

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 95



Bonnie Stetson
P.O. Box 2300
Truckee, CA 96160

Date: August 14, 2002

PLACER COUNTY
STATE
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:

05-1

I gave up job and career opportunities to move to a small mountain town, Truckee, in 1979. Therefore I have no political power since I am not rich. Please do not give the big money out-of-town corporations who cater to the wealthy the right to destroy our quality of life. We do NOT want to become just another sprawling city.

05-2

The MV DEIR does not adequately address the brutal impacts of the proposed OVERDEVELOPMENT. The DEIR places NO LIMITS on growth. The beautiful valley is to be destroyed by a 4-lane freeway. The price is too high. The impacts of too many cars, too much pollution, traffic jams, are not adequately addressed. Just sticking up a mess of infuriating big-city stop lights is absolutely unacceptable.

05-3

What about requirements for public transportation? We cannot sacrifice more forest for parking lots and pollution. How will the low-income workers, necessary for such growth, get around? More cars? Where will they live? Cut down more forest to build cheap housing? And employee housing is already desperately needed. "In lieu of" fees are not acceptable mitigation since the money never creates actual employee housing. The development must be LIMITED.

The MV DEIR is not consistent with

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Community Plan Update, SCH No.: 2001072050**

pg. _____

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95-3
Cont'd

The vision of our general plans. The impacts of Placer County growth do NOT stop at the county line. Truckee should NOT be choked to death by OVERDEVELOPMENT in the Martis Valley.

95-4

The impacts upon the infrastructure and public services, especially including Truckee, are not adequately addressed in the DEIR. We must REVISE the DEIR to take a much closer look at lessening the destruction of the existing beauty of the Martis Valley. The DEIR should offer real mitigation. We must preserve the small town atmosphere and natural beauty that make the Martis Valley area so desirable now.

95-5

The only truly effective mitigation of environmental impacts will come through limiting growth. That's right, SCALE IT DOWN! The County of Placer and all the business interests will still make plenty of money without destroying the Martis Valley.

Thanks you. The Martis Valley will be more valuable if it is preserved.

95-6

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.

(BLS)

Sincerely yours,

Bonnie L. Stetson

(Print Name)

BONNIE L. STETSON

(Print Address)

PO Box 2300
TRUCKEE CA, 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 95: BONNIE L. STETSON, RESIDENT

Response 95-1: 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 95-2: The commentor is referred to Response to Comment 94-5.

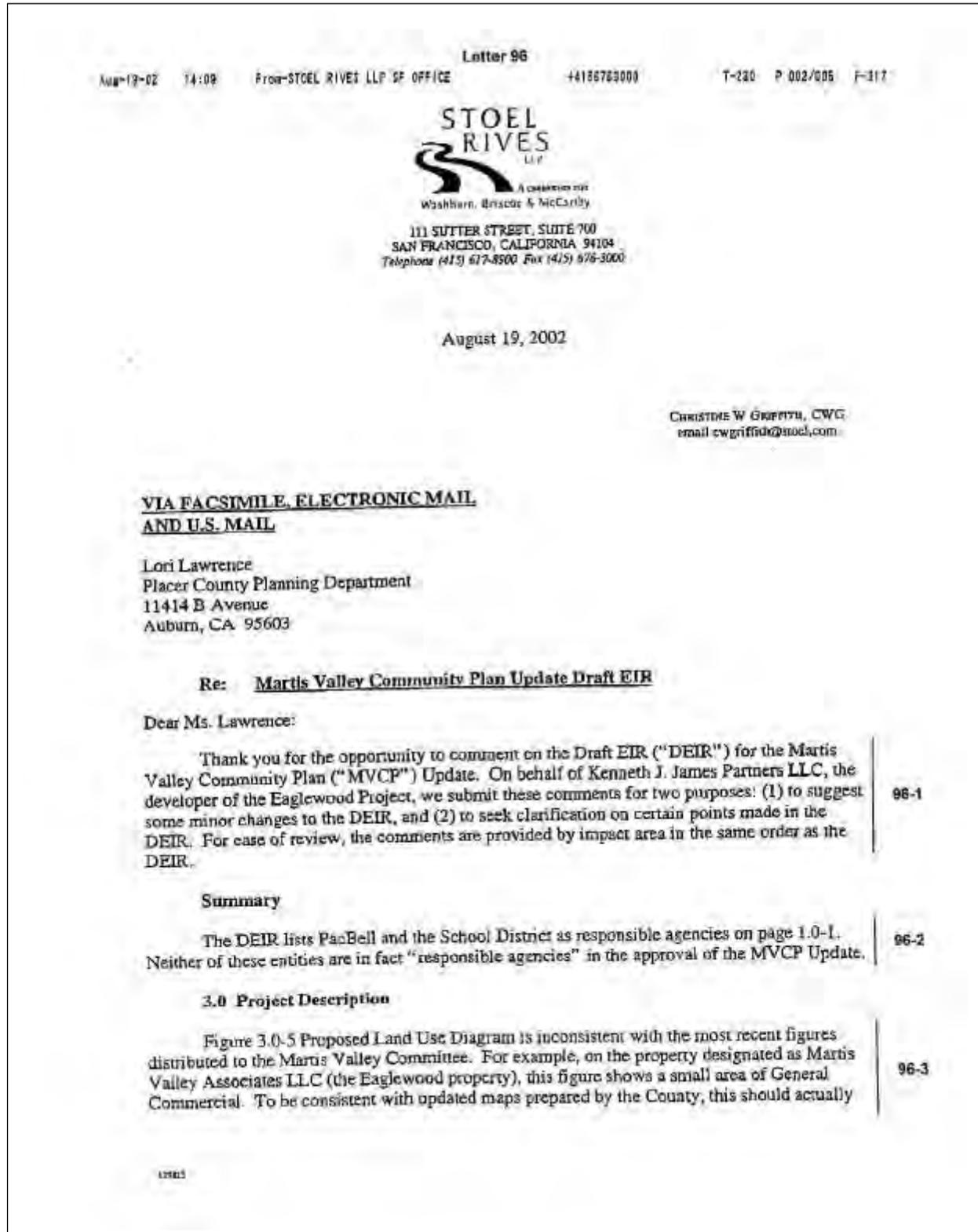
Response 95-3: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) for impacts on Truckee and surrounding areas. The commentor addresses concerns with the Martis Valley Community Plan and does not identify any specific inadequacies in the Draft EIR. Therefore, no further response is necessary.

Response 95-4: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) of the Draft EIR. The commentor states that the Draft EIR does not offer real mitigation, but the commentor fails to identify the mitigation measures that should have been included. Section 4.11 of the Draft EIR provides an extensive analysis of public service impacts based on consultation with service providers.

Response 95-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is also referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 95-6: 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 97adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

AUG-19-02 14:08 From:STOEL RIVES LLP SF OFFICE #4150703000 T-330 P.005/005 P-317

STOEL RIVES LLP

Lori Lawrence
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be Tourist/Resort Commercial. Similarly, Figure 3.0-3 Alternative 2 Land Use Map is also inconsistent with the most recent figures distributed to the Martis Valley Committee. For example, the western portion of the Eaglewood property should show forestry uses, but does not do so.

96-3

4.2 Population, Housing, Employment

The DEIR seems to suggest that there are separate requirements for employee housing, General Plan Policy 2.A.18. It is unclear whether affordable housing and employee housing obligations may be fulfilled by the same units in a given project. As the purpose of the employee housing requirement is to provide affordable housing to employees of resort projects, the requirement for affordable housing should not be layered on top of this requirement. The Final EIR should reconcile M.M. 4.2.2 with the General Plan policy and make clear that employee housing and affordable housing requirements may be fulfilled by the same units.

