com Adda

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LETTER 68: ADDA SUBLETT QUINN

Response 68-1: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 68-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 68-3: The commentor is referred to Response to Comment 68-2.

*Response 68-*4: The commentor is referred to Response to Comment 68-2.

*Response 68-*5: The commentor is referred to Response to Comment 68-2.

*Response 68-*6: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 68-*7: The commentor is referred to Response to Comment 68-2 and 68-7.

*Response 68-*8: The commentor is referred to Response to Comment 68-2.

*Response 68-*9: The commentor is referred to pages 4.11-94 through -97 in Section 4.11 (Public Services and Utilites) of the Draft EIR for a discussion of snow removal on area roadways.

Response 68-10: The commentor is referred to Response to Comment 68-2 and Appendix B.

*Response 68-*11: The commentor is referred to Response to Comment 68-2 and Appendix B.

*Response 68-*12: All projects are required to comply with the Martis Valley Community Plan and subsequent Zoning Ordinance, as well as mitigation measures contained in the EIR.

*Response 68-*13: The commentor is referred to Response to Comment 68-6.

Letter 69

From: Adda Sublett <envirohorse@yahoo.com>
To: <bcombs@placer.ca.gov>
Date: 8/17/02 9:05AM
Subject: DEIR Martis Valley Plan

August 17, 2002

Lori Lawrence

Environmental Review Technician

Placer County Planning Dept

11414 "B" Avenue

Auburn CA 95603

RE: Draft EIR for Proposed Martis Valley Community Plan Update 2001072050

Letter 1 of 2: Water Supply

Dear Ms. Lawrence,

I do not think that the proposed plan adequately addresses long-term water supply either for the area itself or for down-stream users. The following are its inadequacies:

Ø The DEIR fails to consider all planned land uses such as landscaping and snow-making. 69-1

Ø The DEIR fails to include the Reno/Sparks area in the planning process, clearly a short-coming since they will be ultimately the ones deprived of future water. 69-2

Ø The DEIR fails to specifically limit the number of units being proposed. Without such a limit, nearly double the proposed 9220 units could be built. A specific limit should be set for housing unit less than this figure. 69-3

Ø The DEIR underestimates the amount of water needed for the 9220 by 50%. It makes erroneous assumptions that only 20% of homes will be permanent residences; and fails to account for fractional ownership or rentals. 69-4

Ø The DEIR fails to analyze effects of water storage units, pipes and wells. Studies are needed 69-5

Lori Lawrence - DEIR Martis Valley Plan Page

Ø The DEIR fails to provide meaningful analysis on Growth Inducing Analysis related to water supply 69-6

Ø For NorthStar, no analysis has been done on using proposed spring water for new housing and that effect on wetlands nearby. It is not adequate to assume that there is no interaction between seeps and groundwater. 69-7

Several new private golf courses are planned using water from the common aquifers. Golf courses are notoriously both water intensive users and pesticide/herbicide polluters. Even with xeriscaping and state-of-art management, given that this is the ARID WEST, I have a strong bias that only public golf courses be built. Even public course numbers should be limited. The strongest environmental measures must be designed and approved prior to course construction. 69-8

Thank you for consideration of this view and the opportunity to comment.

Adda Quinn

1119 Martis Landing

Truckee CA 530-562-0148

Adda Quinn
3027 St. James Rd.
Belmont CA 94002
650-592-0722 phone
650-802-8654 fax but computer must be on, call first
envirohorse@yahoo.com Adda

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LETTER 69: ADDA SUBLETT QUINN

Response 69-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 69-2: The commentor is referred to Response to Comment 69-1.

Response 69-3: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 69-4: The commentor is referred to Response to Comment 69-3.

Response 69-5: The commentor is referred to Section 4.11 Master Response 3.4.4 (Water Supply Effects of the Project).

Response 69-6: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 69-7: The commentor is referred to Response to Comment 69-1.

Response 69-8: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Letter 70

10290 Estates Drive
Truckee CA 96161

August 19, 2002

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn CA 95603

Dear Lori Lawrence,

I am writing to you to express my concern over the Martis Valley Community Plan. I have read several articles in the local papers and as a long time resident of Martis Valley I have many concerns about the proposed plan. My main criticism is that the plan was written twenty-seven years ago and is not relevant to our community today. It doesn't take into account that since the plan was written there has been a dramatic increase in building and population that already stresses our current infrastructure and limited resources. We already have too much traffic in my opinion. The project is so vast in scope that I think the developers owe it to us to at least rely on a plan that is current and takes into account the issues we are dealing with now, not over a quarter of a century ago. I am also very concerned that the plan will severely deteriorate our mountain quality of life. Having six to nine thousand new homes built will impact every aspect of our daily life. It will have a huge negative affect on traffic congestion, air quality, water quality, and indigenous wildlife and natural habitats. 70-1

I live here because there is open space, clean air and water, and I believe a better quality of life. This plan threatens to urbanize this area and destroy all the reasons that I have lived here for the last fifteen years. We need to come to our senses and realize that if we are going to continue to develop this area that it should at the very least be governed by a new plan that takes into account all the impacts to our community today.

Sincerely,

Jeffrey E. Davis

LETTER 70: JEFFREY E. DAVIS

Response 70-1: The commentor states his disapproval of the Martis Valley Community Plan. Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for considerations. The commentor is also referred to Master Responses 3.4.2 (Assumptions Used for Development Conditiions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.1 through 4.12 of the Draft EIR, which provide an extensive analysis of the environmental affects associated with the Martis Valley Community Plan per CEQA.

Letter 71

Richard W. George
1711 Grouse Ridge Road
Truckee, California 96161

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

August 18, 2002

Ms. Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Draft Environmental Impact Report ("DEIR) for the Proposed Martis Valley Community Plan ("MVCP") Update, SCH No.: 2001072050

Dear Ms. Lawrence:

I am writing to request that the board set aside the newly published Martis Valley Development Plan and re-start the process of updating the Martis Valley General Plan.

I am a registered voter and property owner in Placer County. I am also an active FAA-licensed private pilot. 71-1

The points of my concern about the DEIR pertain to the impact on Martis Valley due to growing use of Truckee Tahoe airport (TRK).

With the projected development of homes, infrastructure and collateral services planned for the Martis Valley, there will be a substantial increase in air traffic operations at the airport. My main concerns include:

- Traffic congestion: The number of In-bound and out-bound flights will increase and add to air traffic congestion, both on the ground and in the air. Will there be a need to convert TRK from an Uncontrolled Airport to a Controlled airport? Will there be a need for large jet aircraft to fly into TRK to accommodate increased demand for passengers and freight? Will the ancillary users of TRK, e.g., sport gliders, be crowded out? 71-2

- Expanded facilities: Increased traffic and number of airplanes will require better and larger facilities, including hangars, fueling stations, tie-down areas, etc. Where will this development take place, specifically, and what impact will it have on the surrounding land areas?

L Lawrence, Placer/Martis Valley DEIR. Page 1

- Air, Water and Noise pollution: piston- and jet-powered aircraft operate out of TRK. These aircraft engines burn a range of fuels that contain toxic substances. It is well documented at other California locations, burned and unburned fuel in the air can create unsightly and unhealthy smog. Such fuels can contaminate the underlying earth and water below not only the airport itself but under all flight paths. All aircraft, but especially jet aircraft, landing and taking off from TRK create substantial and very disturbing noise. What will be the impact on the air and water quality in Martis Valley? What volumes and frequencies of noise generation will be expected? 71-3

None of these issues are addressed in the DEIR. Each of them, however, raises serious issues that need to be researched and addressed so that their individual and collective impacts can be measured, mitigated or otherwise limited and controlled. 71-4

A proper exercise to determine the impact of proposed development in Martis Valley MUST include an in-depth review of all issues related to the inevitable concomitant development of the airport.

I request that you keep me informed of all meetings and that you send me copies of all publications, etc., that pertain to these issues. 71-5

I look forward to your reply. Thank you.

Sincerely,

L Lawrence, Placer/Martis Valley DEIR. Page 2

LETTER 71: RICHARD W. GEORGE

Response 71-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 71-2: The commentor is concerned with expansion of the Truckee-Tahoe Airport and increased air traffic congestion, and the airport's impacts on the surrounding land areas. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.1 (Land Use), 4.3 (Human Health/Risk of Upset), 4.4 (Transportation and Circulation), 4.5 (Noise), and 4.6 (Air Quality) of the Draft EIR for an analysis of the airport's expansion and impacts on surrounding land uses. The airport is operated by the Truckee-Tahoe Airport District and not Placer County.

Response 71-3: The commentor is referred to Response to Comment 71-2.

Response 71-4: The commentor feels that the Draft EIR does not adequately address the impacts of the airport. The commentor is referred to Response to Comment 71-2.

Response 71-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 72

CALIFORNIA TROUT

Fred Yeager
Placer County Planning Department
11414 B Street, Auburn, CA 95603

By letter & e-mail
August 19, 2002

Dear Mr. Yeager:

I am writing to add a supplementary comment on the "Martis Valley Community Plan DEIR," which I understand will control development of land south and east of Martis Lake over the next decade. My source of information is: http://www.placer.ca.gov/planning/martis-vcp/martis-vcp-deir-toc.htm. In addition, on advice of staff, I visited the site on August 11, 2002.

We will provide detailed comments on these issues in the attachment. We would like to be kept informed of progress on this plan.

Sincerely,

PLACER COUNTY
DATE
RECEIVED
AUG 16 2002
PLANNING DEPARTMENT

Jerome Yesavage
Governor
California Trout http://www.caltrout.org/
827 Santa Fe Avenue
Stanford, California 94305
Internet E-Mail: yesavage@stanford.edu
URL: http://www.stanford.edu/people/yesavage
Voice: 650-858-1365 Fax: 650-493-1740 eFax: 707 897-1414

One major concern is that the cumulative impacts of the development on the fragile Martis Creek will be extremely sever due to its small size and flow.

Impact 4.7.2: Operational Surface Water Quality Impacts: "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.

This may also impact 4.7.7 on cumulative surface water effects.

Mitigation Measure 4.7.2 a: 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 plan to water quality facilities to be used in the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. The water quality control features should shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutants loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (LRWQCB).

72-1

California Trout Additional Comment: The basic concern of California Trout is that the new construction will increase the load of fertilizer (nitrates) into the Lake and increase the likelihood of an algae bloom and fish kill. A secondary concern is that increased fertilizer load will result kill insect populations in the stream and lake upon which the fish depend for feed. Finally, sediment load will ruin spawning areas.

These concerns are now emphasized due to our understanding of the very small size of the Creek and low summer flows. The following pages show some photos of the Creek taken on August 12, 2002. The photos were taken at the observation point above the Highway 267 overcrossing. As one can see it is at that point a Creek of less that 5 feet in breath and the flow is less than 5 cfs.

The pollutant loads that would be developed, especially in summer, in this small creek would no doubt overwhelm its ecology. Our position is that even though this is a small Creek it is the major tributary to Martis Lake and its destruction would severely impact that fishery.

Overview from Highway 267 looking upstream.

#1: Creek Upstream

#2: Creek Downstream

LETTER 72: JEROME YESAVAGE, CALIFORNIA TROUT

Response 72-1: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project) and Response to Comment K-6.

Letter 73

LN-1

CALIFORNIA TROUT

Fred Yeager
Placer County Planning Department
11414 B Street, Auburn, CA 95603

By letter & e-mail
August 19, 2002

Dear Mr. Yeager:

I am writing to comment on the "Martis Valley Community Plan DEIR," which I understand will control development of land south and east of Martis Lake over the next decade. My source of information is: http://www.placer.ca.gov/planning/martis-vcp/martis-vcp-deir-toc.htm.

California Trout, with some 5000 members, feels it is necessary to comment on the important role of Martis Lake as a sportsfishery. This Lake is a destination fishing site for anglers within California and for tourists visiting the Tahoe area. Our organization, along with several other fishing organizations, fought for many long years to obtain the special regulations currently in force that make this Lake such a choice destination. Our initial examination of the DEIR will leave this major fishing resource severely threatened on at least two major issues.

> One major concern will simply be the amount of runoff that is likely to contain sediment, fertilizer, and pesticides. We find the discussion of such issues to be inadequate in the DEIR and clearly in need of major revision. 73-1
>
> A second major concern will be the tapping of groundwater for water supplies to the new development. Again we find the discussion of this issue inadequate and in need of revision. In particular a reduced flow into the inlet strains of the Lake may in and of itself lead to deterioration of spawning conditions in those strains, a situation that could only be made worse by the fact that runoff into the strains would likely include large amounts of sediment, pesticide, and fertilizer residue.

We will provide detailed comments on these issues in the attachment. We would like to be kept informed of progress on this plan.

Sincerely,

Jerome Yesavage
Governor
California Trout http://www.caltrout.org/
827 Santa Fe Avenue
Stanford, California 94305
Internet E-Mail: yesavage@stanford.edu
URL: http://www.stanford.edu/people/yesavage

PLACER COUNTY
DATE
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AUG 1 2 2002
PLANNING DEPARTMENT

One major concern will simply be the amount of runoff that is likely to contain sediment, fertilizer, and pesticides. We find the discussion of such issues to be inadequate in the DEIR and clearly in need of major revision.

Impact 4.7.2: Operational Surface Water Quality Impacts: "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.

Mitigation Measure 4.7.2 a: 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 plan to water quality facilities to be used in the project's drainage system, including details and methods for intercepting and improving surface water quality as well as maintenance of facilities. The water quality control features should shall demonstrate that the water quality controls will ensure no increase in sediment or other pollutants loads in waterways and that storm water discharges are in compliance with all current requirements of the Lahontan Regional Water Quality Control Board (LRWQCB). 73-

California Trout Comment: The basic concern of California Trout is that the new construction will increase the load of fertilizer (nitrates) into the Lake and increase the likelihood of an algae bloom and fish kill. A secondary concern is that increased fertilizer load will result kill insect populations in the stream and lake upon which the fish depend for feed.

1. Regarding algae bloom and fish kill, the facts have been known for some time. Basically fish like humans need oxygen to breathe, nutrients (primarily nitrogen and phosphorus) are necessary for plant growth and are commonly found in fertilizers used on home and golf course lawns. An excess of these nutrients, combined with enough light and warm, slow-moving, and poorly-mixed water, can result in an excess production of algae. This leads to the death of fish because the algae in the water consume so much of the oxygen the fish have none to breathe. These extra nutrients may come from point sources such as waste water treatment plant discharges and non-point sources such as agricultural activities, gold courses and urban runoff. More detailed facts on this can be found at the Ecological Society of America's website: (http://esa.sdsc.edu/).

2. This problem has led to major kills on bodies of waters as large as Chesapeake Bay, but more commonly is found in smaller lakes and ponds, especially in the summer. Martis Lake would become a prime target for this problem if all the fertilizer runoff from 7000 homes and several golf courses were directed down the Creek.

3. The DEIR proposed Mitigation states that a plan will be developed to deal with this an other water quality problems and that all requirements of the Lahontan Regional Water Quality Control Board (LRWCB) will be met. We emphasize that such plans must be comprehensive and that there is considerable amount of public information available regarding the details of requirements, especially for golf courses. See for example the Stormwater Manager's Resource Center (http://www.stormwatercenter.net/) from the Center for Watershed Protection that provides local governments, activists, and watershed organizations around the country with the technical tools for protecting streams, lakes and rivers.

A partial listing of issues to be considered for golf courses includes:

- At least a 100' vegetated buffer separating fairways from streams and especially avoiding fairways that cross streams.
- All wetlands protected by extra buffer.
- Use of "underdrains" or sand mixtures with pipes in them to remove especially problematic chemicals from relatively heavily contaminated greens.
- Use of isolated landscape depressions to receive such material from greens so that it is not released into the Creek.

73-3

4. California Trout is also concern that LRWQCB's policy in this area may be inadequate. In particular we feel that scrutiny must be applied to the granting of "fair use" exceptions to the buffer zones. Care must be taken to ensure that wholesale use of exceptions does not weaken the use of proper buffer zones. 73-4

5. Regarding home lawns, the EPA estimates that 20-40% of homeowners apply fertilizer and pesticides. This could be a substantial load for the Creek if all storm water drains into the Creek. Expert consultation will be required to determine if a solution is possible to this problem. One possible scenario would be directing storm water below the dam rather than into the Lake. 73-5

6. Another concern we have is that a state-of-the-art monitoring program be established for detection of pesticides and fertilizer residues and the Lake. Our understanding is that currently the only standards that are available for application apply to the junction of the Truckee River and Martis Creek. This does not cover our main area of concern Martis Lake itself. 73-6

7. A final concern we have is that a monitoring program be developed for the spawning areas of Martis Creek. This Creek allows wild fish from the Lake to reproduce. Anglers in California place a high premium on wild fish and this is one aspect of the Lake that draws anglers from far and wide. It may be necessary to consult expert to develop a plan to avoid sedimentation from covering the gravel required for successful spawning. This could involve several different engineering techniques that have been applied to other streams. In any case, increased sediment in the stream must be monitored and avoided at all costs. 73-7

A second major concern will be the tapping of groundwater for water supplies to the new development. Again we find the discussion of this issue inadequate and in need of revision. In particular a reduced flow into the inlet strains of the Lake may in and of itself lead to deterioration of spawning conditions in those strains, a situation that could only be made worse by the fact that runoff into the strains would likely include large amounts of sediment, pesticide, and fertilizer residue. 73-8

Impact 4.7.5: Increased Groundwater Impacts: "Implementation of land uses under the Proposed Land Use Diagram would increased groundwater usage in Martis Valley, which could adversely impact groundwater resources as well as interactions between groundwater and surface water."

Mitigation Measure 4.7.5: "The County, in coordination with the Placer County Water Agency in the Northstar Community Services District, shall require that proponents of new development and demonstrate that knew well facilities or expanded operation of existing well facilities will be in compliance with Section 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 test, identification of setbacks from waterway, appropriate hydrologic testing and/or reports from qualified professionals shall be provided verifying that no substantial impact to surface waters will occur.

California Trout Comment:

1. The basic concern of California Trout is that the proposed estimate of groundwater use should be independently verified. According to the figures provided in the DEIR by Nimbus Engineers 17,000 acre-feet are estimated to be currently available per year in Martis Valley, taking into consideration current use. Assuming that an additional 7000 households will be added to this demand and that each will use approximately 1 acre foot per year this leaves and reserve of 10,000 acre-feet per year. However, the use planned for the additional golf courses has not been added to this demand. The importance of these estimates is crucial to ensuring continued flow and Martis Creek. If the estimates are overgenerous by a factor of 2, flow in the Creek could be impacted with resulting deterioration of fishing habitat through a reduction in the spawning territory available in the Creek as well as potential concentration of nitrates and pesticides in the Lake. Furthermore, an inaccurate estimate of water available to be pumped may impact the total amount of water that could be drawn from the Truckee system. This would have implications for the Truckee River Operation Agreement that covering that system, i.e. if this water was not available, from where would it be drawn? Therefore, we ask for an independent review of these crucial figures by an independent Engineering firm. 73-9

2. The actions of the LRWQCB play a major role in the overall success in protecting public trust resources such as fish. Appropriately, California's most prominent ecosystem protection statute, the California Environmental Quality Act (CEQA), contains specific measurability requirements. To mitigate for adverse environmental impacts associated with the use of California natural resources, CEQA requires the implementation of mitigation measures. CEQA mandates that such measures are to avoid being "arbitrary or capricious" by being fully enforceable. Thus we ask that the flows into the Creek and Lake be fully monitored as part of a mitigation plan. 73-10

3. It cannot be stated that this is "just a little creek" and fishing rights do no exist on it. In exercising its governing authority the State has a continuing responsible to exercise supervision of public trust property.[1]

> *"In our opinion, the core of the public trust doctrine is the state's authority as sovereign to exercise continuous supervision and control over the navigable waters of the state and lands underlying those waters. This authority applies to the waters tributary to Mono Lake and bars DWP[2] or any other party from claiming a vested right to divert waters once it becomes clear that such diversions harm the interests protected by the public trust."* (supra, pages 425-426)

> *"Thus, the public trust is more than a affirmation of state power to use public property for public purposes. It is an affirmation of the duty of the state to protect the people's common heritage of streams, lakes, marshlands and tidelands, surrendering that right of protection only in rare cases when the abandonment of the right is consistent with the purposes of the trust."* (supra, page 441)

73-11

In terms of the Truckee River and its tributaries, the State's continuing public trust responsibility is not dependent on navigability but applies to all waters, including Martis Creek.[3]

DFG Section 5937 and 5946 are formal Legislative recognitions of the State's public trust interest in its fisheries. The public trust doctrine, its responsibility and authority was vested in the State of California upon admission to the Union.[4] The State's fishery resources are owned by the public and are held in trust by the sovereign for the common benefit of the public.[5] The State holds title to its running waters in the public trust.[6]

Thus, California Trout argues that mitigation of this development must include a major effort at preserving the fishery along Martis Creek including a substantial effort in planning and specific construction techniques to reduce the impact of the additional golf courses and housing proposed as well as an independent assessment of the flow projections made in the DEIR.

---

1 National Audubon Society v. Superior Court of Alpine County (1983) 22 Cal.3d 426, 189 Cal.Rptr. 346.

2 City of Los Angeles Department of Water & Power

3 Truckee Lumber Co., supra, at 400-401, Holyoke Company v. Lyman (1872) 82 U.S. 500, 514; California Trout, Inc. v. State Water Resources Control Board (1989) 207 Cal.App. 3d 585, 255 Cal.Rptr. 185.

4 Ward v. Race Horse, (1895) 163 U.S. 504.

5 People v. Truckee Lumber Co. (1897) 116 Cal. 397, 399-400

6 Schaezlein v. Cabaniss (1908) 135 Cal. 446, 470-471.

LETTER 73: JEROME YESAVAGE, CALIFORNIA TROUT

Response 73-1: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-2 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-3 The proposed Martis Valley Community Plan does not specific promote or propose the development of golf courses. However, the Draft EIR acknowledges current development project proposals to construct new golf course facilities in the Plan area, which are considered in the impact analysis provided in the Draft EIR. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-4 The proposed Martis Valley Community Plan does not specific promote or propose the development of golf courses. However, the Draft EIR acknowledges current development project proposals to construct new golf course facilities in the Plan area, which are considered in the impact analysis provided in the Draft EIR. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-5 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-6 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-7 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6 and K-39.

Response 73-8 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-9 Golf course, snow making and other non-residential land uses were considered in estimating water demands of the Proposed Land Use Diagram (Draft EIR page 4.7-55). Draft EIR pages 4.7-18 through –20 also specifically notes the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-10 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 73-11 Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Letter 74

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603
C/o: planning@placer.ca.gov

RE: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan update, SCH No: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this draft environmental impact report. First, I have three requests: 1) As the DEIR is a very complicated document, and it is very time intensive to review environmental impacts and correlate them to appropriate Placer county polices, goals, and mitigation measures, I request an extension of the public comment period, 2) By my examination thus far, it is evident that this DEIR neither follows the letter of or the intent of the California Environmental Quality Act, and I therefore request that a revised DEIR that meets CEQA requirements be completed and recalculated for public review, 3) One of the glaring faults of the DEIR is that there was virtually no public input for this plan. There was no representation for the environmental community, the affordable housing community, TRPA, the Lake Tahoe Community, Nevada County, the Town of Truckee, diversification of the economy proponents, and sustainable economic experts. All of these citizens have a stake and a voice in the future of their community, and none were effectively represented. I therefore request that the present planning process be stopped and a new state of the art Smart Growth Citizens committee be formed that will do a true community visioning process that looks at all the interest of this diverse community. 74-1 74-2 74-3

A detailed review of the DEIR shows that the groundwater quality in the Martis Valley area is not adequately studied. "The GeoTrans report points out that arsenic, manganese, and radon concentration in the local ground water are a water quality concern in the Martis Valley." (DEIR 4.7-15). Please review all current data that shows which wells have an arsenic (greater than 0.005 mg/l), manganese (greater than 0.05 mg/l), and radon (greater than 300 pico curries/l) level, all of which are considered to be unhealthy by the Environmental Protection Agency.

The entire neighborhood of Glenshire in the town of Truckee recently switched their water system to the TDPUD because of contamination. The DEIR details several wells in the plan area that are contaminated with arsenic, manganese, and radon. It is illogical and bad science for Nimbus to repeatedly assume that 24,700 acre feet of water is available for drinking water without taking into consideration whether all of that water is fit for human consumption. Please drill wells at all areas that are expected to be drilled at build-out for the proposed plan and test for the above levels of arsenic, manganese, and radon, then subtract the amount of water available from contaminated wells. If this is not possible, drill enough wells so that there is a statistically significant portion of the aquifer studied. Apply the appropriate level of contamination to the whole aquifer (with a realistic margin of error), and then report the availability of water after detailing the levels of contamination. Without this detail, it is impossible to determine the availability of clean drinking water available to the citizens of the plan area. 74-4

MORE

Page 2

The executive summary of the Nimbus study (page 1 underline added for emphasis) states, "The water balance is an appropriate tool for identifying and predicting the movement of ground water in the Martis Valley Ground Water Basin under equilibrium conditions. Water balance methods have been widely utilized to estimate available groundwater in a variety of hydrogeologic environments. The water balance represents conditions of long term average precipitation and best estimates of current ground water inflows and outflows... Approximately 24,700 acre-feet of ground water is available.... This value is based on the best available data and methods of analysis appropriate to the quantity and quality of these data. This evaluation is of a degree of accuracy and certainty consistent with the established practices of geologic and hydrologic analysis and judgment. Ground water in storage is estimated to be 484,000 acre feet."

When an engineer or scientist uses words like predicting, estimates, approximately, appropriate to the quantity and quality, and judgment, the reader knows that the data is worthless without a stated margin of error. Nowhere in the DEIR is it mentioned that there is a very large margin of error in the calculated amount of water available from the Martis Valley Aquifer. Please detail the margin of error in all the data used for the aquifer study including but not limited to recharge efficiency (table 1), ground water recharge (table 2), recharge due to precipitation (table 3), groundwater extraction (table 4), septic system estimates (table 5), irrigation consumptive use and recharge (table 6), summary of ground water recharge, movement, and discharge (table 7), average annual water balance (table 8), USGS stream flow gauging station data (table 9), Truckee river and Carson river regression results (table 10), results of mass balance (table 11), and Calculation of Available Ground Water (table 12), and then apply this margin of error to the data in the DEIR. Please detail the margin of error and report it every time the amount of available ground water is mentioned in the DEIR. 74-5

Also, and again, when a scientist states that the number is the best available according to the "quantity and quality" of the data available, it is obvious that data is either missing or of questionable quality. Please detail the type of studies that would substantially increase the quality and quantity of the data used to calculate the amount of water available in an aquifer study. Please report the time frame needed, the types of data that would increase the quality of the final analysis, the resulting margin of error for a study with higher quality data, and the reason why this type of study was never undertaken.

In light of the overall quantity and quality of the data, and a call to Nimbus confirmed that the margin of error on a water balance study can easily approach or exceed 50%, lets review the availability of ground water in the Martis Valley Aquifer. With water quality problems for arsenic, manganese, and radon, predict that 10% of the available water is contaminated and not suitable for human consumption, and the study really has a margin of error of 50%. With these valid assumptions, the amount of water available and reported in the DEIR should be reported as 22,000 acre feet plus/minus 11,000 acre feet. Therefore, the amount of available water could be as low as 11,000 acre feet.

From the DEIR (page 4.7-55), "In addition to the build out under the Proposed Land Use Diagram, the remaining portions of the Martis Valley (Town of Truckee, Nevada County) are expected to generate a water demand of approximately 13,000 to 14,000 acre-feet annually (Antonucci, 2001). Thus, the total water demand for the Martis Valley (both Placer and Nevada County) at build-out is anticipated to be 21,000 to 22,000 acre-feet annually." 74-6

MORE

Lori Lawrence - David Welch response to Draft EIR for Martis Valley -8-13.doc Page

Page 3

The amount of available water is very possibly as low as 11,0000 acre-feet. The proposed plan uses water well over the rate that is acceptable. There is a definite and calculable risk that the projected use for water for the area studied is 100% more than available. Please use better data and than perform the statistical analysis that will tell the community what the probability is that the amount of available water will be exceeded. If only 11,000 acre-feet is available, and a long term draw down of our aquifer occurs, the results could be disastrous. The ski and golf industries will not have enough water to function at build out, our tourist based economy will literally dry up, wells will get deeper and deeper, more electricity will be used to pump, wetlands and wildlife habitat will be destroyed, and the local residents will not have sufficient drinking water. 74-6 Cont'd

The DEIR is insufficient in the quality of the water analysis because the data is of inadequate quality Please collect quality long term gauged data and do a quality water analysis, and then report that data with appropriate margins of error in a revised DEIR. 74-7

Also, please develop an alternative plan in conjunction with the town of Truckee and Nevada county that allows for development that does not exceed water use of 9,000 acre feet. This plan should then be reported in and evaluated in the DEIR. 74-8

Sincerely,

David Landis
Voting residence:
4018 Ski View
Northstar at Tahoe

Mailing Address:
2032 Scott St.
San Francisco, CA 94115
Email: david@landispr.com
415.561.0888

LETTER 74: DAVID LANDIS, RESIDENT

Response 74-1: The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

Response 74-2 Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 74-3 CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Input on the scope of the Draft EIR was received as part of comments on the Notice of Preparation, which were considered in the preparation of the Draft EIR. Thus, input on the EIR was solicited and utilized pursuant to CEQA.

Response 74-4 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).

Response 74-5 The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 74-6 The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 74-7 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 74-8 The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Letter 75

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603
C/o: planning@placer.ca.gov

RE: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan update, SCH No: 2001072050

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this draft environmental impact report. First, I have three requests: 1) As the DEIR is a very complicated document, and it is very time intensive to review environmental impacts and correlate them to appropriate Placer county polices, goals, and mitigation measures, I request an extension of the public comment period. 2) By my examination thus far, it is evident that this DEIR neither follows the letter of or the intent of the California Environmental Quality Act, and I therefore request that a revised DEIR that meets CEQA requirements be completed and recirculated for public review. 3) One of the glaring faults of the DEIR is that there was virtually no public input for this plan. There was no representation for the environmental community, the affordable housing community, TRPA, the Lake Tahoe Community, Nevada County, the Town of Truckee, diversification of the economy proponents, and sustainable economic experts. All of these citizens have a stake and a voice in the future of their community, and none were effectively represented. I therefore request that the present planning process be stopped and a new state of the art Smart Growth Citizens committee be formed that will do a true community visioning process that looks at all the interest of this diverse community. 75-1 75-2 75-3

Large land owners and developers are in the business of paying off their banks and equity partners and making sure there is a large return on investment for themselves. It is in their best interests to always maximize the amount of units and or coverage that they can achieve, and minimize the amount of land that is not available for development.

As an example, the proposed community plan really allows for 20,467 units (DEIR table 4.2-10), with an adjusted holding capacity of 9,220 units. What law will hold the developers to 9,220 units total? How was the standard 20% reduction calculated? Was all the developable land in the Martis Valley, and only the land in Martis Valley, reviewed to determine a "standard deduction" for the Martis Valley specifically? If not, why not? What is the margin of error in the 20% standard deduction (table 4.2-10)? All numbers calculated with data will have a range of error. Please provide all the data available and justify the margin of error, then, report the adjusted holding capacity with a realistic margin of error. Without this margin of error, the range of impacts cannot be properly calculated, and the DEIR therefore understates these impacts. Please recalculate all impacts studied in the DEIR, including but not limited to, all impacts identified in table 2.0-1. Please pay special attention to and calculate the effects on affordable housing, water use, traffic, fragmentation of wildlife habitat, loss of species, air pollution (ozone and pm10 particles), and report the increase in asthma and heart attacks inherent with increases in air pollution over levels in the Martis Valley at the present. 75-4

MORE

Page 2

Also, the plan understates the possible level of permanent occupation of the units in the future. This number is then used to calculate all impacts in the valley. Please do a detailed study on the present purchasers for vacation homes in resorts. Take into account that they are baby boomers nearing retirement and that many have plans to retire in their vacation homes. Report this information in the DEIR with real margins of error. Please take into account information available from, and why not do a joint study with Nate Hutcheson of the American Planning Association? I am sure the APA would love to do a definitive study of a resort area as important as the Truckee/Lake Tahoe area. 75-5

For your information, and as a start to this investigation, see the APA's newsletter for resorts (Mountains and Shores-Summer 2002). In the article "Huge Boom in Residential Migration to Resort Towns Concerns Locals, Planners," the author, in part says:

> "Vacation spots typically inhabited by a small number of locals in the off-season are attracting residential migration in record numbers, and developing year round community conflicts. These locations typically offer coastal, mountain, and lakeside recreation areas, natural beauty, fresh air, and entertainment options. But those who used to come and visit are now coming to stay permanently. As APA researcher Nate Hutcheson reports in Zoning News, a publication of the American Planning Association, communities that offer such luxuries are now prime candidates for land use conflicts. "Americans are on the move to resort destinations", says Hutchenson. "The populations of traditional get-away destinations are surging, and planners are coming face to face with new social, economic, and public health challenges because of this." Residential migration to vacation destinations is estimated at 700,000 to 1.6 million people per year... The task for planners seems to be defining and maintaining a balance between year-round, seasonal, and vacationing people while considering the effects on property, the well-being of the community, and a thriving economy."