96-4

4.4 Transportation and Circulation

The methodology discussion of the Transportation and Circulation Element requires minor clarification. Specifically, it states, "A total of 9,220 dwelling units (4,731 single-family and 4,489 multi-family dwelling units) and 1,190,000 square feet of commercial/office land uses were used in the traffic analysis, in addition to the golf courses." DEIR, p. 4.4-31. It is unclear whether golf course clubhouses are accounted for by the golf course land use quantity or as part of the commercial square footage. Golf course clubhouses should clearly be covered by the golf course areas and should not be "double counted" as commercial.

96-5

4.9 Biological Resources

The DEIR's discussion regarding deer migration routes is contradictory and based largely on old reports and information on deer kills that occurred over the past 25 years along SR 267. For example, the text on page 4.9-33, in paragraph 3, indicates there are currently three major corridors for deer migration that cross SR 267. These are identified as being located in Nevada County between mileposts 2.5 and 2.7 and at Placer County mileposts 1.0 and 1.5. More recent data and observations indicate that the westernmost corridor across SR 267 (see Figure 4.9-5), if it still exists, is of far lesser significance than indicated in the EIR. Several factors account for this change: (1) the influence of existing development and increasing human disturbance along Highway 267 to the northeast of Eaglewood and the Hopkins Ranch; (2) deer kill data along Highway 267 showing only one kill along the road northwest of its junction with Shaffer Mill Road since 1991 and none since 1998; (3) the results of deer studies conducted on Eaglewood in spring and fall of 2001 (copies of those study reports have been provided to the County); and (4) the new Highway 267 alignment between Martis Drive and the end of the airport, and the

96-6

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proposed "PC-3" commercial development area located between the new bypass, the airport, and Highway 267.

Specifically, the Nevada County corridors identified in the DEIR are just south of where the Hwy 267 bypass will connect to the main road. The conclusion in the DEIR that this Nevada County section is currently an area for deer movement across the road is contradicted by a statement in the same paragraph and by the data itself. The third sentence of the paragraph states that existing residential and commercial development along SR 267 appears to restrict deer movement along the road. This area (between Nevada County mileposts 2.5 and 2.7) is already developed and disturbance due to human presence and activities is substantial. The road kill data supports the statement that deer movement has been restricted and seems to indicate this section of SR 267 is no longer a travel corridor of any significance for deer. The most recent recorded road kill in or close to that stretch of SR 267 is 1991. Twelve of the 15 data points were from 1985 or earlier.

96-6
Cont'd

There are other contradictions in this paragraph as well. The DEIR states (on page 4.9-33) that Placer County mileposts 1.0 and 1.5 are the other major areas where deer cross SR 267. In seeming contradiction, however, the document also states that the open valley portion of the Plan Area is not expected to be a major corridor because there is not enough cover for deer to use these areas. Consequently, it concludes that the Nevada County area around Mileposts 2.5 to 2.7 is the major route for deer to cross SR 267. It states that the road kill data support this conclusion. In fact, Mileposts 1.0 and 1.5 are in the middle of the open valley portion of the Plan Area and the road kill data show that the majority of deer kills recorded since 1979 are in this open valley area. Mule deer are an open country deer relying more on visibility than cover to provide security. While it is also true that the Nevada County area around milepost 2.5 had slightly more road kills since 1979 than any other single crossing point in the open valley area, the data are too old and too limited to support any conclusion about the present focus of deer movement across SR 267. Observations by airport personnel and recent conversations with representatives of the California Department of Fish and Game indicate deer deliberately avoiding the area around Nevada County milepost 2.5 and moving southeast into the Martis Creek corridor. This comports with the earlier statement that existing residential and commercial development along SR 267 appears to restrict deer movement along this portion of SR 267.

The Final EIR should reflect the fact that the area between Nevada County mileposts 2.5 and 2.7 does not now function as a deer migration corridor.

4.12 Visual Resources/Light and Glare

This section of the DEIR considers and discusses private as well as public views (see, e.g., p. 4.12-12 and p. 4.12-15). Specifically, Impact 4.12.2 states that the proposed plan "would substantially alter the existing landscape characteristics in the Plan area and results in impacts to

96-7

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both public and private views." DEIR, p. 4.12-12. CEQA, however, does not protect private views. Association for Protection of Environmental Values v. City of Ukiah (1991) 2 Cal. 4th 720. While it may be informative and useful to discuss the effects of the plan and associated development on private views, these effects should not form the basis for determinations of significance or identification of mitigation measures.

96-7
Cont'd

In addition, the DEIR states that the proposed Eaglewood project may result in significant alteration to public views from SR 267. DEIR, p. 4.12-13. In fact, the Eaglewood project as proposed has been carefully designed to avoid any visibility from SR 267. The DEIR should be modified to accurately reflect this fact.

96-8

We hope that these comments are both clear and helpful, but should you wish to discuss them further or if we can be of any assistance, please do not hesitate to call me at (415) 617-8900.

Sincerely,



Christine W. Griffith

cc: Patrick Angell

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 96: **CHRISTINE GRIFFITH, STOEL RIVES, LLP**

Response 96-1: Comment noted. Responses to comments associated with the Draft EIR are responded to in Response to Comment 96-2 through 96-8.

Response 96-2: Comment noted. The following text changes are made to the Draft EIR.

- Page 1.0-1 and -2, the following text changes are made:
 - “Pacific Bell
 - ~~Tahoe-Truckee Unified School District~~”

Response 96-3: The land use maps for the Proposed Land Use Diagram, Existing Martis Valley General Plan Land Use Map, Alternative 1 and Alternative 2 provided on Draft EIR pages 3.0-25 through -32 were the most current maps as of the release of the Draft EIR in June 2002. It is acknowledged that further minor modifications to the Proposed Land Use Diagram may occur prior to adoption of the Martis Valley Community Plan.

Response 96-4: 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. Based on the current version of both the draft an Employee Housing Ordinance and Inclusionary Housing Ordinance, it County’s current intent is to provide employee housing in the Plan area.

Response 96-5: Golf course clubhouses were considered as part of the golf course traffic generation in the traffic analysis. The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis).

Response 96-6: The commentor’s statements regarding deer movement in the Plan area are noted. Surveys have been conducted on the properties of the proposed Hopkins Ranch, Siller Ranch and Eaglewood projects to determine if the sites are being utilized by deer associated with the western migration corridor. These studies evaluated deer kill data recorded along State Route (SR) 267 by Caltrans. The results of these analyses indicated that deer generally prefer three crossings over SR 267: Nevada County mile post 2.5-2.7; Placer County mile post 1.0; and Placer County mile post 1.5. Mile post 2.5 in Nevada County is located directly north of the proposed Hopkins Ranch project site, and deer track surveys were conducted for Hopkins Ranch in May and June 2002 identified deer movement through the northwestern corner of the site generally proceeding in a south/southwest direction. This general movement

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direction by deer appears to be consistent with deer movements documented on the Eaglewood property (North Fork Associates, 2001 and 2002). Careful site planning of specific development in these areas, such as the provision of open space corridors for deer movement (as noted specifically in Mitigation Measure MM 4.9.11a) can maintain the function of this corridor. It is acknowledged that anticipated development north of the Plan area (i.e. Planned Community 3 in the Town of Truckee) as well as operation of the SR 267 Bypass may alter or obstruct and further decrease deer migration through this area in the future.

Response 96-7 The visual resource impact analysis provided in the Draft EIR (Draft EIR pages 4.12-9 through -37) focuses on impacts associated with public views (e.g., open valley portion of the Plan area and SR 267), but acknowledges private viewsheds as well. However, the impact conclusion is focused on public view impacts.

Response 96-8 The Draft EIR evaluates the environmental effects associated with implementation of the Martis Valley Community Plan and is not intended to focus on the project-specific effects of each development project proposed in the Plan area. The visual analysis associated with the Eaglewood property was based on general landform and vegetative conditions as well as the land use map designations.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 97

AUG-19-2002 14:25 MARTIS VALLEY ASSOCIATES 530 587 7272 P.01



MARTIS VALLEY ASSOCIATES
REAL ESTATE SALES & RENTALS

VIA FAX
August 19, 2002

Placer County Board of Supervisors Truckee Town Council
175 Fulweiler Avenue 10183 Truckee Airport Road
Auburn, CA 95603 Truckee, CA 96161

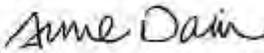
Re: Martis Valley General Plan

Dear Sirs:

As a local real estate broker for 22 years, my recent observations on the Martis Valley General Plan are as follows:

- 1) Buyers may appreciate having a golf course and other amenities on site, however, many prefer to NOT reside on the golf course. Rather - in a location that provides open space, be it view or wooded. People seem to be craving privacy to calm them from their hectic lifestyles. Although it would be an 'out of the box' idea, indications are that a planned community with no golf course and just open space may result in demand from Buyers. This would also eliminate pollution caused by a golf course and the need for water to maintain it. It also just might allow the developers to target a lower price range which would attract more people including the local 'primary home' community. 97-1
- 2) I am attempting to keep clients updated on the Martis Valley General Plan. These clients consist of current second homeowners and prospective primary and second home Buyers, specifically of properties in the Martis Valley. Interestingly, they feel that if there is too much development and too much congestion, they will not be interested in either staying or buying - that is exactly what they are trying to get away from. I find this interesting because the local developers assume that if they build a desirable product, Buyers will come. I would caution the powers to be that they may not. 97-2

Respectfully submitted,



Annie Dain
Broker/Owner

Cc: Bill Combs, Senior Planner, Placer County, 11414 B Ave., Auburn, CA 95603
Martis Valley Community Plan Citizens Committee, c/o Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603

10880 Highway 267 • Truckee, California 96161
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RENTALS (800)587-2070 (530)587-1515 • e-mail:rentals@martisvalley.com

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 97: ANNE DAIN, MARTIS VALLEY ASSOCIATES

Response 97-1: Comment noted. The commentor offers a real estate perspective on golf course versus non golf course communities. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 97-2: 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 with the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 98

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

8/9/02

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

Dear Ms. Lawrence:

PLACER COUNTY
DATE
RECEIVED

AUG 10 2002

PLANNING DEPARTMENT

Thank you for the opportunity to comment on the DEIR for the Martis Valley. Water is a valuable resource and I am very concerned that it is about to be wasted on several new golf courses proposed for the Martis Valley.

98-1

The DEIR fails to consider all the other uses that utilize large amounts of water and therefore does not prove that we have sufficient water for golf courses. There is no detailed information provided on the amount of water utilized for landscaping, snow removal and commercial development. Please provide this information.

98-2

I am also concerned with the potential for golf courses contaminating or degrading the water supply in the Martis Valley. The DEIR does not provide monitoring details, such as who will do the monitoring, how often will it be done and who actually collects the water samples and analyzes them. There is no assurance to the public that the results of the analysis of the samples will be reviewed for compliance with water quality standards and appropriate action taken when compliance is not met. Please provide detailed information on the monitoring procedures, analysis of samples and enforcement of compliance with standards.

98-3

I do not think golf courses are open space and should not be considered as such in the Martis Valley plan. Open space is defined as land that is "essentially unimproved". Golf courses require a tremendous amount of improvements...grading, removal of trees and shrubs, destruction of animal habitat and natural vegetation. The remarkable natural beauty of the Martis Valley should be preserved in its existing natural state as dedicated open space. Land used for golf courses should not be considered open space. Please do a detailed alternative analysis of the environmental impacts on water and biological resources, animal habitat and animal corridors without any new golf courses being constructed under the proposed Martis Valley plan.

98-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

I am also concerned that some development in Martis Valley will rely on spring water. However, I see no analysis of the impacts of using spring water on the vitality of wetlands in the Martis Valley. Please provide a detailed analysis that can assure us that there will be no impact on the water supplying the wetlands if these springs are used for new and current development.

98-5

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.

98-5

Sincerely yours,



(Print Name)

LISA DAVIS

(Print Address)

16227 OXFORD CIRCLE
TRUCKEE, CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 98: LISA DAVIS, RESIDENT

Response 98-1: 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 98-2: The commentor is referred to Response to Comment 98-1.

Response 98-3: The commentor is referred to Master Response 3.4.3 (Water Quality) and Mitigation Measures 4.7.2 a – c (Pages 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns relating to contaminated runoff from the golf course.

Response 98-4: 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 3.4.5 (Adequacy of the Alternative Analysis) and Section 6.0 (Project Alternatives 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 and does not differentiate between public and private.

Response 98-5: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 98-6: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 99

Date: 8/15/02

PLACER COUNTY
DATE
RECEIVED

AUG 15 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 reference plan update and Draft Environmental Impact Report. Water quality is of great interest because of the problems with the Glenlake water supply containing high levels of arsenic. The Glenlake situation may be replicated in the Martis Valley. Several test wells in the Martis Valley show unacceptable levels of arsenic, radon and manganese. Please do the necessary test to confirm that the kind of water use predicted in the Proposed Plan will not result in elevated levels of arsenic, radon, manganese, and other hazardous elements in the ground water supply.

99-1

More than 4000 acres will be urbanized under the Proposed Plan. Not all the sources of pollutants are identified. For example, the sediment load from ski runs and bike trails has not been analyzed. Construction sites pollute waterways, yet no analysis has been done of the specific kinds and levels of pollutants from construction activities. Please do an adequate analysis of the pollutants, such as sediments, oils, grease, trash, etc., which may arise

99-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

from these ongoing activities.

99-2
Cont'd

Unless the County requires specific measures to maintain or improve water quality, such as reducing the development footprint, eliminating golf courses, prohibiting massive amounts of grading, and determining how much true open space buffer is required to protect each water body in the plan area, it cannot logically conclude that the Proposed Plan will have insignificant impacts on water quality. Please include these measures in a revised DEIR to ensure our water quality.

99-3

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 the public is more certain that our ground water will not be contaminated by surface water.

99-4

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.

99-5

Sincerely yours,

(Print Name)
(Print Address)

Phyllis BRAOBURY
11889 Chateau Way
Truckee, CA. 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 99: PHYLLIS BRADBURY, RESIDENT

Response 99-1: The commentor is referred to Master Response 3.4.3 (Water Quality) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 99-2: The commentor is referred to Response to Comment 99-1.

Response 99-3: The commentor is referred to Response to Comment 99-1.

Response 99-4: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 99-5: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 100

Tuesday, August 13, 2002

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 would like to thank you for the opportunity to comment on the Plan Update and Draft Environmental Impact Report. Although the proposed plan states that the Placer County portion of the Martis Valley has an adjusted holding capacity of 9,220 units, certain aspects of the plan could produce growth far beyond these predicted numbers.

100-1

The majority of units in the Proposed Plan are luxurious second homes or resort accommodations. This development will require many employees to staff the service industry related to developments of this kind. Where will these employees live? There is a huge shortage of affordable housing in this area. Developers are required to provide a maximum of only 50 percent of their employee's housing. The employees of these developments must often commute long distances. What will happen to the traffic situation in this area? What will happen to the air quality? Where will all the construction workers live that will be employed in the development of the Proposed Plan? These questions need to be answered before we move on with more growth.

100-2

We love our community and feel that the character and environment of our town are being degraded at an alarming rate. The proposed Plan does not place limits on growth. Additional roads and infrastructure such as new wells and water storage units may well induce additional growth beyond the 9,220 units. These growth-inducing impacts must be analyzed before any more land is changed from "forest" to "residential".

100-3

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.

100-4

Thank you for your time,

Ronda L. Talmadge
P.O. Box 3506
Truckee, CA. 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 100: RONDA L. TALMADGE, RESIDENT

Response 100-1: 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 the Cumulative Setting and Impact Analysis in the Draft EIR) regarding buildout potential and adjusted holding capacity.

Response 100-2: 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.

Response 100-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Additionally, Sections 4.1 through 4.12 include an extensive analysis of the environmental impacts associated with the Martis Valley Community Plan per CEQA.