This DEIR is fundamentally flawed in the most basic of data collection and analysis. It in every instance possible understates the true level of impact to the economic, social, and environmental health of the Martis Valley Community. This process could be greatly enhanced by a community visioning process that takes into account the economic and environmental concerns of all community stakeholders. 75-6

Sincerely,

David Landis
Voting residence:
4018 Ski View
Northstar at Tahoe

Mailing address:
2032 Scott St.
San Francisco, CA 94115
david@landispr.com
415.561.0888

LETTER 75: DAVID LANDIS, RESIDENT

Response 75-1: The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

Response 75-2 Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 75-3 CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Input on the scope of the Draft EIR was received as part of comments on the Notice of Preparation, which were considered in the preparation of the Draft EIR. Thus, input on the EIR was solicited and utilized pursuant to CEQA.

Response 75-4 The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 75-5 The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 75-6 Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Letter 76

To: Lori Lawrence, Planning Dept., Placer County

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Avenue
Auburn, CA 95603

C/o: planning@placer.ca.gov

From: David Landis

4018 Ski View, Northstar at Tahoe

Mailing address: 2032 Scott St., San Francisco – 415.561.0888

Email: david@landispr.com

Dear Lori:

This fifth letter is submitted in response to the Draft EIR for Martis Valley.

This EIR should provide public decision-makers with enough meaningful information "to make a decision which intelligently takes into account environmental consequences." **But it doesn't!** 76-1

A summary of major flaws include, but are not limited to, the following:

1. The project description is incomplete which results in analyses that underestimate the impacts. (6,800 new homes, etc.) 76-2
2. 2. Key aspects of the project setting are not adequately described. 76-3
3. The full extent of significant environmental impacts are not disclosed. 76-4
4. The level of analysis fails to include project specific information that is available. Conclusions are substituted for actual analysis. 76-5
5. Cumulative impacts are not identified: thus mitigation measures for addressing cumulative impacts are omitted. 76-6
6. The report fails to analyze a reasonable range of alternatives. 76-7
7. Please extend the public comment period – the County has not allowed enough time for input. 76-8
8. The plan recommends far too much development for the area 76-9

We need more than a superficial boiler plate analysis when the future of the entire valley is at stake. 76-10

The main reasons people want a second home in the mountains are listed as follows: no statistics can prove otherwise. Clean air and water, stars at night, a little smell of wood smoke, or pine trees, an open valley, a forest area, lake or meadow, places suitable for retreat, sightings of wildlife. All of the reasons I live here now are threatened by this general plan. In this plan the Mountains are not mentioned once. Recreation and Nature do not mix well any longer in California. I cast my vote for nature. 76-11

Sincerely,

David Landis - 4018 Ski View, Northstar at Tahoe

Mailing address: 2032 Scott St., San Francisco, CA 94115 – 415.561.0888 – david@landispr.com

LETTER 76: DAVID LANDIS, RESIDENT

Response 76-1: Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 76-2 The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 76-3 The commentor suggests that the setting discussions in the Draft EIR are incomplete, but provides no details to support this statement. The setting discussions provided in the Draft EIR are extensive and meet the requirements of CEQA Guidelines 15125.

Response 76-4 The commentor suggests that the impact analyses in the Draft EIR are incomplete, but provides no details to support this statement. The impact analyses provided in the Draft EIR are extensive and meet the requirements of CEQA Guidelines 15126.2.

Response 76-5 The commentor suggests that the impact analyses in the Draft EIR fails to provide project-specific information, but provides no details to support this statement. Sections 4.1 through 4.12 of the Draft EIR include detailed discussions and analysis associated with project impacts that includes information such as, traffic volumes and associated impacts, air quality pollution and noise increases, and the extent of substantial land disturbance.

Response 76-6 The commentor is referred to Master Response 3.4.7(Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 76-7 The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 76-8 The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

Response 76-9 Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 76-10 Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 76-11 Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Letter 77

From: "Bill Evans Email" <wevans@rcais.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 12:31PM
Subject: Martis Valley Draft E.I.R. Comment

August 17, 2002

Dear Ms. Lawrence and Placer County Board of Supervisors,

We have been Placer county residents for the past 13 1/2 years; as residents of Roseville for that time period and as owners of a condominium at Northstar for the past 12 years. We are writing to comment on the Draft E.I.R. for the Martis Valley. This document is incomplete in numerous ways. 77-1

One area that we studied was traffic. When were the average daily traffic counts done? Traffic varies drastically in this area; i.e. a holiday ski weekend versus a weekday in May. A gross omission is Highway 89 and West River Road. Many visitors and residents of the Martis Valley travel West River Road to Hwy. 89 to access Interstate 80 or to shop. As Roseville residents we have witnessed the increased traffic flow on Interstate 80 through our community. On weekends many of the travelers are going from the Bay Area to Tahoe. On Fridays, starting at about 12 noon traffic on eastbound 80 through Roseville is bumper to bumper. The same thing in the reverse direction on Sundays starting at about 12 noon. Local residents are forced to use alternate routes to navigate our own community. Most of this traffic is coming from the San Francisco area as well as the out of control development in West Placer County. Adding a multitude of new development in the Martis Valley will have a profound effect on our I-80 traffic in the Roseville area Another traffic issue is the proposed widening of Hwy. 267 from the new spur to Northstar. Things to consider: the increased cost of snow removal as well as the fact that this road has had numerous fatalities over the years. If it is expanded a divider should be considered. 77-2

Keep in mind that much has happened in the 31 years since Northstar's master plan was developed. Our knowledge of environmental impacts has expanded greatly. Let's learn from the mistakes of unbridled development not perpetuate it. We are extremely discouraged to see our beautiful Roseville area expanding out of control until every last bit of land has development on it. We loved the open spaces around us. No longer. Many people travel to the Martis Valley area to escape the congested Bay Area and Sacramento Valley areas. Do we want the urban and suburban sprawl of West Placer County to also be the norm of East Placer County? The answer is a resounding NO! 77-3

Please leave a legacy for future generations and stop the madness of development that is out of control. Stop the excessive building and developing at Northstar and the entire Martis Valley.

At the very least, this E.I.R. needs to be rewritten with a much broader study area and more facts on long-term impacts to the region. If this draft E.I.R. were submitted for a grade for completeness and accuracy it would receive an F! A longer comment period is needed and more input from the public. Placer County is gaining a much deserved reputation of supporting development and not listening to the concerns of the voting public. Please listen to the citizens who love this area and not to the developers who are only concerned about short term gains. 77-4

Thank you.

Sincerely,

William and Christine Evans

1103 Kris Way

Roseville, CA. 95661

(916) 784-6738

LETTER 77: BILL EVANS, RESIDENT

Response 77-1: Comment noted. This commentor states that the Draft EIR is inadequate in numerous ways, but fails to state how the document is inadequate. Therefore, no response is necessary.

Response 77-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR. Additionally, the commentor is referred to pages 4.11-94 through -97 in Section 4.11 (Public Services and Utilites) of the Draft EIR for a discussion of snow removal on area roadways.

Response 77-3: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 77-4: This commentor states that the Draft EIR needs to be rewritten with a much broader study area and more facts on the long-term impact to the region, and says that the document is neither complete nor accurate. The commentor fails to state what study area should be evaluated, what facts were omitted, and what information is incomplete and inaccurate. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditiions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.1 through 4.12 of the Draft EIR. No further response is necessary.

Sent By: Dickinson's Tub and Tile; 530 587 3204; Aug-19-02 11:30AM; Page 1/2

Dennis A. Dickinson

10579 Rosa Court
Truckee, Ca 96161

e-mail schosdnd@thegrid.net
Phone (530) 587-1420
Fax (530) 587-3204

Letter 78

August 19, 2002

Placer County Board of Supervisors
Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 "B" Avenue
Auburn, Ca 95603
(530) 889-7470 FAX (530) 889-7499

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050

Dear Place County Board of Supervisors,

I am a twenty-one year resident at 10579 Rosa Court, Truckee, Ca. Even though I am not a resident of Placer County, I find that I must speak out against your development plans concerning the Martis Valley.

I understand that your plan calls for 1) 6,500 to 9,000, 2) 750,000 square feet of new commercial development, 3) five to six new golf courses, and 4) 48,000 plus more car trips a day in the Martis Valley. 78-1

I am a very concerned citizen. I would like to know who is going to mitigate the following issues:

1. Adequate infrastructure suck as roads, schools, healthcare, fire, police, and etc. 78-2
2. Loss of air and water quality. 78-3
3. Pollution to the ground water caused by the fertilization of additional golf courses. 78-4
5. Disturbance and loss of our wildlife. 78-5
6. Urbanization of community that should be kept as open space. 78-6
7. Incompatible land use with a regional airport. 78-7

It appears that your plan has grossly underestimated the impacts on our local environment. Your EIR does not adequately describe the full extent of significant environmental impacts to your county, the adjacent Town of Truckee and Nevada County. The cumulative environmental impacts are not entirely identified. Therefore, the mitigation measures for addressing these cumulative impacts fall far below the standard of care from any prudent planning department. The EIR report fails to analyze a reasonable range of alternatives. 78-8

Sent By: DIckinson's Tub and Tile; 530 587 3204; Aug-19-02 11:30AM; Page 2/2

I am very concerned about the traffic congestion and the effect on air quality will have on my community. The roads around Truckee were built for the Nineteen-Twenties. I have two 1929 Model A's that were built the same year as the railroad tube on Highway 89. That should tell you something. Highway 267 was begot out of an old logging road. Cal Trans would not build a road like Hwy 276 using today's highway building guide lines. 78-9

The traffic in and around Truckee has become unbearable. To make a left hand turn unto Donner Pass Road, a person must 1) turn right, 2) turn left into a business parking lot, 3) turn around, and then 4) turn right. This is no joke. You do not want to know how I would travel from Gensbire Drive to my home off Hwy 267 at four in the afternoon. The traffic now backs up on Hwy 267 every afternoon. 78-10

The new bypass is only a two lane road. Forty-eight thousand more car trips on that road during any peek period will create gridlock. I have witnessed Hwy 267 backed up all the way to Kings Beach. I see only one solution to this problem. Placer County must mitigate the building of a four to six lane road to Interstate 80 to carry your traffic. Gridlock creates air pollution, not to mention the waste of fossil fuel. It would be very unfair to the citizen's of the Town of Truckee to have to bear the burden of this impact. 78-11

If you are unwilling to build a new highway, then Placer County should not build out the Martis Valley. Please direct your EIR to reconsider this very grave impact caused by the traffic congestion and air quality. 78-12

Sincerely,

Dennis A. Dickinson

Dennis A. Dickinson

cc: Town of Truckee Council
Nevada County Board of Supervisors
Sierra Sun

LETTER 78: DENNIS A. DICKINSON

Response 78-1: Comment noted. Because the commentor does not discuss the adequacy of the Draft EIR, no response is necessary.

Response 78-2: The commentor is referred to Section 4.11 (Public Services and Utilities) of the Draft EIR for a discussion of impacts and mitigation for public services and utilities.

Response 78-3: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.6 (Air Quality) and 4.7 (Hydrology and Water Quality of the Draft EIR.

Response 78-4: The commentor is referred to Response to Comment 78-3.

Response 78-5: The commentor is referred to Section 4.9 (Biological Resources) of the Draft EIR.

Response 78-6: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 78-7: The commentor is referred to Response to Comment 71-2.

Response 78-8: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.5 (Adequacy of the Alternatives Analysis), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 78-9: Comment noted. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.

Response 78-10: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.

Response 78-11: The commentor is referred to Response to Comment 78-10.

Response 78-12: The commentor is referred to Response to Comments 78-9.

Letter 79

CSCON
Carter Schleicher Consulting

4141 Ramsey Circle
Carson City, Nevada 89706-0550

August 16, 2002

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Ms. Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, California 95603

RE: Martis Valley Community Plan Update
DEIR SCH2001072050

Dear Ms. Lawrence:

On behalf of the owners of the Waddle Ranch, CSCON has been conducting baseline wildlife surveys on the Waddle Ranch property for various species since January, 2000.

CSCON has conducted three years of approved protocol surveys for willow flycatcher on the Waddle Ranch. The result for each year has been the same, unoccupied habitat.

CSCON also followed the approved northern goshawk protocol to determine if any portion of the Waddle Ranch is nesting habitat for the northern goshawk. After two years of surveys, Waddle Ranch does not have nesting northern goshawks anywhere on the property. 79-1

CSCON has also conducted deer dragging, deer spotlighting, and deer pellet surveys. There is no evidence as a result of these surveys that Waddle Ranch is a critical deer fawning area.

Carter Schleicher is the project manager at CSCON for the wildlife surveys. He is a Certified Wildlife Biologist and has been conducting natural resource surveys for over 24 years.

If you have any questions, please contact me at 775 885-1944.

Sincerely,

Carter Schleicher

Carter Schleicher, C.W.B.

Cc: Mark Solit
James Porter, Esq.

LETTER 79: CARTER SCHLEICHER, C.W.B.

Response 79-1: The commentor provides biological resources data that is based upon baseline wildlife surveys on the Waddle Ranch property since January 2000. The commentor states that no willow flycatchers have been sited, there are no nesting northern goshawks, and there is no evidence of critical deer fawning area. Because the commentor does not discuss the adequacy of the Draft EIR, no further response is necessary.

Letter 80

LAW OFFICES OF
LANNY T. WINBERRY
3620 AMERICAN RIVER DRIVE, SUITE 224
SACRAMENTO, CALIFORNIA 95864

LANNY T. WINBERRY

TELEPHONE
(916) 485-7900
FACSIMILE
(916) 489-2267

VIA FEDERAL EXPRESS

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

August 16, 2002

Lori Lawrence
Placer County Planning Department
11411 B Avenue
Auburn, CA 95603

Re: Martis Valley Community Plan Update
Draft Environmental Impact Report

Dear Ms Lawrence:

This letter is written on behalf of DMB/Highlands Group, LLC, the owner of certain properties located within the Martis Valley Community Plan ("MVCP") planning area as identified in the Draft Environmental Impact Report ("DEIR") pertaining to the MVCP. The following matters should be resolved in the Responses to Comments document to be prepared for consideration by the Planning Commission and the Board of Supervisors as a part of the Final Environmental Impact Report ("FEIR.")