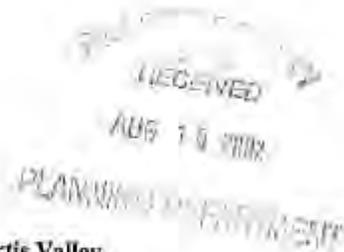
Response 100-4: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 101

Tuesday, August 13, 2002

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: 2001072050**

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above reference Plan Update and Draft Environmental Impact Report. I am very concerned about the long-term water supply because water in the west is becoming relatively scarce. We should be certain that there is sufficient water for all other uses before it is wasted on amenities such as private golf courses in the Martis Valley.

The DEIR has failed to provide proof that there is sufficient water to supply for all planned land uses. Landscaping and snowmaking will have a demand on water. We need to be provided with detailed information about the potential demands of water supply.

101-1

The Proposed Plan assumes an "adjusted holding capacity of only 9,220 units, the Community Plan would allow nearly twice that number of units. DEIR has underestimated the amount of water required for housing development by much as 50 percent. DEIR assumes that only 20 percent of the homes will be permanently occupied. However some of these homes will be on a rental program making the demand for water much greater.

Like everyone in the country, our environment is effected by global warming (now widely believed by both the federal government and scientists to be real) on the western states indicate that snow pack in the Sierras will be greatly reduced in as few as 30 years. Water needs to be conserved; not wasted on private golf course, which will serve only a very small percentage of our community. It is extremely important that the County take a long-term look at the land and water use rather than a short-term look at profits that this development will generate.

101-2

Currently the development in Martis Valley, such as Northstar, depends on spring water. There needs to be an analysis of the interaction between springs and other types of surface water with deeper ground water, which will supply water to the proposed development. The regional wetlands also need to be evaluated.

101-3

The County needs to examine the availability of adequate water supply prior to allowing such intensive, water-demanding development in the Martis Valley. Water can not be taken for granted. It is precious and we must have it.

In addition, because 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.

101-4

Thank you for your time,

Ronda L. Talmadge
Ronda L. Talmadge
P.O. Box 3506
Truckee, CA. 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 101: RONDA L. TALMADGE, RESIDENT

Response 101-1: 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 101-2: The commentor is referred to Response to Comment 101-1.

Response 101-3: The commentor is referred to Response to Comment 101-1.

Response 101-4: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 102

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

August 10, 02

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

Dear Ms. Lawrence:

I am a life long resident of the region and have spent many pleasant times fishing and hiking in the Martis Valley. I am particularly concerned that the Martis Valley development of the past several years has depleted the water supply feeding into the small irrigation streams that run into and through the Valley. For the last few years the water in these many small streams has been reduced to a bare trickle only inches deep. In the past these streams were one to two feet deep moving steadily through the Valley, irrigating the entire area.

102-1

The Draft Environmental Impact report does not study the importance of these small streams to the animal and plant species of the Martis Valley nor does it consider the significant impacts development has had and will have on disrupting and diverting the water that for years has supplied these vital streams.

102-2

Also, the DEIR does not discuss the environmental impacts of proposed development on the many beaver ponds located along the upper Martis Creek on the Siller Bothers property nor does it suggest mitigation measures to avoid significant impacts to these resources. These ponds create important wetlands and habitat for many plant, bird and animal species. The DEIR fails to adequately analyze these areas of concern and the potential environmental impacts created by development.

102-3

I ask that this analysis be included in the final EIR.

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Sincerely yours,

PLANNING DEPARTMENT

(Print Name)
(Print Address)

JOHN FIRPO
10100 DONNER PASS R
TRUCKEE, CA 9616

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 102: JOHN FIRPO, RESIDENT

Response 102-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 102-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR.

Response 102-3: The commentor states that the Draft EIR fails to adequately analyze impacts on beaver ponds and potential impacts created by the development. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) of the Draft EIR. Pages 4.9-72 through -76 include a discussion, County policies and implementation measures, and mitigation measure MM 4.9.8 for impacts on Sierra Nevada mountain beaver. Pages 4.9-76 through -79 discuss loss of riparian habitat and pages 4.9-79 through -81 discuss loss of wetland habitat, including County policies and implementation programs. The commentor's statement about the failure to identify potential impacts fails to identify what is inadequate in the Draft EIR. The commentor is referred to Sections 4.1 through 4.12 for an extensive analysis of the projects impacts per CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 103

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

August 10, 2002

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

Dear Ms. Lawrence:

I am writing to express my concern for the traffic impacts created by the proposed development in the Martis Valley Community Plan.

Traffic on the existing roadways on holidays and weekends is impossible. The addition of 6500 new homes and additional commercial square footage will only exacerbate an already unpleasant experience.

103-1

I am however adamantly opposed to making 267 four lanes as it will only induce growth and detract from the simple beauty of the Martis Valley.

Please provide a detailed alternative that shows how much resort, commercial and residential development can be accommodated without the need to make 267 four lanes from Truckee to Northstar.

103-2

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

Sincerely yours,

Gerald P. Walsh

PLANNING DEPARTMENT
(Print Name)
(Print Address)

GERALD P. WALSH
13670 DOWNER PASS RD
TRUCKEE CA, 96161

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

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 103: GERALD D. WALSH, RESIDENT

Response 103-1: 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) regarding concerns relating to traffic.

Response 103-2: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 104

Tuesday, August 13, 2002

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 would like to thank you for the opportunity to comment on the Plan Update and Draft Environmental Impact Report. Although the proposed plan states that the Placer County portion of the Martis Valley has an adjusted holding capacity of 9,220 units, certain aspects of the plan could produce growth far beyond these predicted numbers.

104-1

The majority of units in the Proposed Plan are luxurious second homes or resort accommodations. This development will require many employees to staff the service industry related to developments of this kind. Where will these employees live? There is a huge shortage of affordable housing in this area. Developers are required to provide a maximum of only 50 percent of their employee's housing. The employees of these developments must often commute long distances. We are at risk of facing huge problems such as, traffic nightmares, unaffordable housing and public agencies still struggling to provide basic services for our community.

104-2

We love our community and feel that the character and environment of our town are being degraded at an alarming rate. The proposed Plan does not place limits on growth. Additional roads and infrastructure such as new wells and water storage units may well induce additional growth beyond the 9,220 units. These growth-inducing impacts must be analyzed before any more land is changed from "forest" to "residential".

104-3

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.

104-4

Sincerely yours,



Michael B. Talmadge
P.O. Box 3506
Truckee, CA. 96160

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 104: MICHAEL B. TALMADGE, RESIDENT

Response 104-1: 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 the Cumulative Setting and Impact Analysis in the Draft EIR) regarding concerns relating to growth resulting from the project and buildout potential of the Plan area.

Response 104-2: 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. 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 104-3: The commentor is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 104-4: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 105

Tuesday, August 13, 2002

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

PLACER COUNTY
PLANNING DEPARTMENT
RECEIVED

PLANNING DEPARTMENT

Re: **Draft Environmental Impact Report for the Proposed Martis Valley
Community Plan Update, SCH.: 2001072050**

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above reference Plan Update and Draft Environmental Impact Report. I am very concerned about the long-term water supply because water in the west is becoming relatively scarce. We should be certain that there is sufficient water for all other uses before it is wasted on amenities such as private golf courses in the Martis Valley.

105-1

The DEIR has failed to provide proof that there is sufficient water to supply for all planned land uses. Landscaping and snowmaking will have a demand on water. We need to be provided with detailed information about the potential demands of water supply.

The Proposed Plan assumes an "adjusted holding capacity of only 9,220 units, the Community Plan would allow nearly twice that number of units. DEIR has underestimated the amount of water required for housing development by much as 50 percent. DEIR assumes that only 20 percent of the homes will be permanently occupied. However some of these homes will be on a rental program making the demand for water much greater.

105-2

Like everyone in the country, our environment is effected by global warming (now widely believed by both the federal government and scientists to be real) on the western states indicate that snow pack in the Sierras will be greatly reduced in as few as 30 years. Water needs to be conserved; not wasted on private golf course, which will serve only a very small percentage of our community. It is extremely important that the County take a long-term look at the land and water use rather than a short-term look at profits that this development will generate.

105-3

Currently the development in Martis Valley, such as Northstar, depends on spring water. There needs to be an analysis of the interaction between springs and other types of surface water with deeper ground water, which will supply water to the proposed development. Please do the type of analysis required to prove the lack of interaction between surface and ground water, which you assume in the Draft Environmental Impact Report.

105-4

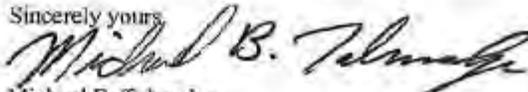
The County needs to examine the availability of adequate water supply prior to allowing such intensive, water-demanding development in the Martis Valley. Water can not be taken for granted. It is precious and we must have it.

105-5

In addition, because 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.

105-6

Sincerely yours,



Michael B. Talmadge
P.O. Box 3506

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 105: MICHAEL B. TALMADGE, RESIDENT

Response 105-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-2: 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), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 105-3: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-4: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-5: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 105-6: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 106

PLACER COUNTY
PLANNING DEPARTMENT

8/15 4 11 2002

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

PLANNING DEPARTMENT

8/6/02

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 Martis Valley Community Plan DEIR. I have lived in the Truckee area for many, many years. The rampant growth of recent years has created some serious housing problem for the area unlike anything I have ever seen. The biggest problem facing our community is the lack of affordable work force housing and yet we continue to approve more and more development with no consideration to the jobs-housing imbalance.

The proposed level of development in the Martis Valley will have a potentially significant impact on the jobs housing ratio of the Town of Truckee. I believe the number of jobs created by this level of development are underestimated because no consideration is given to the secondary jobs created within the community by the development. Given the existing deficit in workforce housing and affordable and medium priced housing, as indicated in the Town of Truckee Housing Needs Analysis, the proposed level of development in the Martis Valley and cumulative impacts of other projects in the Truckee-Tahoe region has potentially significant impacts on housing.

A revised EIR should study the cumulative demand for housing from on-site job creation and secondary jobs created in the region by the MVCP and the cumulative impacts this will have on the existing jobs-housing deficit in the Tahoe-Truckee area.

Sincerely yours,

(Print Name)
(Print Address)

EDWARD NEWLAND
9921 RIVER RD.
TRUCKEE, CA
96162

106-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 106: **EDWARD NEWLAND, RESIDENT**

Response 106-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.8 (Affordable and Employee Housing Effects of the Project), as well as policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns relating to the jobs to housing ratios. 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 107

14541 Hannel Ave
Truckee, CA 96161
August 16, 2002

Ms. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.

Dear Ms. Lawrence:

I don't think it's any coincidence that your Board of Supervisors decided to update the Martis Valley Community Plan the same time the bypass is being built. Without the bypass I doubt any development even close to the proposal, put forth could be approved with the gridlock we experience in Truckee today from traffic coming from Placer County. The bypass will certainly help but approving the amount of development proposed will take us to even worse gridlock. What is going to happen when I80 backs up, especially in winter? I'll tell you for sure they're going to exit the bypass at Joerger Road onto Brockway Road, presently 267, to get to the central Truckee on ramp to I80 west. Getting to Church on Sunday will be an impossible feat for our residents.

The DEIR is flawed and has to include the real traffic impact, on the residents of our Town.

Sincerely,



Donald E. Colclough

107-1



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 107: DONALD E. COLCLOUGH, RESIDENT

Response 107-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Section 4.4 (Transportation and Circulation) of the Draft EIR regarding concerns relating to impacts on traffic. The commentor states that the Draft EIR is flawed and fails to include real traffic impacts. Because the commentor fails to identify the inadequacies, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 108

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

8/17/2002
PLACER COUNTY
DATE
RECEIVED

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

PLANNING DEPARTMENT

Dear Ms. Lawrence:

Thank you for this opportunity to comment on the Martis Valley DEIR. As a long time resident of Truckee I am very concerned with the lack of affordable, middle- income and workforce housing proposed in the Martis Valley Community Plan. After reading the Martis Valley Community Plan and the DEIR I am even more concerned with the impacts of the plan on Truckee and housing. Truckee will feel the most direct negative impacts on housing from development in Martis Valley.

As far as I can see the plan provides housing for only 50% of full-time equivalent employees generated by a project. Where does the other 50% live considering the entire region is at a housing deficit? Where are the construction workers building the projects going to find housing? The DEIR does not do a detailed analysis of these issues and their impacts. One should be provided in the DEIR.

108-1

The DEIR does not study the cumulative impacts and demands of Martis Valley, Squaw Valley and Truckee development on work force housing, affordable housing and middle income housing in Truckee. It should do so.

Goal 3.A states, "provide a fair share of affordable housing to assist in meeting the needs of existing and future Martis Valley residents in all income categories".

The plan provides little hope for the development of middle-income housing or affordable housing in the Martis Valley. Policy 3.A.3 states, "all new housing projects of 100 or more units on land that has received an increase in allowable density, shall be required to provide at least 10% of the units as affordable to low income households". There are no details provided in the DEIR to tell how many potential middle-income or affordable units this policy might create. The DEIR must provide this information. Potentially there would be none, as it appears no current large development has received a density bonus, only density reductions. Policy 3.A.3 is inconsistent with Goal 3.A because it essentially leaves no expectation that affordable housing will be built.

Makie Moore

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 108: **MARIE MOORE, RESIDENT**

Response 108-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects) and 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR regarding concerns relating to the jobs to housing ratios.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 109

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

PLACER COUNTY
DATE
RECEIVED

MAY 18 2004 8-1-02

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

The Martis Valley Community Plan DEIR fails to examine a broad enough area of cumulative impacts. Development in the Martis Valley will have significant cumulative impacts on Squaw Valley, Tahoe and Truckee and these areas should be considered for impacts. These impacts will affect a broad range of issues, affordable housing, traffic, air quality, water quality, public services, loss of open space and general quality of life.

109-1

The DEIR also fails to address the cumulative impacts from proposed development in the Squaw Valley, Tahoe and Truckee region.

As a result, the DEIR underestimates the significant impacts to these existing communities.

I ask that a revised DEIR do more to provide details of these impacts to the public.

Sincerely yours, *Michelle Chambers*

(Print Name)

Michelle Chambers

(Print Address)

PO. Box 335
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley...

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 109: **MICHELLE CHAMBERS, RESIDENT**

Response 109-1: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Impact Effects), 3.4.8 (Affordable and Employee Housing Effects of the Project), and 3.4.10 (Adequacy of the Traffic Impact Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 110

To: Lou Lawrence,

8/17/02

110-1

While there are many concerns regarding massive development in the Martis Valley,

110-2

I think that air pollution and impacts on wild life are two important issues. The increase in auto travel will definitely bring more smog to the Valley. Just look at what's happening in Grass Valley etc, especially when there are forest fires adding to the bad air. These fires can be as far away as Oregon (we are currently experiencing smoky air from Oregon).

110-3

Wild life is already being impacted by current development in the Valley. Deer herds, the bear population and even the little cutters are being driven from their natural habitats. A wonder if much consideration has been given to wild life. Expanding 267 to 4 lanes adding more roads and thoughtless people with BB guns etc will cause destruction to our forest funds here.

110-4

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.

PLACER COUNTY
DATE
RECEIVED

Sincerely yours,

Natalie Korp

(Print Name)
(Print Address)

Natalie Korp
PO Box 10685
Truckee CA 96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. _____

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 110: NATALIE KORP, RESIDENT

Response 110-1: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.6 (Air Quality) and 4.9 (Biological Resources) in the Draft EIR regarding concerns relating to increases in air pollution and impacts on wildlife.

Response 110-2: 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) of the Draft EIR.

Response 110-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) in the Draft EIR regarding concerns relating to impacts on wildlife.

Response 110-4: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 111

Lori Lawrence 8/16/02
Placer Co.