DMB/HG Comment 1: On pages 4.1-25 and 4.1-26 the DEIR states that the proposed project ("PP") (and the other Land Use Map Alternatives, AA, AB and AC) do "not require consistency with the policies included in the CLUP." The DEIR then concludes that the, "[L]ack of consistency with CLUP and Airport Master Plan is a potentially significant impact." On pages 4.1-29 and 4.1-30 the DEIR proposes mitigation measure MM 4.1.1a and MM 4.1.1b to be added to the MVCP in order to remove the potential for significant impact. Those statements and conclusions do not consider the detailed state law scheme which created Airport Land Use Commissions, which requires the preparation of Comprehensive Land Use Plans for each airport and which requires consistency between local General Plans and the CLUP's within their planning areas. 80-1

It is hereby requested that the passages on page 4.1-25 and 4.1-26 be edited to read substantially as follows: "Although the proposed Community Plan Document does not explicitly require consistency with the policies included in the CLUP, state law, Government Code Section 65302.3 requires General Plans to be consistent with CLUP's adopted pursuant to Government Code Section 21675. Government Code Sections 21676 and 21676.5 prescribe the procedure to be used to ensure such consistency. Thus, any potential for lack of consistency between the CLUP and the Airport Master Plan is a **less than significant** impact." If such a change is made, then MM 4.1.1a and MM 4.1.1b should be deleted as superfluous and potentially in conflict with state law. If adopted,

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those MM's would, in effect, require the Placer County Board of Supervisors to give up the power to determine by a two-thirds vote that the General Plan is consistent with the CLUP, overriding any finding of inconsistency by the Foothill ALUC. Such a relinquishment of governmental authority by the Board of Supervisors is unnecessary, unwise, not required by CEQA and may well be unlawful in that the Board may not delegate its legislative powers.

Another reason MM4.1.1b should be deleted is that it would require the Board of Supervisors to defer, in all instances, to the Airport Master Plan. The statutory scheme requires the ALUC to adopt a CLUP, "based on a long-range master plan or an airport layout plan, as determined by the Division of Aeronautics of the Department of Transportation, that reflects the anticipated growth of the airport during at least the next 20 years." (Government Code Section 21675.) Thus, conformity with the CLUP, determined in accordance with the provisions of Government Code Section 21676, will ensure conformity with the master plan or layout on which the CLUP is based. As written, MM 4.1.1b would allow the Airport District to impose land use decisions on the area surrounding the airport without the approval of the Division of Aeronautics, without the approval of the Foothill ALUC and in derogation of the Board of Supervisors' authority to determine consistency between the General Plan, (and projects proposed under the General Plan) and the CLUP. 80-1 Cont'd

DMB/HG Comment 2. On page 4.1-35, the DEIR states that the loss of timberland which would result from development under the PP and the other Map Alternatives would be a significant impact. In the next to the last paragraph on that page, it is noted that the CDF does not currently require mitigation for the loss of timberland. Moreover, the CDF reports that when portions of a development site are designated for timber production, the homeowners in the area will protest the removal of the timber from the site in the future. This passage reveals that the development of large lot subdivisions in forested areas acts as a long term protection of the great majority of the timber on the developed site. The fact that the owners will, in future, protest the removal of the timber does NOT mean that "the timber resource is lost." To the contrary, it means that the timber resource will be preserved until it is needed to the extent that the protests of the homeowners is outweighed by the need to consume the timber. It is requested that the finding of significant impact set forth on page 4.1-38 be replaced by a finding of "less than significant impact" unless other evidence concerning the magnitude of the impact in relation to the region's supply of timberland is cited to support the finding of significance. The standard of significance cited on page 4.1-14, "[A]ffects timber resources or operations" is inappropriate in that the loss of timberland necessary to accommodate one dwelling would satisfy that standard. The standard of significance should be edited to read: "[Substantially adversely affects the timber resources or operations of the region, (e.g. . . .)" The findings of "significant and unavoidable" impact on timber production in the Plan area should be changed to "**less than significant.**" 80-2

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DMB/HG Comment 3. On page 4.2-26, the DEIR proposes MM 4.2.2, which would require the construction of "affordable" residential units in order to address the so called affordable housing and employee housing imbalance. This MM should be deleted for at least three reasons.

First, the limitations on development within the Martis Valley as imposed by the current Martis Valley General Plan ("MVGP") and the 1994 Placer County General Plan ("PCGP") have resulted in relatively high land costs for undeveloped land with general plan designations allowing future development. Additionally the mitigation measures and development standards imposed upon development in the planning area, together with the climatic conditions and resulting building code standards have contributed to the relatively high development and construction costs for residential projects. The transport of materials and the necessities of life into the Sierra Nevada mountains in order to allow construction and to supply the needs of the residents of the planning area contribute to the relatively high cost of living in the Martis Valley. All three of these factors, working together, make it impossible to construct housing at a cost which can be afforded by low to moderate income families. Indeed, it is difficult to provide moderately expensive housing for higher than median income families. However, protections afforded the mountain setting by the MVGP, the PCGP and the proposed Martis Valley Community Plan ("MVCP") are designed to ensure that the Martis Valley remains a very desirable location for outdoor, winter and summer recreation and as a site for second homes. Those protections remain necessary and appropriate and should not be trumped by the goal of providing affordable housing. 80-3

Second, the environmental conditions and values, as well as the economic structure within the Martis Valley is quite different from the conditions in the Central Valley and in the suburbs of the Coastal cities in California, for which the State legislative scheme for affordable housing was designed. The State laws requiring each county and city to ensure a mix of affordable housing and market rate housing within its jurisdiction was based on the presumption that the planning area would include a number of relatively low pay jobs that would be held by the heads of households and/or by working couples. In those circumstances it makes sense for the counties to make sure that affordable homes are available for those workers and their families and that the affordable housing (and the school facilities and other services that housing requires) is dispersed throughout the planning area so as to avoid blighted conditions associated with large areas dominated by low cost housing. The State mandated housing goals are echoed in the PCGP and the MVGP. However, in the Martis Valley, a large percentage of the relatively low pay jobs are seasonal jobs in the outdoor recreation industry and are not held by the heads of households. Many of these seasonal workers are individuals who live in apartments with groups of friends and do not require, and would not invest in, a traditional affordable (subsidized) housing unit. Thus, the goals of the state and county housing policy are not fully applicable to the situation in Martis Valley. Moreover, the achievement of the state and county goals as to affordable housing, unless refined to fit the situation in Martis Valley, will result in the creation of significant environmental impacts which should be avoided. In effect, the implementation of the standard

approach to affordable housing, as embodied in proposed MM 4.2.2 is itself a growth inducing addition to the PP and should be deleted for that reason and because it is, if applied to the Martis Valley, inconsistent with the goals of the State's affordable housing legislative scheme. Furthermore, MM 4.2.2 is inconsistent with the policies adopted in the 1994 PCGP. Deletion of MM 4.2.2 will allow PCGP Policies 2.A.11 and 2.A.18 to guide the development of affordable housing in the Martis Valley in a manner which is sensitive to the unique characteristics of the planning area.

Third, MM 4.2.2 is, in effect, a tax upon the developers of residential projects, the cost of which will inevitably be included in the price of the non-subsidized residential units produced, thus further increasing the median price of such residences. (State law requires the counties to take note of their development policies which increase the cost of housing and modify those policies to allow for affordable housing to be constructed without subsidies if possible.) Regardless of relative merits of requiring subsidized "affordable housing" in Martis Valley, it is patently unfair to impose the cost of subsidization of affordable housing only upon the developers and purchasers of new residences. As demonstrated in the DEIR, the need for affordable housing is tied to the creation of jobs within the planning area. Thus, the cost of subsidizing housing for the holders of those jobs should be spread over the community as a whole. The proper means to allocate the burden is to tie the cost of subsidized housing to the jobs in the planning area, whether those jobs are generated by the creation of housing or by the creation or expansion of other businesses in the planning area. In that manner, the costs of subsidized housing would be passed on to all the consumers of the goods or services provided by the workers who need the housing. Because MM 4.2.2 is wholly inequitable, it should be deleted in favor of Policy 2.A.11 and Policy 2.A.18 of the PCGP. 80-3 Cont'd

If MM 4.2.2 is not to be deleted, the EIR should explain and quantify the adverse environmental impacts of replacing ten percent of the market rate housing, which would likely be utilized as second homes, with affordable housing (subsidized by the purchasers of new market rate housing) which would be occupied by low income families as full time residents.

DMB/HG Comment 4. On page 4.4-36, in item 4, the DEIR states that the anticipated traffic to be generated by Siller Ranch ski area was added to the winter traffic volumes in the traffic analysis model. The DEIR should be edited to point out that the Siller Ranch ski area is envisioned as a private ski area/access point available only to the residents and guests of the contemplated Siller Ranch project. The trips added to the model for this ski area should be deleted, or a model run should be completed without those trips, for comparison purposes. Further, any estimate of ski trips originating in Siller Ranch and terminating at Northstar Ski Area via SR 267 should take into account the fact that the PP contemplates a transit connection between those communities. 80-4

DMB/HG Comment 5. On 4.4-36 the DEIR states that the "anticipated increases in traffic volumes that feed into the Martis Valley area" (referred to in this letter as "through traffic") were added to the traffic model, in addition to the anticipated traffic generated 80-5

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from full build out of the Town of Truckee General Plan as well as planned development in Nevada County. To those anticipated increases in traffic were added the anticipated traffic which would be generated by the full build out allowed under the PP and each of the Map alternatives. Although the trip generation numbers in Table 4.4-14 appear to be project specific, the Project Impacts and Mitigation Measures discussion beginning on page 4.4-39 do not consider only "project impacts" on roadway segments and intersections. Instead that discussion is based on the forecasted conditions at full build-out of the region including the PP at the time of build-out. We would respectfully contend that the DEIR analysis of "Project Impacts" is, instead, an analysis of cumulative conditions at build-out, and is, therefore, a quite significant overstatement of the project's direct impacts on traffic congestion. It is requested that the EIR include a revised Table 4.4-15 and a revised Table 4.4-16, each expanded or footnoted to show, for each Intersection and each Roadway Segment assessed, the percentage of the forecasted traffic generated by: (a) current traffic volumes; (b) anticipated increases in through traffic volumes; (c) anticipated increases in traffic volumes resulting from build-out of the Town of Truckee General Plan; (d) anticipated increases in traffic volumes resulting from build-out of anticipated projects in Nevada County; and, (e) anticipated increases in traffic volumes forecast to result from build-out allowed under the PP and each of the Map Alternatives studied. Only with that information will the public and the elected officials be able to assess the impacts of the proposed project as compared with the projects regulated by other jurisdictions. 80-5 Cont'd

DMB/HG Comment 6. On pages 4.5-18 and 4.5-19, the DEIR states that development under the MVCP would expose existing and future residents to noise levels ranging from 85 to 95 dB at a distance of 50 feet. The EIR should point out that residents would only rarely be that close to the types of equipment listed in Table 4.5-4 in that such construction noise would be generated prior to the beginning of construction of houses in each development and that such noise sources would be rarely encountered, if at all, in the vicinity of occupied residences. Additionally, the EIR should provide information regarding the reduction in the sound level perception resulting from the attenuation of receptor in relation to the generator of the sound. Table 4.5-4 should be edited to include the dB levels from each source at 100, 200 and 400 feet. (Doubling the distance from the source to the receptor diminishes the dB level by approximately 6 dB for each doubling of the distance.) Using that information, the reader could more accurately assess the likely impact of temporary construction noise during development of future projects within the plan area. In light of the attenuation distances inherent in development activities, it is respectfully suggested that the level of impact from temporary construction noise under the PP would be less than significant. It is requested that the significance levels stated on pages 4.5-19, (just above the discussion of Impact 4.5.2) be restated to **"less than significant."** 80-6

DMB/HG Comment 7. On page 4.6-11, the DEIR proposes MM 4.6.1, which requires "subsequent projects to fully mitigate their construction air pollutant emissions that are in 80-7

excess of the Placer County Air Pollution Control District' thresholds for significance for emissions. However, at the top of the next page, the DEIR states that, "given the timing and extent of construction activities in the Plan area and Martis Valley, it may not be feasible to fully mitigate all construction emissions. Thus, this impact [construction pollutant emissions] is considered significant and unavoidable." Those two statements, taken together, mean that if there will be any construction emissions at all, they will be significant. That is contrary to the standards of significance listed on page 4.6-7, which provide that, for this impact, only construction pollution emissions which would result in violations of air quality standards or the APCD's thresholds for significance would be a significant impact. It is requested that page 4.6-7 be edited to state that the Construction Air Quality Impacts, as mitigated would be **"less than significant."** 80-7 Cont'd

DMB/HG Comment 8. On page 4.6-13, the DEIR notes that winds from the northerly quadrant occur only 3.8% of the time. It would be helpful if the EIR would include information as to the average wind velocity on each day of the northerly winds, during what months those winds occurred and the typical weather and air quality conditions on those days, in both the Martis Valley and the Tahoe Basin. Personal observations are that the northerly winds are typically associated with, and/or produce, "clean air days" in both the Martis Valley and the Tahoe basin and are not associated with thermal inversions. 80-8

DMB/HG Comment 9. Unless the estimates for pollutant loads expected to result from "Vehicle Exhaust/Road Dust" presented in Table 4.6-4 on page 4.6-13 of the DEIR are based solely on project trip generation, those tables should be expanded or footnoted to show the percentage of each pollutant type estimated for "Vehicle Exhaust/Road Dust" from: (a) all existing sources; (b) expected increases in "through traffic;" (c) future build-out allowed under the Town of Truckee General Plan; (d) future projects anticipated in Nevada County at build-out; and (e) future build-out allowed under the PP. (See page 4.4-36, on which it is stated that the traffic model includes such existing and other, non-project traffic.) The anticipated increase in air pollution attributable to "through traffic," whether on I-80, Highway 89 or SR 267, and other non-project traffic sources is not a project impact and should be quantified separately as a contributor to cumulative air quality conditions at build-out. 80-9

DMB/HG Comment 10. On page 4.7-15 the DEIR describes the hydrologic relation between the upper aquifer and the middle/lower aquifer within the Martis Valley. That description is clarified by the description of the hydrogeologic conditions in the Plan area found on page 4.7-51. It is respectfully submitted that, for purposes of clarity, the hydrologic information found on page 4.7-51 should be presented on page 4.7-15 as well. 80-10

DMB/HG Comment 11. On page 4.7-43 the DEIR proposes MM 4.7.2c, which in the last sentence in its first paragraph provides: "The golf courses shall be designed to retain natural surface drainage patterns with buffer areas and will control and divert runoff away from greens, tee[s] fairways and other managed turf areas to prevent leaching and 80-11

erosion of chemicals applied in these areas." We respectfully contend that controlling and diverting runoff cannot be done without altering natural surface drainage patterns. Indeed, it is not possible to create functional tees or fairways without such alteration, and it is not possible to create "greens" at all without such alteration. If runoff is to be diverted from managed turf areas, it should diverted away from swales and streams and into areas designed to insure detention and filtration to prevent the migration of nutrients from the golf course to surface waters – not "away from greens, tee[s] fairways and other managed turf areas." Indeed, the managed turf areas themselves may be very desirable detention and filtration areas. We respectfully request that the above quoted sentence be deleted because it is infeasible and runs counter to the goals it is intended to serve. Those goals are achieved by the requirements for the development and approval of a CHAMP for each new golf course as is required by the second and third paragraphs of MM 4.7.2c. 80-11 Cont'd

DMB/HG Comment 12. On page 4.7-44, the DEIR proposes, in the last bullet of MM 4.7.2c, that, "pesticide concentrations shall not be allowed to accumulate in bottom sediments or aquatic life, nor can chlorinated hydrocarbon pesticides be found at detectable concentrations in surface waters." With the advent of ever more sensitive testing methods, it is now, or soon will be, possible to detect the presence of chlorinated hydrocarbon pesticides and/or their decomposition products and metabolized compounds at levels well below the background levels commonly observed in surface water, bottom sediments or aquatic life beyond the influence of any identifiable source of such contaminants. It is submitted that the quoted sentence is, therefore, infeasible and is unnecessary in light of the sentence which follows it requiring that the golf courses be operated in such a manner as to prevent the violation of the Maximum Concentration Levels (MCL's) of such pesticides established by the Water Quality Goals of the California Inland Surface Water for Human Health and Freshwater Aquatic Life Protection. The next sentence in the MM protects the quality of ground waters from any contamination that would exceed the MCL's established for domestic drinking water supplies under state law. We request that the quoted sentence be deleted from MM4.7.2c as infeasible and unnecessary to prevent significant water quality impacts from golf courses. 80-12

DMB/HG Comment 13. On page 4.9-30, the DEIR states that suitable nesting sites for the American Peregrine Falcon are present within the Martis Valley. However, the type of habitat described as typical nesting sites of the species, found on page 4.9-29, "in close proximity to a water source on cliffs, banks or dunes," is not identified within the Plan area nor in the Martis Valley. The absence of actual nesting habitat would tend to explain the lack of recent sightings of the species in the Plan area. We would respectfully request that, unless the EIR identifies the actual potential nesting sites within the Plan area, the word "nesting" and the phrase "wintering habitat" be deleted from the first full sentence at the top of page 4.9-30. Similarly, we would request that, unless the EIR identifies actual potential nesting sites for the California Spotted Owl within the Plan area, the last sentence in the section pertaining to the California Spotted Owl be edited to 80-13

state that nesting habitat for that species "may occur in the upper elevations within the Plan area" instead of suggesting that the entirety of the Plan area is suitable nesting habitat. 80-13 Cont'd

DMB/HG Comment 14. On page 4.9-53, the DEIR proposes MM 4.9.3, which is intended to protect the viability of populations of certain plant species which are "of special concern," to the California Native Plant Society, some of which are also of special concern to the federal wildlife agencies, but none of which are protected as endangered, threatened or rare by either the federal or state government. Plant species actually protected by State or Federal law or regulation are also protected by the policies set forth in the PCGP and the proposed MVCP. The second paragraph of the proposed MM would require the avoidance of all individual living specimens of six species of concern, except as to those instances in which avoidance of the individual plants was shown to be infeasible. Upon a showing of infeasibility mitigation for any unavoidable disturbance or loss, however minimal, would be required. This MM is excessive and confiscatory of private property in that the costs of repetitively redesigning and reevaluating the economics of a given project would greatly outweigh the benefits achieved by such a process and would impose upon the individual property owner a burden that should be borne by the general public. 80-14

While the avoidance of endangered and threatened plant species to the fullest extent feasible may be appropriate for such species, it is respectfully submitted that the goals of the PCGP and the proposed MVGP -- to ensure the survival of and to prevent the endangerment of the species of special concern -- can be attained via a mitigation measure in which the first sentence of the second paragraph of MM 4.9.3 is edited to read as follows: "If biotic surveys identify the presence of special-status plant species, the subsequent project shall be designed so as to avoid not less than 80% of the individuals of each of the special-status plant species found on the site and shall be designed to provide buffers around the special-status plant species avoided sufficient to ensure the survival of the avoided population(s) following full development of the subsequent project." It is hereby requested that the EIR include that change.

DMB/HG Comment 15. On page 4.9-67, the DEIR proposes MM 4.9.6. The first paragraph of this MM should be edited to make reference only to the "nests of endangered or threatened bird species or the nests of federally protected raptors or migratory birds," as was, no doubt, intended by the writer. Additionally, the MM should be edited to change "500 feet" to "100 feet." The requirement to keep all construction activity 500 feet away from an active nest would effectively prevent work and evict the land owner from approximately 18 acres of land. Such a restriction is patently excessive and confiscatory. A 100 foot radius from the nest would ensure that noise sources impacting the nest would be attenuated sufficiently to prevent abandonment of the nest and would substantially reduce any physical intimidation factor. Even with such a 100 foot protective radius, one nest could delay a project by a full construction season. 80-15

DMB/HG Comment 16. On page 4.12-32 the DEIR proposes MM 4.12.3., which is intended to prevent glare, or reduce glare from projects developed under the PP to a less than significant impact. We submit that a better way to achieve that goal is to edit the MM to read as follows: "The conditions of approval of each subsequent development project within the Plan area shall prohibit the use of highly reflective surfaces on the exteriors of all project structures, except for glass in windows and doors, which shall be recessed and/or shaded sufficiently to prevent glare visible from SR 267 and to reduce unnecessary glare visible from any point off the site of the structure in question." 80-16

DMB/HG Comment 17. In Chapter 6 of the DEIR, the comparisons of the Clustered Alternative to the PP and the No Project Alternative fail to point out that the reduction in environmental impacts associated with the Clustered Alternative results chiefly from the reduction in the number of residential units that would be allowed under the Clustered Alternative. In fact, the Clustered Alternative would allow only 4,460 new residential units as compared to the 4,750 new residential units which would be allowed by the Reduced Intensity Alternative. In order to avoid confusion, the Clustered Alternative should be renamed the "Clustered Reduced Intensity Alternative" in the EIR. 80-17

Thank you for your consideration of the foregoing comments. Please do not hesitate to contact me if further information or documentation is required in order to allow an informed response.

Very truly yours,

Lanny T. Winberry,
Attorney at Law

LTW/em

LETTER 80: LANNY WINBERRY, DMB HIGHLANDS GROUP, LLC

Response 80-1: Comment noted. The following text changes are made to the Draft EIR.

- Pages 2.0-4 (Table 2.0-1), 4.1-23 through –30 and page 8.0-3 (Table 8.0-1), the following text changes are made to Impact statement 4.1.1 and mitigation measures MM 4.1.1a and b:

"Impact 4.1.1 Consistency with Relevant Land Use Planning Documents

PP The Proposed Land Use Diagram would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact.

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. This is would be a **less than significant** impact.

AB The proposed Alternative 1 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact.

AC The proposed Alternative 2 Land Use Map would potentially conflict with land use planning documents relevant to the Plan area. This is would be a **less than significant** impact."

"Mitigation Measure

None required. ~~The following mitigation measures would apply to Alternatives AA, AB, and AC. Mitigation Measure MM 4.1.1a would be added as a land use policy under Goal 1.A. of the Community Plan document and Mitigation Measure MM 4.1.1b would be added as an implementation program under land use in the Land Use Section of the Community Plan.~~

~~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.~~

~~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.~~

~~Responsible Agency/Department: Planning Department~~

~~Time frame: Ongoing~~

~~Funding: Application fees~~

~~Implementation of the above mitigation measures would reduce impacts relating to consistency between Proposed Land Use Diagram and Alternatives AA, AB, and AC and Truckee-Tahoe Airport planning documents to less than significant.~~

- Pages 4.1-25 and -26, the following text changes are made:

"Truckee-Tahoe Airport Comprehensive Land Use Plan ~~and Airport Master Plan~~

PP Proposed Land Use Diagram

Development projects within the Plan area are subject to the review of the Foothill Airport Land Use Commission and the Airport's Comprehensive Land Use Plan. The policies and guidelines contained in the CLUP are intended to protect the safety and general welfare of people in the vicinity of the airport and assure the safety of air navigation. Specifically, the plan seeks to protect the public from the adverse effects of aircraft noise, to reduce the number of people exposed to airport-related hazards and to ensure that the height of structures will not affect navigable airspace.

The policies included in the CLUP for land use planning are directly related to noise and safety issues associated with development in the vicinity of the airport. Consistency with these policies is addressed in Sections 4.3 (Human Health/Risk of Upset) and 4.5 (Noise).

Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). ~~As proposed, the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~

AA Existing Martis Valley General Plan Land Use Map Alternative

As discussed under PP, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it

consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). ~~the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~

AB Alternative 1 Land Use Map

As discussed under Alternative AA, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). ~~the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~

AC Alternative 2 Land Use Map

As discussed under Alternative AA, Government Code Section 65302.3 requires that general plans and specific plans be consistent with CLUPs as set forth in Public Utilities Code Section 21675. There are no current conflicts with the current Truckee-Tahoe CLUP. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). ~~the Community Plan document does not require consistency with policies included in the CLUP. Lack of consistency with the CLUP and Airport Master Plan is a potentially significant impact.~~"

Response 80-2 The commentor's statements regarding the Draft EIR's conclusions regarding timberland loss are noted. As specifically noted on Draft EIR page 4.1-35, California Department of Forestry (CDF) and Fire Protection has noted that it is their experience that timber resources preserved within a development is lost in the sense that it cannot be utilized for commercial timber production. Thus, CDF does not believe there are viable mitigation measures available to mitigate this impact. It should be noted that the Draft EIR identifies that the Plan area soil conditions provide minimal opportunities for timber production (Draft EIR pages 4.8-13 through –19).

Response 80-3 The commentor's statements and concerns regarding Mitigation Measure MM 4.2.2 is noted. As described in Master Response 3.4.9 (Affordable and Employee Housing Effects of the Project) that since release of the Draft EIR, Placer County has adopted a new Housing Element and has drafted an Employee Housing Ordinance and Inclusionary Housing Ordinance to further

implement County policies regarding the provision of employee housing in the Tahoe-Sierra region and affordable housing County-wide. However, as noted in the draft Employee Housing Ordinance and proposed Martis Valley Community Plan policies 3.A.3 and 3.A.4, options would be provided to meet affordable/employee housing requirements, including land dedication, payment of fees or other methods acceptable to the County. The provision of affordable housing within the Plan area for area employees would provide environmental benefits associated with reducing traffic, air quality and noise impacts.

Response 80-4 The commentor's statements regarding the Siller Ranch property are noted. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Appendix B regarding a reanalysis of traffic impacts.

Response 80-5 The commentor's statements regarding the traffic analysis provided in the Draft EIR are noted. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Appendix B regarding a reanalysis of traffic impacts.

Response 80-6 The commentor's statements regarding the construction noise impact analysis are noted. The commentor is generally correct regarding the attenuation rate of construction noise sources associated with the doubling of distance. However, there are several new development areas that are immediately adjacent to existing residential areas (e.g., Eaglewood, Hopkins Ranch, undeveloped areas within the Northstar-at-Tahoe resort community) that would likely result in construction activities occurring within 50 feet of existing residential areas. As a result, there would be significant construction noise impact (though temporary) that would not be mitigatable. Thus, the impact conclusion is not recommended to be changed.

Response 80-7 The commentor's statements regarding the construction air quality impact analysis are noted. As noted on Draft EIR pages 4.6-9 through –12, general assumptions regarding the extent of construction in the Plan area is not expected to result in unavoidable air quality impacts. However, specific details regarding individual development project construction details are currently unknown and may result in greater construction emissions than currently estimated. For example, the Northstar Village Draft EIR (State Clearinghouse No. 2001012081) identifies substantially higher construction air pollutant emissions than were identified in the Martis Valley Community Plan Draft EIR as a result of unique construction activities associated with the Northstar Village project (i.e., excavation of an underground parking garage). Thus, the Draft EIR conservatively acknowledged that construction air quality impacts associated with subsequent development within the Plan area would be significant and unavoidable.

Response 80-8 As noted in the Draft EIR and in the Truckee-Tahoe Airport Master Plan, the primary wind pattern (including storm events) consists of winds coming from the west. Northern winds are generally uncommon, but can consist of storm

events as well as high pressure systems and can provide velocities that provide for dispersal of air pollutants in Martis Valley and the Tahoe Basin.

Response 80-9 Air pollutant emissions identified Table 4.6-4 of the Draft EIR are specific to the land use map options under consideration and do not contain other emission sources from other development in the region.

Response 80-10 Comment noted. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project). The following text changes are made to the Draft EIR.

- Page 4.7-15 is modified as follows:

  "The Ground Water Availability in the Martis Valley Ground Water Basin Report identifies two general aquifers in the Basin consisting of an upper aquifer and the middle/lower aquifer. However, geologic conditions in the subsurface vary throughout the Basin that results in varying sized water-bearing formations, which occur at varying depths. Boring data from the installation of wells in the general vicinity of Schaffer Mill Road and the Truckee-Tahoe Airport have all identified water bearing formations (sediments associated with the Lousetown Formation and Truckee Formation) and non-bearing formations (lava associated with the Lousetown Formation Volcanics) associated with the upper and middle/lower aquifers at varying depths and thickness (GeoTrans, 2000). In addition, the Ground Water Availability in the Martis Valley Ground Water Basin Report identifies that there is a continuous clay member at the base of the upper aquifer that limits the transfer of groundwater based on well data from the Tahoe-Truckee Sanitation Agency (Nimbus, 2001). However, some interaction between these aquifers is assumed to occur. Sections 5, 6, 21, 23, 26, 27, 28, and 31 through 36 of the Plan area are located in areas of shallow bedrock consisting of lava, tuff, breccia and volcaniclastic deposits ranging from andesite to basalt (see **Figure 4.7-4**). Test pits and well data in these areas verify that the depth to volcanic bedrock generally ranges from at the surface to 50 feet below the ground surface, with the depth to bedrock increasing from west to east (Black Eagle, 1999; GeoTrans, 2000). Near surface groundwater encountered in these areas is generally limited to localized perched and upper aquifer groundwater conditions that do not appear to be substantially tied to the middle/lower aquifer, but do provide for diversion of groundwater to the northern and eastern portions of the Basin. Given these geologic conditions, these areas do not substantially contribute directly to groundwater recharge of the middle/lower aquifer. More favorable geologic conditions for groundwater recharge are located in Sections 19, 20, and a portion of 29 (see **Figure 4.7-4**). "

Response 80-11 Comment noted. The following text changes are made to Mitigation Measure MM 4.7.2c.

- Pages 2.0-38 (Table 2.0-1), 4.7-43 and page 8.0-7 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.7.2c:

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 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.~~

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 meet as defined by the Lahontan Regional Water Quality Control Board and ~~California Inland Surface Waters Plan~~ the State Water Resources Control Board Policy for Toxic Standards for Inland Surface Waters, Enclosed Bays and Estuaries of California. Specific water quality objectives for new golf courses shall ensure the biostimulatory substances, floating materials, oil and 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.

The CHAMP or similar management plan shall incorporate the following:

- A description of golf course design features that prevent direct discharges of surface runoff into stream channels and groundwater.
- A description of 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.

- 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 chemical applications.
- 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, 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, Glyphosate and Simazine."

Response 80-12 The commentor is referred to Response to Comment 80-11.

Response 80-13 The commentor's statements regarding the American peregrine falcon and California spotted owl are noted. The following text changes are made to the Draft EIR.

- Page 4.9-30, the following text changes are made:

  "...having once occurred in the Martis Valley, however the CNDDB lists no recent records of this species within the Plan area. Suitable nesting,

foraging, and wintering habitat for this species is present within the region ~~Martis Valley and, as a result, this species could occur here~~.

*California Spotted Owl (*Strix occidentalis occidentalis*)*

California spotted owl is a species of concern to state and federal resource agencies and is a USFS "sensitive" species. This species occurs in old growth forests with multi-layered canopies and is associated with mixed coniferous, redwood, and Douglas fir forest habitats. This species range spans habitats up to 7,600 feet above MSL. While suitable nesting habitat primarily includes cavities in trees or snags, this species is also known to nest in abandoned raptor nests, mistletoe clusters, caves, and cliffs. California spotted owls are a year-round resident of California; however, in mountainous regions, such as the Sierra Nevada, this species may move to lower elevations during winter months (Zeiner *et. al.*, 1990a). According to the USFWS species list, historically this species is known from the Martis Valley vicinity (USFWS, 2001). One record of this species is listed with the TNF within the Plan area (Kris Boatner, Pers. Com.). Suitable foraging and nesting habitat for California spotted owl occurs within the upper elevation portions of the planning area and this species may occupy these habitats."

Response 80-14 The commentor's statements regarding Mitigation Measure MM 4.9.3 are noted. The following text changes are made to the Draft EIR.

- Pages 2.0-60 (Table 2.0-1), 4.9-53 and page 8.0-10 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.3:

"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 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.

If biotic surveys identify the presence of special-status plant species, the subsequent project will be designed to avoid substantial impacts on the plant population that would impair the population's survival including the provision of adequate buffers. If avoidance is determined ~~deemed~~ infeasible, other mitigation measures ~~options~~ shall be imposed ~~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 a viable ~~the~~ plant population will survive ~~is maintained~~. Subsequent projects shall submit a mitigation program for impacted special-status plant species that has been prepared by a qualified 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."

Response 80-15 The commentor's statements regarding Mitigation Measure MM 4.9.6 are noted. The following text changes are made to the Draft EIR:

- Pages 2.0-66 (Table 2.0-1), 4.9-67 and page 8.0-12 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.6:

"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 of endangered or threatened bird species or the nests of protected raptors or migratory birds. 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 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. The 500-foot buffer may be reduced based on various factors including, but not limited to, vegetation and topographic screening, sensitivity of the species to disturbance and consultation with California Department of Fish and Game. 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.