111-1

The Martis Valley general plan ^{DEIR} does not provide low development alternatives for the public and decision makers to consider.

111-2

Please revise the DEIR to include a low density alternative of 3000 to 3500 ~~total~~ total dwelling units for consideration for impacts.

111-3

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.

PLACER COUNTY
JPC
RECEIVED

AUG 14 2002

PLANNING DEPARTMENT
(Print Name)
(Print Address)

Sincerely yours, Robert T. Houser

ROBERT T. HOUSER
13670 DONNER PINES RD.
TRUCKEE CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 111: ROBERT T. HOUSER, RESIDENT

Response 111-1: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 111-2: The commentor is referred to Response to Comment 111-1.

Response 111-3: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 112

Date: August 15, 2002

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

PLACER COUNTY DEPARTMENT

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

Dear Ms. Lawrence:

As a citizen of Placer County and a full-time resident of Carnelian Bay, California, I feel compelled to submit a letter of concern regarding the Martis Valley Community Plan Draft EIR.

The scale of development allowed by the updated plan is extremely inappropriate for this sensitive area. The Lake Tahoe Basin has been recognized as a national treasure deserving of protection and preservation. Development levels proposed by the Martis Valley Community Plan will certainly jeopardize the objectives of the Environmental Improvement Program and the Lake Tahoe Restoration Act, and I do not believe that the EIR adequately addresses the impacts to the Lake Tahoe Region.

112-1

As a resident of North Lake Tahoe, I have firsthand knowledge of the problems associated with excessive traffic levels in the area. The traffic analysis in the EIR does not adequately address all of the impacts Lake Tahoe would

112-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley...

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

experience Traffic levels entering Kings Beach on Hwy. 207 are currently failing at many different times throughout the summer months, yet the analysis is based upon PM levels. Traffic analysis should certainly include times throughout the weekend and also during weekdays. And while traffic flow along Hwy. 20 in Kings Beach, might not be failing, it certainly is a dangerous area for pedestrians and bicyclists throughout the entire summer. The EIR traffic analysis must be extended to include summer traffic levels at all times of day and should also include analysis of safety issues if more cars are going to be encouraged in the area.

112-2
Cont'd

The traffic analysis is also flawed in that it does not include roadways and intersections heading west into Tahoe City. The Tahoe Regional Planning Agency's traffic threshold is already out of compliance and adding more vehicles coming from Martis Valley will certainly not help the problem. TRPA is required by federal law, established by the act of Congress that created the agency, to maintain the carrying capacities of the Tahoe Basin. This plan does not fit with the goals and objectives we are all working towards in the Tahoe Basin and the level of development should be drastically reduced.

112-3

112-4

Catherine Parsons
(Catherine Parsons)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 112: CATHERINE PARSONS, RESIDENT

Response 112-1: 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 Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.6 (Consideration of the Impacts to the Tahoe Basin).

Response 112-2: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 112-3: The commentor is referred to Response to Comments 112-1 and 112-2.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 113

Date:

8-17-02

PLACER COUNTY
917
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:

Please understand that I am not
opposed to growth. However, I am opposed
to potentially unbridled growth and the
negative impact it may have on all
ad lines in this community.

113-1

Please address the issue of the
potential increase in air traffic, as
many flight patterns go right over our
heads.

- 1) Has this issue ever been addressed?
- 2) Are there any figures available as to the
number of aircraft which this proposed
development will generate?
- 3) What type of air craft will see the biggest
increase? i.e. jet traffic? private? commercial?

113-2

I would appreciate your addressing
these issues and how the problem is
to be mitigated

Mark
McKerlin

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 113: MICK MELVIN, RESIDENT

Response 113-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 113-2: Comment noted. The Truckee-Tahoe Airport is almost entirely located inside Nevada County and Truckee. Only a small portion of the airport is located within Placer County. The proposed Truckee-Tahoe Airport expansion is not part of the Martis Valley Community Plan. The Truckee Tahoe Airport District maintains and operates the airport. It is not regulated by Placer County. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.5 (Noise) and 4.6 (Air Quality) of the Draft EIR regarding concerns relating to cumulative impacts from noise associated with traffic and airport operations and expansion.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 114

Date: 8.17.02

PLACER COUNTY
DATE
RECEIVED

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

AUG 19 2002

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

1- I need to know what the cumulative effect of this project will have on the water supply as currently water sources and supply are already tapped and a concern in our town. What will you get it? Will it last?

114-1

2- How will the tremendous increase in traffic be addressed as our roads are already in failure mode? And how well this affect already existing communities, et Sierra Meadows?

114-2

3- As this proposed project is in our valley has the negative affect a low inversion layer and unhealthy air pollution been addressed?

114-3

Thank you

Linda Melan

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 114: LINDA MELON, RESIDENT

Response 114-1: 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).

Response 114-2: 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 114-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.6 (Air Quality) of the Draft EIR regarding concerns relating to air pollution.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 115

Date: August 14, 2002

PLACER COUNTY
COUNTY CLERK
RECEIVED

AUG 19 2002

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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

115-1

Have you considered the cumulative traffic impact of the Martis Valley development on ~~Sat~~ Saturdays and Sundays, the peak traffic time for the Tahoe area? Being a Truckee Resident, I ^{have} concerns that will only increase as the development increases. Not only is it difficult to get around (driving) during the weekends and holidays in Truckee, the lake (Tahoe) traffic becomes unbearable during ~~at~~ these times. With an increased population it will only become worse. I would ~~like~~ like to see a lengthened review and more accurate model of traffic data.

Sincerely,
Anne M. Silvason
Anne M Silvason
13285 Darcas Dr
Truckee, Ca 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley 00.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 115: ANNE M. SALVASON, RESIDENT

Response 115-1: 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) regarding concerns relating to traffic. The commentor is also referred to Master Response 3.4.9 (Adequacy of the Review Period).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 116

Date: 3/14/02

PLACER COUNTY
DATE
RECEIVED

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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

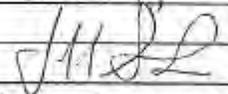
As a nearby resident to Martis Valley I have concerns regarding the extensive development as currently proposed. My concerns are regarding the impact of traffic and commerce on my hometown of Truckee. In addition I am also concerned about issues regarding water supply and sanitary sewage disposal capacity. As a Truckee resident (Nevada Co.) I am powerless to the process of developer mitigation fees (whether they will be adequate to expand the facilities) that are based on some suspicious assumptions. Lastly I am worried about the environmental impact to a beautiful and seemingly sensitive ecological area.

116-1

116-2

What I would like to see is a lengthened review & comment period, and a revised EIR.

116-3

Sincerely,

JEFF SALVASAN
POB 10007
Truckee, CA
96162

Re: Draft Environmental Impact Report for the Proposed Martis Valley...

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 116: JEFF SOLVASON, RESIDENT

Response 116-1: 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) regarding concerns relating to impacts on traffic.

Response 116-2: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.11 (Public Services and Utilities) of the Draft EIR.

Response 116-3: 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 117

Date: 8-14-02



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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

Have you considered the socio-economic effects that the Martis Valley Plan will have on Truckee & Lake Tahoe? 117-1

Increasing the homes by almost 200% with one development changes the character of the town from a rural mountain community to a suburban area. 117-2

Consider extending the review time to rewrite the EIR to include an analysis of data on the traffic impacts, the quality of life impacts & the potential economic impacts in that this area will possibly no longer draw "resort" people who desire a low density "resort" area. 117-3

Tracy Cuneo
1430 Swiss Ln
Truckee CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 117: TRACY CUNEO, RESIDENT

Response 117-1: The commentor asks if socioeconomic effects were considered. The Draft EIR does not consider economic impacts associated with the Martis Valley Community Plan, as this is outside of the scope of CEQA. The commentor is referred to Master Responses 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 3.4.8 (Affordable and Employee Housing Effects of the Project), as well as Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 117-2: The commentor is referred to Response to Comment 117-1 and Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 117-3: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. Regarding the commentors request for the EIR to be rewritten to include an analysis of data on the traffic impacts and the potential economic impacts. 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. The commentor is also referred to Response to Comment 117-1.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 118

Date: 8.14.02

PLACER COUNTY
DATE
RECEIVED

NOV 19 2002

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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

118-1

I am writing as a Truckee citizen
concerned about the impact of a
very large development in one small
area that is part of a rural
mountain community.

RECEIVED

SEP 23 2002

PLACER MUNICIPAL
CONSULTANTS

118-2

I understand that part of Placer
County's legacy program & a policy
in the Placer County General Plan
states that Placer County "intends
to maintain the rural character
of unincorporated parts of Placer
County" (my abbreviated version).

The Martis Valley Community Plan
is in fact a more suburban
plan rather than a "rural" plan.
It will change the face of
Truckee & the Lake Tahoe Area.

118-3

Have you considered an alternative that
reduces the need to widen 267 to 4 lanes
& doesn't utilize urban noise levels (60 dba vs.
pg. 11 37 dba in the
area).

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

Tracy Conroy, 14030
Truckee # 91161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 118: UNKNOWN

Response 118-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 118-2: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), as well as Section 3.0 (Project Description) of the Draft EIR.

Response 118-3: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 119



Date: _____

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:

Please arrange for the next version of your planning document to inform us about the impact on our view shed by including diagrams maps + artists renderings of what the important view sheds will look like at buildout.

119-1

Please evaluate alternate plans which will preserve SR 267 as a two lane Highway. This retaining the rural character of our valley is critically important to many of us who live + recreate here.

119-2

I want to share with you my extreme concern the scale of development may not be compatible with protecting wildlife habitat.

Please review the proposed footprints for development with a view to protect our wild life. I am concerned that an adequate inventory of wildlife resources may not have been prepared as part of this plan.

119-3

most sincerely, Barb Norsted
14130 BIRDFALCON
TRUCKEE CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley pp.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 119: **BARB MARSTED, RESIDENT**

Response 119-1: The commentor requests a new planning document with diagrams, maps and artists renderings of the viewsheds resulting at buildout. The proposed Martis Valley Community Plan and Draft EIR do not contain vesting tentative maps for individual projects; rather, they provide and compare proposed land use designation maps. As such, the Draft EIR provides an analysis of visual impacts based upon proposed land use designations. The commentor is referred to Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR for an analysis of the visual impacts associated with the project and Figures 4.12-1 through 4.12-5.

Response 119-2: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) and Section 6.0 (Project Alternatives).

Response 119-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) of the Draft EIR for a discussion of the impacts on wildlife and other biological resources. Additionally, the Placer County General Plan and the Martis Valley Community Plan contain policies relating to impacts on wildlife, plants, and water. Section 4.9 of the Draft EIR also includes mitigation measures MM 4.7.1a through c, which require individual developments to prepare spill prevention and countermeasure plans, identify specific water quality control measures for waterways in Martis Valley, and avoid disturbing or altering wetlands, natural waterway course or channel conditions. The Draft EIR contains a thorough analysis of potential environmental impacts resulting from implementation of the Martis Valley Community Plan.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 120

Date: 8/15/02

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

FOR INFORMATION

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

Dear Ms. Lawrence:

120-1

My concern is that Truckee is becoming a town when the people who ~~live~~ work here won't be able to live.

120-2

Also the traffic in our town is in gridlock from Thursday afternoon till Sunday we must start addressing this fact and the fact that there is no place for the people to park who come to see our Community (Downtown)

120-3

We can not allow any more golf courses when the chances of them becoming a private course ~~to~~ closed to the whole common Community (Semi-Private) they must be built as public only !!!

Julie Darr
10409 Golden Pine
Truckee Ca 96161

Re: **Draft Environmental Impact Report for the Proposed Martis Valley** pg.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 120: JAQ WASON, RESIDENT

Response 120-1: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2, Housing of the Draft EIR regarding concerns relating to housing.

Response 120-2: 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) and Section 4.4 (Transportation and Circulation) of the Draft EIR regarding concerns relating to traffic.

Response 120-3: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Because the commentor makes no statement about the adequacy of the Draft EIR, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 121

Date: August 12, 2002

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:

Since I frequently hike the Martis Valley region, I am concerned about the lack of specific information on the wildlife, plants and water of the Valley. It seems that the Placer County area is talked about in a vacuum, with no discussion of the surrounding areas, not even of the Truckee River as it flows through the northern end of the valley.

121-1

In your description the regional setting is described as the Sierra Nevada mountain range. That is pretty skimpy considering the size and uniqueness of the area.

How can you possibly tell if the proposed massive development will have a negative effect on the water, vegetation and wildlife of the Martis Valley if you are only concerned about the Placer County portion? And even that has deficiencies in its description.

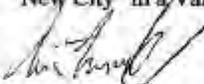
121-2

And speaking of a gaping hole, where is the current scientific data that describes the aquifer today, not 30 years ago?

121-3

This Impact statement is not sufficient for a project that is to allow the construction of a "New City" in a Valley that deserves to be preserved. You need to start over!

121-4


Timothy Farrell
PO Box 2838
Olympic, CA 96146

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 121: TIMOTHY FARRELL, RESIDENT

Response 121-1: 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), as well as Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) for a discussion of the impacts on wildlife and water in the Plan Area as well as region. Additionally, the Placer County General Plan and the Martis Valley Community Plan contain policies relating to impacts on wildlife and wildflowers. The Draft EIR contains a thorough analysis of potential environmental impacts resulting from implementation of the Martis Valley Community Plan. Regarding the Truckee River portion of the comment, a discussion of the Truckee River is provided in the first paragraph of page 4.7-12 of the Draft EIR. Additionally, the commentor is referred to the first page of Sections 3.0 and 4.1 through 4.12 of the Draft EIR for regional setting information that is applicable to each issue area.

Response 121-2: 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) and Response to Comment 121-1.

Response 121-3: 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 121-4: The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of 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 comment is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

SENT BY: PLACER COUNTY PLANNING DEPT.: 530 889 7499; SEP-12-02 4:28PM; PAGE 2/2

Letter 122

8/18/02

Rex Bloomfield
Placer County Board of Supervisors
Martis Valley Plan
And Environmental Impact Report
Placer County Planning

Peggy Towns
11178 Tamarack Way
Truckee, Ca. 96161
suant@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 the county Planners. This was an improper 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 the 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. The plan allows for too many housing units and too many golf courses. Where is the data on the current and existing water table? Who is going to do the environmental monitoring? The solution to the huge traffic problem that will be created isn't to change Hwy 267 to a four lane Highway, the solution is less development. We want the rustic character of this area protected, we do not want this area urbanized. We don't need any more than one more golf course constructed. We already have many golf courses in the area. Golf courses use too much water, fertilizers and weedkillers. The number of housing units should be reduced to 2000, each on no less than 2 acres. The amount of natural, undeveloped space should be increased. The amount of forest preserved should be addressed.

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 impact report not be certified.

Sincerely,

Peggy Towns

RECEIVED
AUG 21 2002

BOARD OF SUPERVISORS

122-1

AUG 21 2002

RB

LW

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 122: PEGGY TOWNS, RESIDENT

Response 122-1: The commentor is referred to Response to Comments 27-1, 55-3, and 84-1, as well as Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area). The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. This comment will be forwarded to the Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 123

William B. Hanson
11178 Tamarack Way
Truckee, CA 96161
530-582-6771 phone & fax
billhanson@pacbell.net

August 17 2002

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



Dear Ms. Lawrence:

I am a resident of the Martis Valley area. I live in Ponderosa Palisades. Our home is in Nevada County while my neighbors just up the street are in Placer County.

While I am not a constituent of the Placer County, I certainly live in an area that is heavily impacted by the decisions of the Placer County Planning Commission and the Placer County Board of Supervisors.