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 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. "

Response 80-16 The commentor's statements regarding Mitigation Measure MM 4.12.3 are noted. The following text changes are made to the Draft EIR:

- Pages 2.0-108 (Table 2.0-1), 4.12-32 and page 8.0-15 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.12.3:

"MM 4.12.3 The conditions of approval for subsequent development projects within the Plan area shall prohibit the use of highly reflective surfaces on the exteriors of structures, except for glass associated with windows and doors, which shall be recessed and/or shaded sufficiently to prevent glare visible from SR 267 and to reduce unnecessary glare from any other off-site point. ~~Development within the Plan area shall use non-reflective surfaces on the exterior of structures.~~"

Response 80-17 Since release of the Draft EIR, a Revised Draft EIR was released that provides an expanded analysis of alternatives. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Letter B1

TO: Whom it may concern

FM: Tom Bleier
14021 Swiss Lane, Truckee, CA 96161
tbleier@dsldesigns.net
530-550-7777 408-314-5867 (cell)

Thomas Bleier

PLACER COUNTY DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

RE: Martis Valley EIR comments

I have reviewed the documents concerning the proposed Martis Valley developments and request a number of items to be reviewed in more detail before approval.

While some of these issues have been reviewed or the subject of studies, I see obvious limitations and caveats that invalidate the studies as performed to date.

The following issues need more detailed analysis with best case and worst case analysis of the number of full time and part time residents proposed. The results should be made available to the public for comment and include all affected residents including, Kings Beach, Truckee, Tahoe City and other areas affected. You should not double the size of a mountain community with gross errors in assumptions. The current study is incomplete, and in error in numerous conclusions. A much more through impact needs to be assessed with high and low variables B1-1

1.) Availability of clean water for drinking relative to this proposal, and future proposals with historic and hi and low cases of residents per dwelling. B1-2
2.) Impact to clean water and pollution from road runoff, auto traffic, and sewage with hi and low estimates of residents. B1-3
3.) Impact of golf courses on water purity and pollution. B1-4
4.) Relative space allocation of private golf courses Vs. open space for public access. B1-5
5.) Traffic impact. The current study identifies a study of peak traffic as Friday PM at 5:00pm . It also identifies a few road improvements that are already obviously needed. Peak traffic is clearly Sat AM and Sunday PM - this invalidates the current study. The trip through intersections are not reasonable nor studied with hi and low estimates. B1-6
6.) The density numbers are misleading. The EIR proposal indicates 9,220 total homes for Martis Valley yet the density allocations allot 20,467 units. This should invalidate the document until the public is made aware of the correct density and there is time for comment relative to the realistic numbers. B1-7
7.) Home usage patterns need to explored with different estimates of high and low primary occupancy rates. For example, Reno is booming in B1-8

new home sales and is only 1/2 hour away. Why wouldn't Truckee have a higher percentage of full time residents in the next 10 or 20 years. 81-8 Cont'd

8.) Estimate of impact of second home usage are inadequate by far. Peak water, sewage, road and services are the key. A second home actually has much more (not less) impact than a primary residence. More often than not, second homes (or rented units) have 2-3 families per unit (8-12 people, 2-4 cars). A quick drive around Tahoe Donner or NorthStar during a peak weekend will confirm this. The difference of impact is 200% to 400% greater than the estimates that the studies are predicated on. Thus all the critical rollups are not just wrong they are misleading and negligent 81-9

9.) Truly affordable housing will be seriously impacted by the current plan. There are references to housing for NorthStar employees, but that still does not even meet current needs let alone the needs of double the population 10-20 years from now. There is reference to encouraging second home owners to rent to employees of the ski resorts etc. That is clearly unrealistic that it will be sufficient. There must be a specific plan to house the expected local people in "Truckee standard of living" if they are to staff the required public and private commercial services. A specific fund should be created with Tax and building fees for this important issue. 81-10

10.) Quality of life issues. Building over a thousand homes under a 60db noise standard in the Mountains is bad planning. How many decision makers have heard the 60db level while trying to have lunch or while reading a book on the patio? These numbers on a document need to be brought to reality by the decisions makers before acceptance to benefit developers. 81-11

11.) School system and teen development is not adequately addressed. If the percentage of full time residences changes by 10%, 20% or 50% what is the impact on the school budgets and buildings? Currently, Truckee schools suffer from a state methodology based on number of students for budget that is unrelated to the property tax collected in the district. While we have nice homes and pay a lot of tax, our students do not have the same standard of education and recreational facilities. What will done to mitigate this as you scale up by 100%? 81-12

LETTER 81: THOMAS BLEIER, RESIDENT

Response 81-1: The commentor states that the current study is incomplete an in error in numerous conclusions, but the commentor fails to identify the inadequacy of the Draft EIR. The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.6 (Consideration of Impacts to the Tahoe Basin), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 81-2: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 81-3: The commentor is referred to Response to Comment 81-2.

Response 81-4: The commentor is referred to Response to Comment 81-2.

Response 81-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Section 4.1 (Land Use) of the Draft EIR.

Response 81-6: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.

Response 81-7: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Sections 3.0 (Project Description) and 4.0 (Introduction to the Environmental Analysis and Assumptions Used) for information on density, occupancy, and buildout.

Response 81-8: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Section 6.0 (Project Alternatives) of the Draft EIR.

Response 81-9: The commentor is referred to Response to Comments 81-6 and 81-7.

Response 81-10: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employement) of the Draft EIR.

Response 81-11: The commentor is referred to Section 4.5 (Noise) of the Draft EIR. The noise standards for the Martis Valley are Placer County's noise standards, which are used throughout the County (including rural areas) and are similar to noise standards used in other rural jurisdictions in the State.

Response 81-12: The commentor is referred to Section 4.11 (Public Services and Utilities) of the Draft EIR. Impacts on schools and recreational facilities are evaluated based upon 20 percent occupancy. Assuming 100 percent occupancy, between 2,370 and 3,470 students would be generated by the four alternative land use plans. The impacts would be the same. New school facilities would be required to house the additional students and the existing bond measures, developer fees, and SB 50 would pay for new school facilities and faculty. These fees and the County's policies and implementation programs would continue to mitigate the impact to less than significant. As stated on pages 4.11-33 and –34, " a fee charge, or other requirement levied or imposed… [is] deemed to be full and complete mitigation of the impacts…" {Sections 65995-65998 of the California Government Code]. The need for recreational facilities would also increase as a result of a full-time population. Pages 4.11-87 through –92 discuss the impacts and mitigation for parks and recreational facilities. Existing policies, implementation programs and mitigation measure MM 4.11.8.1 would mitigate impacts to less than significant even with 100 percent occupancy of the Plan area.

08/19/02 MON 11:07 FAX 5304283138 Boreal Accounting 001

Letter 82

August 19, 2002

ATTN FRED YEAGER

Placer County Board of Supervisors
Placer County Building Dept.

Re: Martis Valley General Plan

To Whom It May Concern:
After reviewing you extensive EIR report. There are several things that are lacking. I would like to address the fact that the report did not cover the Lake Tahoe Basin. I think that Lake Tahoe will be dramatically impacted by what gets approved in the Martis Valley Plan. This study does nothing in regards to the North Shore or the surrounding areas. **82-1**

I feel that approving the Martis Valley Plan will be a hasty decision on the board of supervisors who do not even live in this area. I think that lower density in this extremely delicate valley should be looked at. **82-2**

I would also would like to find out how someone can gage the actual daily trips that this will produced in the the Lake Tahoe region. There is little or no responsible planning for employees or housing opportunities. This summer on any given weekend has been gridlock-driving situation in both the Town of Truckee or anywhere from Alpine Meadows to Kings Beach. I believe that the air quality will deteriorate with all the added cars on the roads. **82-3**

Also I find it hard to believe that this matter has hardly been given any notice to the full time people that live here. I would like to see that the Board of Supervisors oppose this project at this time or at least reconsider the impact on the entire area and just not Martis Valley and the Town of Truckee the whole area on the North Shore of Lake Tahoe should be considered. **82-4**

Thank you,

Mary Bennett
1280 Mineral Springs Trail
Alpine Meadow
(530) 583-9363

LETTER 82: MARY BENNETT

Response 82-1: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 82-2: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Section 6.0 (Project Alternatives) of the Draft EIR.

Response 82-3: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Sections 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR.

Response 82-4: Comment noted. The commentor is referred to Response to Comment 82-3. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

FROM : CASTLE PEAK ENGINEERING FAX NO. : 530 582 8183 Aug. 19 2002 11:18AM P1

Letter 83

Mary A. Hetherington
12545 Poppy Lane
Truckee CA 96161
530.582.8181

August 19, 2002

Placer County
Planning Department
Auburn, California

RE: Martis Valley Community Plan Update Draft EIR

Dear Placer County Supervisors and Planning Commissioners:

I have concerns about how Noise is addressed in the Draft EIR for Martis Valley.

I have lived in the Prosser Lakeview Subdivision in Truckee for almost 12 years. Over the last four years, and particularly in the last two years, the noise associated with jets has increased significantly. Not only is any given jet louder than any propeller plane, but also some jets have lingering rumbles that continue for up to 5 minutes.

Just last Monday (August 12, 2002), one departing jet left at 5 a.m. and woke my family. Last week, we had arriving jets at 9 p.m. and 10 p.m. that also woke my children. When a jet passes overhead during the daytime, any conversation that I am having must be temporarily halted to allow the jet to pass.

With an increase in the number of houses expected in the Martis Valley, I would expect the number of jets to also increase. The Truckee Tahoe Airport Master Plan (1998) includes many statistics forecasting an increase from 34,500 to 61,600 annual operations from 2000 to 2020. I have attached their graphic, as it is a powerful picture of how this growth is expected to occur. 83-1

On page 4.5-16 of the Draft EIR, the Standards of Significance are delineated in Table 4.5-3. If the ambient noise level without the Project is <60 dB, then a significant impact is +5.0 dB or more. I do not have a decibel meter to measure the difference, but my guess is that the jets flying over my home and waking us up is a significant increase in noise.

The mitigation measures associated with the Airport all relate to "subsequent development". What about the existing homeowners that have lived in the Martis Valley for some time prior to the increase in jet traffic? We did not move to the nuisance; the nuisance moved to us and apparently will continue to significantly increase. 83-2

FROM : CASTLE PEAK ENGINEERING FAX NO. : 530 582 8050 Aug. 19 2002 11:18AM P2

What mitigation measure(s) could possibly be implemented to reduce or hold the existing level of noise? Are you, as public representatives, willing to accept this environmental impact as Significant and Unavoidable? How about you, as individual homeowners, would you vote to accept this environmental impact as Significant and Unavoidable?

83-2 Cont'd

I propose that Placer County include some mitigation measures that address the noise impact to existing homeowners within the flight paths since the proposed development of the Martis Valley will trigger additional jets. Furthermore, Placer County staff should be required to proactively work with the TTAD and the FAA to develop alternatives to minimize future noise impacts.

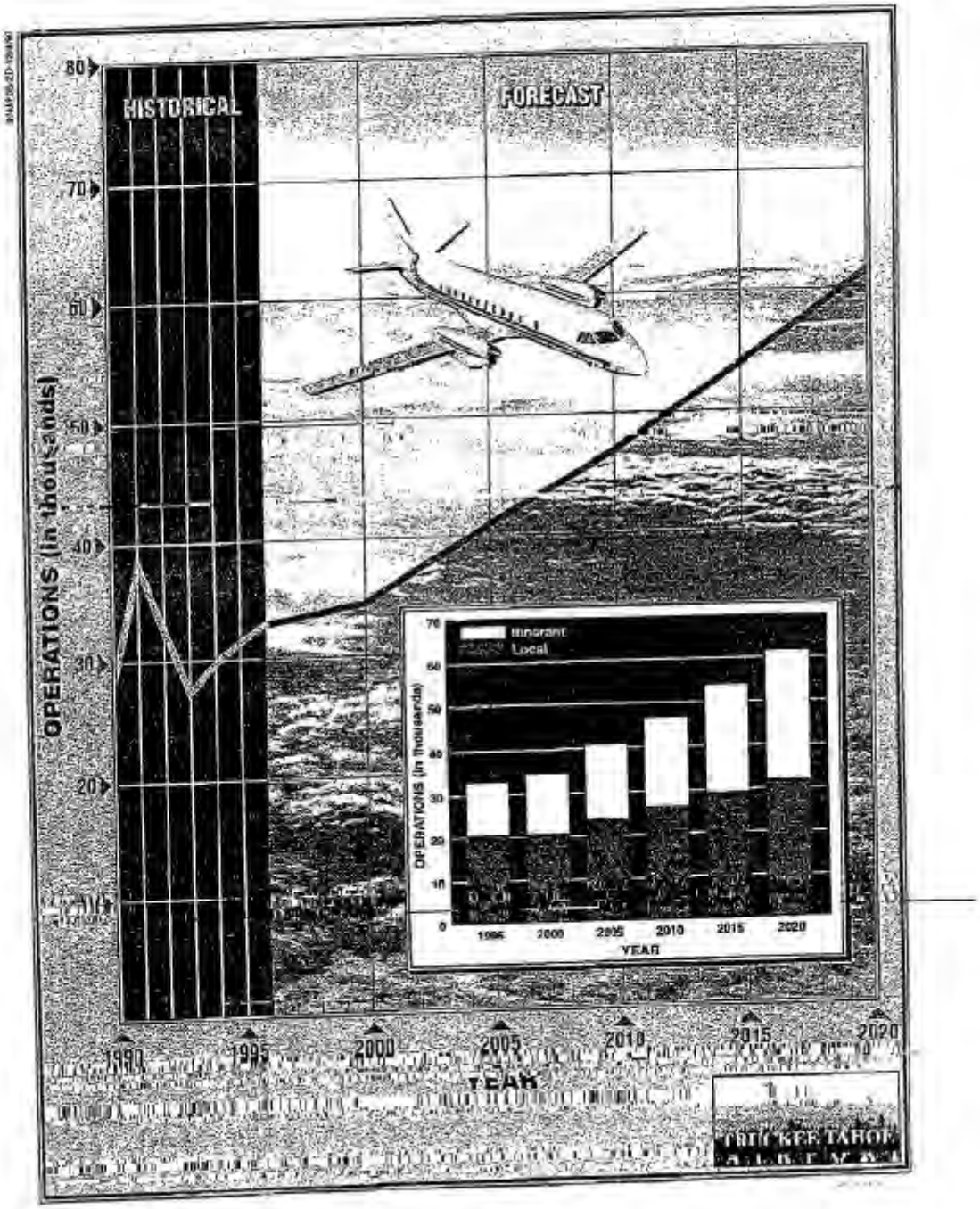
Thank you for your consideration.

Sincerely,

Mary A. Hetherington

Mary A. Hetherington

FROM : CASTLE PEAK ENGINEERING FAX NO. : 530 582 9050 Aug. 19 2002 11:19AM P3



LETTER 83: MARY A. HETHERINGTON

Response 83-1: The commentor is referred to Response to Comments 9-8, 49-3, and 71-2 regarding airport operation and expansion and associated noise, traffic, noise levels, and noise standards.

Response 83-2: The commentor questions why mitigation only applies to subsequent development and not existing development. The commentor states that they did not move to the nuisance and that the nuisance moved to them. The mitigation does not apply to existing development, because there would be no mechanism for requiring an avigation easement across developed property. Additionally, the airport is already required to comply with airport noise standards. The Martis Valley Community Plan Update will not result in the expansion of the Truckee-Tahoe Airport. Again, the commentor is referred to Response to Comments 9-8, 49-3, and 71-2 regarding airport operation and expansion, noise levels and noise standards. This comment is forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Mitigation measures only apply to new developments, as existing residences are part of the baseline conditions that are evaluated in the EIR.

Letter 84

8/12/02

PLACER COUNTY
DATE
RECEIVED

AUG 21 2002

LL

PLANNING DEPARTMENT

Lori Lawrence
Martis Valley Plan
And Environmental Impact Report
Placer County Planning

Peggy Towns
11178 Tamarack Way
Truckee, Ca. 96161
summt@msn.com

The entire procedure of updating the Martis Valley Plan has been inadequate. The people leading the planning process are inattentive to the magnitude of what the proposed development will do to this area. The Placer County Board of Supervisors appointed a team of representatives to update the Martis Valley Plan and to obtain information for you county Planners. This was a ridiculous way to develop an objective plan and report. Many of the people appointed by the Board of Supervisors will obtain substantial financial gain from the proposed development and even showed open anger towards citizens who were expressing their concerns. This is highly unprofessional. The proper way to update a plan and create an environmental report is to appoint a team of scientists and planning professionals, including a hydrologist, a wildlife biologist, engineers, along with all the officials of the area such as Nevada County Planners and Board of Supervisors and the Truckee Town Council. Since you Placer County Planners and Supervisors don't spend much time in Truckee, how could you be aware of the potential impacts? If you've been here at all you certainly would see the amount of traffic congestion. If you got to know some of the people who live here you'd see how much we love our community and how much we value the surrounding natural resources and open, undeveloped space. We appreciate that we live in a recreation area where many other people want to come and experience it. However, there must be limits to the amount of usage in this area, or what we value will be destroyed. 84-1

It has been rumored that the decisions were already made regarding the proposed development and the whole planning process and environmental report are redundant. This is not a fair planning procedure. The proper scientific data has not been obtained. I recommend that this environmental review go to the State level.

Sincerely,

Peggy Towns

LETTER 84: PEGGY TOWNS

Response 84-1: The commentor is opposed to the Martis Valley Community Plan and Draft EIR. The commentor states that a team of scientists and planning professionals should have been hired to prepare the plan and Draft EIR. The Martis Valley Community Plan Update was prepared using current scientific information as well as information from the existing 1975 Martis Valley General Plan. The Draft EIR was prepared by professional environmental planning consultants with assistance from professional scientists and professionals in the fields of traffic, noise, air quality, hydrology and water quality, geology and soils, biological resources, and cultural and paleontological resources. Additionally, local residents and professionals in the Martis Valley and Truckee participated in the planning process. The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.4 (Transportation and Circulation) and 9.0 (Report Preparers) of the Draft EIR. Additionally, the "References" at the end of Sections 4.1 through 4.12 contain a list of professionals, reports and data used to prepare the Draft EIR. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 85

August 19, 2002

PLACER COUNTY
DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

TO:
Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603
(Hand carried. Also via email to:
ljlawren@placer.ca.gov
planning@placer.ca.gov

FROM:
Dr. Rowan Rowntree
Dept. of Environmental Science, Policy, and Management
Division of Forest Science, Mulford Hall
University of California, Berkeley
(rowntree@nature.berkeley.edu)

SUBJECT:
Review of DEIR, Martis Valley Community Plan Update, May, 2002

Dear Ms. Lawrence:

I was invited by Sierra Watch to provide an objective evaluation of the DEIR's adequacy in the context of current knowledge and approaches. My qualifications for doing this are, briefly:

- Currently, Visiting Scholar, (1999-present), Dept. of Environmental Science, Policy and Management, UC Berkeley, and
- Emeritus Scientist, Urban-Wildland Interface Research, Pacific Southwest Research Station, U.S. Forest Service Research, UC Davis.
- 1997-1999, Member of the Science Team, Lake Tahoe Basin Watershed Assessment.
- 1995-1997, Science Coordinating Committee, Science Team, Sierra Nevada Ecosystem Project (SNEP).
- 1979-1997, Senior Scientist and National Program Leader for research on urbanization and forest ecosystems, U.S. Forest Service Research.
- 1971-1979, Associate Professor, Syracuse University and the State University of New York, College of Environmental Science and Forestry, Syracuse, NY
- 1971, MS, PhD, University of California, Berkeley

In conducting my review, I asked if the DEIR

1. Took full advantage of available studies in the Sierra that provide a suitable framework, perspectives, data sets, and conclusions for determining impacts in Martis Valley and connected ecosystems,
2. Demonstrated a clear understanding of the changes likely to occur in areas, or ecosystems, connected to Martis Valley, e.g. the Lake Tahoe Basin, downstream Truckee River ecosystems, Nevada County areas,
3. Employed a transparent methodology for bringing together refereed and non-refereed scientific studies to support evaluations of impacts and their relative levels of significance, 85-1
4. Assigned probabilities to consequences of actions and especially to the efficacy of proposed mitigations,
5. Presented the material in ways that can be verified by other experts and public organizations.

While I believe the DEIR provides an excellent foundation for moving ahead, it is, in my evaluation, grossly deficient in all five criteria listed above. For example

1. Previous Sierra Nevada studies: The DEIR does not take advantage of the substantial and useful knowledge in SNEP, the Tahoe Watershed Assessment, and the Sierra Nevada Framework (US Forest Service). With the level and scope of public and scientific concern about places in the Sierra expressed and documented in these studies, and the millions of dollars of public money spent to address those concerns, it is unfortunate the consultants could not build on these works. 85-2
2. Connection to other ecosystems: While the proposed plan does seek to provide housing for those who work in the Tahoe Basin, and in that regard there is an expressed concern for adjacent areas, I could not find a useful discussion of how Martis Valley development will impact day-use loads in The Basin, which were stated to be of 85-3

mounting concern in the Tahoe Watershed Assessment. In another vein, the section on water quality (a) uses an optimistic estimate of available ground water mainly derived, it appears, from limited private consultants' samples and not verified by objective scientific testing, (b) does not link the potential build-up of chemicals in the aquifer (from proposed golf courses and other development) to horizontal movement of water into the Truckee River and likely effects downstream, (c) does not state the likelihood that the procedures described to mitigate chemical build-up in the groundwater will work. 85-3 Cont'd 85-4 85-5 85-6

3. Lack of understandable and objective methods for utilizing scientific support: It is critical that an EIR gain the confidence of both scientists and lay people. This requires that the EIR use science. It also requires full and clear explanations of assumptions and links throughout the reasoning process to conclusions. Both these requirements are absent. In the "Introduction to the Environmental Analysis and Assumptions Used" one reads that "It is anticipated that the rate of development will be driven by market conditions." This is unsettling to the informed reader who knows that the rate of development is, or should be, guided by a set of policies, laws, and governance procedures – constructed from the best available knowledge – in which the market operates under constraint. Does one infer from this statement that an abundance of variances is anticipated and that "market conditions" will override environmental protection? On the next page, the explanations of significance and the standards of significance are wholly inadequate. Many of the following impact categories are deficient in their grasp and explanation of current scientific understanding. For example, in the water supply section there was no discussion of drought frequency and severity from tree-ring analyses in the Sierra. If that science had been consulted, the optimistic conclusions about future water supply would have to be modified. 85-7 85-8 85-9

4. Probabilities and range of error leading to risk assessment: Impact assessments are made using a variety of methods: 85-10

inferential analysis, expert opinion, and best guesses, to name a few. A good DEIR must explain to the reader the method used for each instance and the probability that this particular method will yield a true result. This approach is absent. 85-10 Cont'd

5. Because the methods and reasoning are not fully explained, and because there is often an absence of good supporting evidence, it will be hard, if not impossible, for independent verification of the consultants' findings. Consequently, there will be a lack of public and scientific confidence in the EIR that will, in the context of the deep and widespread concern expressed throughout previous Sierra projects, make The County's planning job very difficult. 85-11

In summary, the DEIR, as it stands, provides a good foundation to move forward. I fully support the process contained in the Sierra Watch cover letter to you. Thank you for your attention to my comments. 85-12

Sincerely,

Rowan Rowntree

LETTER 85: ROWAN ROWNTREE, DEPARTMENT OF ENVIRONMENTAL SCIENCE, POLICY, AND MANAGEMENT, UNIVERSITY OF CALIFORNIA, BERKELEY

Response 85-1: Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 85-2 As cited at the end of each technical section of the Draft EIR (Sections 4.1 through 4.12), the Draft EIR is based on extensive scientific literature and technical studies, including specific Plan area related data from U.S. Forest Service, U.S. Fish and Wildlife Service and California Department of Fish and Game.

Response 85-3 The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 85-4 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

Response 85-5 The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6.

Response 85-6 The commentor is referred to Master Response 3.4.3 (Water Quality).

Response 85-7 The technical analysis provided in the Draft EIR specifically notes the basis of the analysis, including modeling used, assumptions, data used in the analysis and the judgment of qualified professionals. Examples of this are provided in the Draft EIR in Sections 4.4 (Transportation and Circulation, Draft EIR pages 4.4-27 through –39 and Appendix 4.4), 4.5 (Noise, Draft EIR pages 4.5-16 through –19 and Appendix 4.5) and 4.6 (Air Quality, Draft EIR pages 4.6-7 through –9 and Appendix 4.6).

Response 85-8 Placer County currently has no growth control or management ordinances that restrict the amount or rate of development that could occur in the Plan area. Thus, the rate at which the Plan area would develop is anticipated to be controlled by real estate market conditions. However, the Draft EIR's impact analysis is focused on buildout of the Plan area, rather than partial buildout.

Response 85-9 The definitions of terminology used in the Draft EIR (Draft EIR pages 4.0-7 and –8) is consistent with definitions set forth under CEQA. The commentor is referred to Response to Comment 85-2 and 85-7 regarding the adequacy of the impact analysis and the use of science. As specifically noted on Draft EIR page 4.7-55, the water supply analysis takes into account historical hydrologic data, which considered drought conditions. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 85-10 The commentor is referred to Response to Comment 85-7 regarding the method and adequacy of the impact analysis.

Response 85-11 The commentor is referred to Response to Comment 85-2 and 85-7 regarding the adequacy of the impact analysis and the use of science.

Response 85-12 Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Letter 86

Lori Lawrence
Environmental Review Technician
Placer County Planning Dept
11414B" Ave - Auburn, CA 95603

PLACER COUNTY
DATE
RECEIVED
AUG 1 5 2007
PLANNING DEPARTMENT

Dear Lori,

In 1997 my husband and I built our home in Truckee. We chose Truckee because of its quaint small town feel with clean water, clean air and small schools to raise a family. We moved from Incline Village at Lake Tahoe because it was no longer the small town it once was. The big developers moved in and created a town that was becoming too congested! And now they want to build a "city" in our small town the size of Truckee and Kings Beach combined! How will Martis Valley be able to sustain such a large Private Gated community? how will it impact our water supply? Our air quality? What will happen to the abundant wildlife that calls the Martis valley home? Where will this expanded population go to school? Where will they receive Emergency medical attention? where will the added work force that will be employed in this community live? The Truckee-Tahoe area is already plagued with a critical shortage of affordable housing! I know preliminary analysis has been done to answer these questions. However, they are not adequate and some are conclusions not based on facts!! Do the right thing and put this plan on hold until the surrounding community can be be better informed - And studies can be preformed that factually outline the true impact of this Community Plan.

86-1

86-2

86-3

Sincerely yours,

Stacy Russell

(Print Name) STACY RUSSELL

(Print Address) 10614 MARTIS DR. Truckee, CA 96162 P.O. Box 8696 Truckee, CA 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. ___

LETTER 86: STACY RUSSELL, RESIDENT

Response 86-1: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 86-2: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects). As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects. The commentor is also referred to Sections 4.1 through 4.12 of the Draft EIR for an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA.

*Response 86-*3: The commentor states that the Draft EIR does not contain an adequate analysis of environmental impacts and that some of the analysis is based on conclusions not facts. The commentor fails to identify specific inadequacies of the Draft EIR. The County considers the Draft EIR and Revised Draft EIRadequate for the purposes of CEQA. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 87

Date: August 18, 2002

PLACER COUNTY DATE RECEIVED AUG 19 2002 PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

87-1 Having been a homeowner in Martis Valley Estates (Truckee) since 1979, I am appalled at the massive dimension of proposed developments in Martis Valley. The number of homes, resort golf courses, and "affordable" housing units is beyond belief and would be the ruination of Martis Valley as I've known it for over 22 years.

87-2 I understand that the current "Martis Valley Plan" was presented in 1975. There should be an updated EIR before any further development proceeds.

87-3 Even though Truckee is in Nevada County, not Placer, it is idiotic to place so much new development in Martis Valley. This would impact Truckee more than any municipality in Placer County. Traffic congestion increases daily around Truckee. It will become unbearable if these developments are approved and urban sprawl is allowed to destroy the natural beauty of Martis Valley.

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** pg. 1

Both Placer County and Nevada County residents will be losers if these developments are allowed to proceed in their present proportions. 87-4

The EIR for Martis Valley must be rewritten to reflect the growth that has already taken place since 1975. 87-5

Sincerely yours,

Pamela A. Schwarz

(Print Name) Pamela A. Schwarz

(Print Address) P.O. Box 10551
Truckee, Ca. 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 2

LETTER 87: PAMELA A. SCHWARZ, RESIDENT

Response 87-1: The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-2: The commentor incorrectly states that the Martis Valley Community Plan Update is the same as the 1975 Martis Valley General Plan and that the Draft EIR was prepared based on the 1975 plan. The commentor is referred to Master Response 3.4.2 (Assumption Used for Development Conditions in the Plan Area) and Section 3.0 (Project Description) of the Draft EIR. The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-3: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic and impacts on Truckee.

Response 87-4: The commentor is opposed to the Martis Valley Community Plan and proposed development, but fails to identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 87-5: The commentor is referred to Response to Comment 87-2.

Letter 88

Date: Aug 16, 2002

PLACER COUNTY
DATE
RECEIVED
AUG 13 2002
PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

MY NAME IS GLENN MILLER AND I AM A SIMPLE MAN WHO WANTS TO LEAD A SIMPLE LIFE WITH HIS FAMILY. WE HAVE LIVED HERE SINCE 1981. SINCE THEN I HAVE SEEN THINGS HERE GROW FROM SIMPLE TO COMPLEX. I BELIEVE THAT THE EIR NEEDS TO BE REVIEWED MORE CLOSELY. BEING A CONCRETE CONSTRUCTION WORKER FOR 19 YRS, I WELCOME
88-1 SOME GROWTH, BUT I BELIEVE A LINE HAS TO BE DRAWN IN THE SAND. I MOVED HERE FOR CLEAN AIR, BEAUTIFUL LANDSCAPE, CLEAN WATER, A HEALTHY ENVIRONMENT FOR MY CHILDREN AND THE "NO HUSTLE AND BUSTLE" OF URBAN LIFE. LOTS OF PEOPLE WANT TO MOVE HERE, BUT AT SOME POINT WE HAVE TO SAY NO MORE, OR THE GREAT THINGS GOD PUT ON THIS EARTH MAY BE COMPROMISED. FIRST OFF MORE HOUSES MEANS MORE CHILDREN - OUR
88-2 SCHOOLS ARE OVER CROWDED ALREADY. WHERE WILL THESE CHILDREN GO TO SCHOOL? SECOND,
88-3 A FEW YEARS AGO THE BIG ISSUE HERE WAS CLEAN AIR. I GUESS NOBODY CARES ABOUT THAT
88-4 ANYMORE. I DO. THE TRAFFIC SITUATION HAS GOTTEN COMPLETELY OUT OF CONTROL.

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 1

88-4 Cont'd WE NEVER KNOW WHAT TIME TO LEAVE HOMES FOR APPOINTMENTS, NOT KNOWING IF WE ARE GOING TO GET STUCK IN TRAFFIC. SURE YOU CAN MAKE 26, 4 LANES WIDE BUT THEY'LL HAVE TO CROSS A TWO LANE BRIDGE INTO TRUCKEE AT 4:30 PM EVERY DAY THERE'S A STAND STILL OUT THERE TRYING TO GET TO TOWN. AS FAR AS NEW GOLF COURSE

88-5 I DON'T LIKE FERTILIZER IN MY WATER AND I'M SURE YOU DON'T. LIKE I SAID I DO CONCRETE

88-6 AND GROWTH PUTS MONEY IN MY POCKET AND FOOD ON MY TABLE, BUT I AND MY FAMILY WOULD RATHER ENJOY ONE OF GOD'S GREAT CREATIONS AND DO WITHOUT A MORE PERSONAL WEALTH.

P.S. I HAVEN'T SEEN A DEER HERE IN 4 YRS.

THANK YOU

Sincerely yours,

(Print Name) GLENN MILLER

(Print Address) P.O. BOX 9551, TRUCKEE CALIF. 96162

(10769 MARTIS DR.)

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg 2

LETTER 88: GLENN MILLER, RESIDENT

Response 88-1: The commentor is opposed to the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary.

Response 88-2: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and pages 4.11-25 through 4.11-38 Section 4.11 (Public Services and Utilities) in the Draft EIR regarding concerns relating to impact on schools.

Response 88-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and policies and mitigation measures contained within Section 4.6 (Air Quality) regarding concerns relating to air quality.

*Response 88-*4: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to impacts on traffic.

*Response 88-*5: The commentor is referred to Master Response 3.4.3 (Water Quality) and mitigation measures MM 4.7.2 a – c on pages 4.7-42 through 4.7-44 in Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding concerns relating to contaminated runoff from the golf course.

*Response 88-*6: Comment noted. Since no comments were made regarding the adequacy of the Draft EIR, no further response is required

Letter 89

Margaret Olivier
P.O. Box 2653
10774 Martis Drive
Truckee, CA 96160

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

August 18, 2002

Placer County Planing Department
Attn: Lori Lawrence
Environmental Review Technician
11414 "B" Ave
Auburn, CA 95603

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update SCM No. 2001072050

Dear Ms. Lawrence:

I live in Truckee. I am semi-retired and have made Truckee my home. This came about after many years of working hard and careful planning. I spent nearly all my summers growing up at Donner Lake and I have watched the Town grow, but I am extremely upset by what is happening with the Martis Valley Community Plan. It definitely needs to be rewritten as it is inadequate and incomplete. 89-1

Driving back from Reno today I noticed that the Town of Truckee has updated the population sign near Prosser - it now reads a population of over 14,000. When I first started coming to Donner Lake with my parents, the population was just under 2,000. It has taken approximately 37 years for that growth to happen and now they're talking about adding another 6,500 to 9,000 all at once?? 89-2

What is happening here?? Where are you going to fit all those houses?? Where are you going to get the water?? Why do we need more golf courses?? What about the decrease in wildlife?? What about the increased traffic?? How many more "by-passes" are we going to need, chopping up more and more of the land?? A community plan that allows for this type of growth is seriously flawed and an update is urgently needed before we become another "Bay Area". 89-3

Please do not allow the Martis Valley to become a sea of houses. Have you ever gone out there to shoot a picture of the sunset?? What if that picture is marred by the construction of new houses?? Not to mention the years of construction equipment, etc. traveling up and down 267. 89-4

Please use your heads and re-think this plan.

Yours truly,

MARGARET OLIVIER

LETTER 89: MARGARET OLIVIER, RESIDENT

Response 89-1: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Response 89-2: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding the anticipated extent of development.

Response 89-3: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 44 (Transportation and Circulation), 4.7 (Hydrology and Water Quality), and 4.9 (Biological Resources) in the Draft EIR.

Response 89-4: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Letter 90

Date: Aug. 18, 2002

PLACER COUNTY DATE RECEIVED AUG 19 2002 PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

EVERYTIME WE PUT OUT FIRE SOMEONE COMES ALONG AND STARTS A NEW ONE. THIS COULDN'T BE MORE EVIDENT WITHIN THE PROPOSED MARTIS VALLEY COMMUNITY PLAN. A BRIDGE IS BEING BUILT TO RELIEVE TRAFFIC CONGESTION ON HWY. 267. NOW THEY WANT TO ADD 6000-9000 NEW HOMES, A 750,000 SQ. FOOT COMMERCIAL DEVELOPMENT, AND 5-6 NEW GOLF COURSES. THE TOWN OF TRUCKEE WAS NOT BUILT TO HANDLE THAT KIND OF MASS. 90-1

THE PEOPLE OF MARTIS AND ABROAD LIVE FOR THE SURROUNDINGS. WE LOVE THE TREES, THE RIVER, THE CREEKS, AND THE WILDLIFE. WHY WOULD WE TRADE IT FOR HOUSES, GOLF COURSES, AND TRAFFIC? THANKS, BUT KNOW THANKS!

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** pg. _____

Sincerely yours,

(Print Name) DARREN LIPSMEYER

(Print Address) 10869 MARTIS DR.
TRUCKEE, CA 96161

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** **pg. _____**

LETTER 90: DARREN LIPSMEYER, RESIDENT

Response 90-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis). The commentor does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Letter 91

Date: August 18, 2002

PLACER COUNTY DATE RECEIVED AUG 19 2002 PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

As a concerned homeowner in the Ponderosa Fairway Estates it has come to our attention that there are multiple development projects currently being proposed. My wife and I feel these projects will affect our way of life in the Truckee area. 91-1

• The land behind our residence at 10795 Martis Drive is being developed for low income housing. I feel this area should not be developed due to current low water pressure, development of new sewer lines and the removal of a natural waterway and last, we feel this will drop the value of our home. 91-2

• The Martis Valley Project will bring increased traffic beyond what is capable of being handled by our highways and streets. I do not feel that the Town of Truckee can support the amount of people that will come to the area whether full time or part time. How does the Town of Truckee benefit from the tax base when this development is based in Placer County? 91-3

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** pg. 1

• It is a shame to see such a beautiful Valley be destroyed for the profit of a few dollars. 91-4

In closing, who are the ones that will benefit by all this development? It will not be the local Residents in the Town of Truckee Nevada or Placer County. The only people we feel will benefit are the Developers. 91-5

When is it going to stop!

Sincerely yours,

(Print Name) Deborah + Richard Fugua
(Print Address) 10795 Martis Drive
Truckee, CA 96161
email mikayaH2O@msn.com

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 2

LETTER 91: DEBORAH & RICHARD FUQUA, RESIDENTS

Response 91-1: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

*Response 91-*2: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis) in the Draft EIR regarding concerns relating to impacts on water supply. Section 4.11 (Public Services) of the Draft EIR addresses wastewater services of the project. The commentor does not identify any specific inadequacies in the Draft EIR. Therefore, no response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

*Response 91-*3: The commentor is referrred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns related to the cumulative impacts of traffic and impacts on Truckee.

*Response 91-*4: The commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

*Response 91-*5: he commentor is opposed to the Martis Valley Community Plan and the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Letter 92

Date: 7/16/02

PLACER COUNTY
DATE
RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence;

For the following reasons the Project Description is inaccurate:

1) The assumed ~~peak~~ percentage of residents of 20% fails to take into account that most of the units will be rented, used by family members and as boarders. Furthermore vacation concept packages are being proposed by East West Partners that will result in occupancy levels similar to hotel occupancy ~~rates~~ rates in excess of 90% during peak seasons. Also many units will have multi-ownership and shared ownerships which will result in constant use. The assumed percentage of permanent residents also fails to account for increased relocations of retired persons ~~to~~ out of the high density cities. The percentage of permanent residents must be based upon recent ~~[illegible]~~, surveys and various factors not old outdated information. 92-1

2.) The Project Description fails to address the key project features in sufficient detail. These features include construction activities, 92-2

location of construction housing, long term employee housing, events hosted by developers, infrastructure requirements, work commutes and travel, and heavy and extensive truck traffic. 92-2 Cont'd

3) The Plan does not "cap" or limit the total units to be constructed on each property. The reliance of the DEIR on the "adjusted holding capacity" for all of the impact analyses interestimates the projects' impacts on traffic, air quality, and the additional commercial development and services that will be required. Without limits or caps then the analysis cannot fairly present the potential, not just likely, impacts which are related to density. 92-3

4) The DEIR does not offer any analysis to support the prior land use designations which form the basis of the Proposed Plan. The Proposed Plan is based on an almost 30 year old (1974) land use designations which is out of date with current uses because the prior land use designations were adopted before CEQA and before much of the current theory of appropriate planning and impact analysis was developed. 92-4

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. [illegible] pg. 2

5) We don't need the number of planned golf courses. Current courses in the area are not fully used and most of the courses will only be accessable to a select few. Further, golf courses are a use, not open space, because they consume water, fertilizers, seeds, displace wildlife, and result in an unnatural landscape. 92-5

6) The Project Description doesn't address airport traffic, fire rush and services, police and emergency services, hospital space and personnel, traffic delays and congestion. 92-6

7) Lastly, the necessity for the County to entertain authorizing the level of development contemplated in the Proposed Plan is not clear and not supported by sufficient facts, or analysis. 92-7

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated. 92-8

Sincerely yours,

Robert Bell

(Print Name) ROBERT BELL

(Print Address) 12805 HILLSIDE DR
TRUCKEE, CA 96161

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

pg. 3
R BELL

LETTER 92: ROBERT BELL, RESIDENT

Response 92-1: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.7 (Adequacy of Cumulative Impact Analysis). The commentor is also referred to Section 4.2 (Population/Housing/Employment) of the Draft EIR for a discussion of demographics and current census information.

Response 92-2: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of Cumulative Impacts Analysis).

Response 92-3: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of Cumulative Impact Analysis) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding buildout potential and concerns relating to the cumulative impacts of traffic and air pollution.

Response 92-4: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Sections 3.0 (Project Description) and 4.0 (Introduction to the Environmental Analysis and Assumptions Used) for a discussion of the Proposed Land Use Diagram versus the Existing Martis Valley General Plan Land Use Map. Specifically, the commentor is referred to Figures 3.0-6 and 3.0-7 on pages 3.0-25 and –27 of the Draft EIR, which clearly shows that the two land use maps are vastly different from one another. The commentor does not make a comment regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.

Response 92-5: The commentor is referred to Master Response 3.4.3 (Water Quality) and mitigation measures MM 4.7.2 a – c (Pages 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns related to golf courses. Section 4.9 (Biological Resources) of the Draft EIR addresses potential recreational impacts to biological resources. Additionally, the Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.

Response 92-6: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of Cumulative Impacts Analysis), as well as Sections 4.1 through 4.12, which include an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA. The commentor is referred to Response to Comment 5-7 regarding hospital facilities.

Response 92-7: Comment noted. The commentor does not make a comment regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.

Response 92-8: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR

and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

Letter 93

Date: August 15, 2002

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Paul Vertikoff
PO Box 3204
Tahoe City
CA 96145

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

I am in the process of writing a more comprehensive letter to you, but want to bring these things to your attention which clearly indicate to me that the draft EIR is fatally flawed and needs to be redone. 93-1

First, the draft EIR ~~[illegible]~~ accepts that Martis Valley is part of a larger region that includes the north shore of Lake Tahoe. The EIR has some skimpy analysis on traffic impacts on one junction on the north shore (SR 267/SR 28), which clearly implies that Placer County recognizes legally in the EIR that the north shore of Lake Tahoe is an impacted area and should be part of the EIR geography. Indeed on page 1.0-8 the EIR says, "traffic impacts to Interstate 80, State Route 267, and 28 need to be considered." 93-2

The TRPA is a federal body with explicit legal jurisdiction (and performance targets) for traffic and air quality on the north shore of Lake Tahoe, and therefore is absolutely a Responsible Agency. Why then was TRPA not consulted as part of the EIR process? When I look at the list of agencies in section 1.2 (pages 1.0-1 and 1.0-2), there are 16 agencies listed, but TRPA is not one of them. For this reason 93-3

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** pg. 1

93-3 Cont'd above, I would say the EIR is totally flawed. Will Placer County be giving TRPA the same amount of opportunity to comment, and the same amount of time, as the other 16 agencies? When were these 16 agencies first notified that an EIR was in process? Would you not agree that TRPA is at least as much a Responsible Agency as Pacific Bell??

93-4 The second thing that I want to bring to your attention is that the traffic analysis is far from complete in terms of its impact on highway 28. I also believe that the analysis fails to properly predict the peak loading on summer weekends of traffic headed south on highway 267 over Brockway Summit. (I am not talking about July 4 or Labor Day, but about a Saturday in late July, or a Sunday in August.)

93-5 After having spent hours poring through the tables in Appendix 4.4, several discussions with Richard Moorehead, and comments by LSC at one of the public meetings, I remain convinced that the calculated increase in traffic over highway 267 at full buildout is too low. Please can you let me know what further analysis the Planning Department intends to do for highway 267 into the Basin, and on all the intersections on highway 28 out to Tahoe City.

93-6 I travel highway 28 every day and it is appalling all summer long. There are queues stretching from Tahoe City to Dollar Point every single day in July and August. These lines can be over an hour, and I frequently U-turn and abandon my trip rather than wait. We cannot allow this appalling situation to repeat itself in Kings Beach.

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 2

LETTER 93: PAUL VATISTAS, RESIDENT

Response 93-1: Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

Response 93-2: The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 93-3: The Tahoe Regional Planning Agency has provided comments on the Draft EIR, which are provided in Comment Letter J. The County provided a Notice of Availability for the Draft EIR and Revised that was placed in the Sierra Sun and Tahoe Worlds newspapers as well as provided copies to the State Clearinghouse for distribution to state agencies, pursuant to CEQA Guidelines Sections 15085 and 15087. The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

Response 93-4: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis). Existing traffic volumes indicate that the majority of traffic generated in Martis Valley is to and from the north, rather than to and from the Tahoe Basin, even during summer weekend days.

Response 93-5: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

Response 93-6: The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

Letter 94

Date: August 16, 2002

PLACER COUNTY DATE RECEIVED AUG 19 2002 PLANNING DEPARTMENT

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95603

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050**

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above referenced plan update & Draft EIR. I must start by saying that I am saddened by the fact that this much build out is even considered for the Martis Valley. I moved up here two years ago from the Bay Area because of all the uncontrolled growth that occurred there and eventually ruined the landscape, environment and ultimately put too much stress on the infrastructure. I wanted quality of life back so there I moved here to the small & quaint town of Truckee that I now find my self in a fight to keep it that way. 94-1

Lets start w/ water issues. I have friends in Sunshine & Reno that have been on water restriction for 2 years now but yet Placer County seems to think there is enough water to build approximately 7000 new living units & a 94-2

Re: **Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050** pg. 1

94-2 Cont'd

number of new golf courses? I don't get it???

Now to address traffic. It seems to be difficult to convince council members that do not even live in Truckee that we are already @ the brink of desperate traffic problems in this town. But simply put, if we continue to build new homes that bring in more residence, tourist will no longer want to come here and many of us depend on the tourist trade.

94-3

Look at it this way, if you live in the Bay Area and want to get away from the traffic & hussel & hussel of the city, coming to a traffic congested Truckee becomes less desirable - - doesn't it???

Thirdly let's look @ the benefits of open space (which happens to be the main ~~[illegible]~~ reason I moved here). Do you understand sprawl and what it does to quality of life & to the natural environment and habitate? Or is this push about greed of individuals and $$$ that line the pockets of a few as the greater whole of the society suffers.

94-4

Lastly, I would like to address ~~[illegible]~~ what has happened in the Bay Area

94-5

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: [illegible] pg. 2

94-5 Cont'd when it comes to the demise of the infrastructure, firemen, police men, teachers, the service industry workers could no longer live in the communities they whole protecting, teaching or serving because there was no affordable housing for them. They then had to commute some long distances (in which we are already seeing people commute in from Reno). Pretty soon the commute gets old and they pick up jobs where they now live! Leaving a broken infrastructure in the sitys.

94-6 All I ask is to examine the failure & mistakes of other communities before allowing ours to be changed for good; because once it starts you cannot turn back the hands of time!

94-7 In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August, 2002. Furthermore, because of the inadequacy of the DEIR, I request that the DEIR be revised and recirculated.

Sincerely yours,

(Print Name) Julie Sanservino

(Print Address) 14835 Davos Dr.
Truckee, CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No.: 2001072050 pg. 3

LETTER 94: JULIE SANSERVINO, RESIDENT

Response 94-1: The commentor is opposed to the proposed development in the Martis Valley Community Plan area, but does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

*Response 94-*2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

*Response 94-*3: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to traffic.

*Response 94-*4: The commentors desire to preserve natural open space is noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Additionally, the commentor is referred to pages 4.9-76 through –81 for a discussion of the proposed policies associated with the protection of riparian and wetland habitat that consist of specific performance standards (e.g., provision of natural open space buffers adjacent to waterways).

*Response 94-*5: The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.2 (Population/Housing/Employment), 4.4 (Transportation and Circulation), and 4.11 (Public Services and Utilities) of the Draft EIR regarding concerns relating to employment, public services, housing and traffic. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

*Response 94-*6: Opposes the proposed development but does not raise any specific issue relating to the Draft EIR. Therefore, no further response is necessary. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

*Response 94-*7: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.