I am employed by the Tahoe Forest Hospital in its business office. I also teach Quality at the hospital. Additionally I serve as a director and as Treasurer of the Tahoe Forest Hospital Foundation. Lastly I am a business owner of Physicians Office Services.

I have thoroughly read much information that has been released to the public regarding the Martis Valley Community Plan. I have attended many meetings on the subject. I have very serious concerns as a resident, business owner and director of a major philanthropic organization in this region as respects the over-development that the current version of the Martis Valley Community Plan promotes.

123-1

Specifically, I can find no scientific data to support the ability of the natural environment of this Valley to provide water continuously to the residents and businesses that the Plan provides for. There is absolutely no knowledge supported by scientific research and data and analysis that shows how it will be possible to water golf courses, provide domestic water needs in 9,000 new homes and numerous new businesses while maintaining an adequate water table to support the natural vegetation and wildlife and existing human population in the region. It is irresponsible of the Placer Planning Department to recommend ANY expansion until such a scientific study be conducted, analyzed and found to be supportive without depletion of water necessary for the existing much less added growth in the region.

123-2

Another area that you must not ignore is the traffic in our region. I attended a public hearing a few weeks ago in Truckee at the Town Hall where the traffic impact report

123-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

William B. Hanson
11178 Tamarack Way
Truckee, CA 96161
530-582-8774 phone & fax
billhanson@pacbell.net

Attn: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept
Page Two

was disclosed and discussed. It is absolutely inadequate as a conclusive statement on the impact of the proposed Martis Valley Community Plan as respects traffic. It does not address adequately the distribution of traffic over the Brockway Summit to Kings Beach on weekends, holidays, workdays and during heavy storm periods, to which the region is subjected every winter. Numerous individuals have commented publicly that the present traffic impact study is greatly inadequate. I would demand independent study be conducted by personnel not employed by Placer County Planning Department. It needs to address storm related traffic problems and the fact that many of the proposed homes in the Plan will be rentals and time-shared facilities which will increase greatly the number of road trips daily over that which is described in the present traffic analysis.

123-3
Cont'd

I also believe that there has been a greatly overlooked need in our region to be able to provide emergency services to an expanded population as proposed in the Community Plan. I am acutely aware that there are not adequate facilities in the Tahoe Forest Hospital District to ensure adequate emergency and inpatient services to the size of population that is in the Community Plan. This does not include problems for fire departments and other of the public service entities.

123-4

Generally, the Martis Valley Community Plan concludes that in most all areas of concern environmentally there is a negative impact. Why then would the Planning Department conclude in any manner that the Board of Supervisors should proceed with this Plan? The air quality will decrease. Traffic will increase with bottlenecks and inadequately planned use during storm seasons and off-storm season during road repair times. Water is not shown to be available to the region and it has been disclosed that the quality of what water we do have will certainly suffer. Animal life will be seriously disrupted.

123-5

I demand that the Martis Valley Community Plan be subjected to a great deal more scrutiny and scientific support before one stone is turned in the direction of growth in this region.

123-6

Sincerely,

William B. Hanson

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 123: WILLIAM B. HANSON, RESIDENT

- Response 123-1:* Comment noted. The commentor does not make a statement regarding the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 123-2:* 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 123-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 123-4:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Emergency services are covered in Section 4.11 (Public Services and Utilities) in the Draft EIR. In regards to hospital and medical infrastructure, this is not an environmental issue that is evaluated under CEQA. However, Dave Bottenmiller, Chief Financial Officer of the Tahoe Forest Hospital, was contacted to determine potential impacts associated with implementation of the Martis Valley Community Plan. The Tahoe Forest Hospital is planning and constructing expansions that will meet existing and future demands, which includes the population increase associated with the Plan area. The hospital does not foresee any service issues associated with implementation of the Martis Valley Community Plan.
- Response 123-5:* The commentor is referred to Master Responses 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) regarding concerns relating to water quality, water supply, traffic, air pollution, and biological resources.
- Response 123-6:* The commentor feels that the Martis Valley Community Plan Update does not contain sufficient scientific support or scrutiny. The commentor does not make a comment regarding the adequacy of the Draft EIR; therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 124

Date: 8-17-02

PLACER COUNTY PLANNING DEPT. RECEIVED

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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

124-1 The E.I.R. allows too many units
 124-2 to be built in the Martis Valley
 and too many golf courses. The
 124-3 traffic in Truckee is already
 124-4 so bad, we can't handle all the
 124-5 extra people driving around. The
 124-6 Martis Valley and Truckee currently
 124-7 has a rustic, small town character.
 We don't want Hwy 267 turned into a
 4-lane highway. The amount of development
 will result in the urbanization of Truckee
 which we don't want. It will result in great
 environmental damage. Adequate scientific
 studies have not been made regarding the
 existing water table. Another question I
 have is - Why do the Placer County Planners
 want this development? Aren't county planners
 supposed to be unbiased, obtain all the relevant
 information and make an objective report?
 Specifically, Ron Parr gets very angry at the
 opposition to this development. Why?

124-8
 Peggy Jones 11178 Tamarack Way Truckee, Ca.
 530-587-2700 Summit@msn.com 90161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 124: PEGGY TOWNS, RESIDENT

Response 124-1: 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 the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 124-2: The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

Response 124-3: Comment noted. No response is required.

Response 124-4: The commentor is referred to Response to Comment 124-2.

Response 124-5: The commentor is referred to Response to Comment 124-1.

Response 124-6: The commentor is referred to Master Responses 3.4.1 through 3.4.10. Additionally, Sections 4.1 through 4.12 of the Draft EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.

Response 124-7: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 124-8: Comment noted. The commentor does not raise any specific issue regarding the Draft EIR. Therefore, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 125

Date: AUGUST 16, 2002

PLACER COUNTY
RECEIVED
AUG 17 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 Nikki Riley and I live in the Town of Truckee. I am deeply concerned about the proposed developments in the Martis Valley. I have attended numerous meetings regarding the Martis Valley Community Plan and I can honestly say there is something gravely missing; the sense of community.

125-1

Each and every development proposed for the Martis Valley is a high-end, second home oriented development. Please, explain to me how despite the overwhelming need for affordable, able to be purchased homes these developers can pay an in lieu of fee to avoid addressing this need?

125-2

In section 4.2-8 the D.E.I.R. acknowledges the dire need for homes to be built for low to middle incomes in Placer County. Why doesn't the Placer County Board of Supervisors make a rule that developers must include a percentage of affordable homes or homesites in every development? Could they create an inclusionary ordinance to insure space be set aside for low to moderate

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

income levels in the area?

The D.E.I.R. also states that the Town of Truckee plays an active role in the production of affordable housing in the area. Unfortunately all of these projects are high-density rental units. Not one of these developments is available for purchase. As someone who moved to Truckee with hopes of buying a home, the lack of projects providing small, affordable homes only intensifies the problem. How can the D.E.I.R. label the lack of proposed, affordable homes a significant impact and not provide a solution?

125-2
Cont'd

 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.

125-3

Sincerely yours,



(Print Name)

(Print Address)

Nikki Piley
Po Box 3661
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

no. 2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 125: NIKKI RILEY, RESIDENT

Response 125-1: Comment noted. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no response is necessary.

Response 125-2: The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 125-3: The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 126

Date: 16 AUGUST 02

PLACER COUNTY
PLANNING DEPARTMENT
AUG 12 2002

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:

PER GOAL 1.A OF PROJECT CHARACTERISTICS 2.2
PROPOSED DEVELOPMENTS SHOULD "PROMOTE THE
WISE, EFFICIENT, AND ENVIRONMENTALLY-SENSITIVE
USE OF THE MARTIS VALLEY LANDS TO MEET
THE PRESENT AND FUTURE NEEDS OF PLACER
COUNTY RESIDENTS AND BUSINESSES". I
WOULD LIKE TO KNOW HOW HIGH-END,
GOLF COURSE COMMUNITIES REPRESENT
WISE, EFFICIENT, AND ENVIRONMENTALLY-
SENSITIVE LAND-USE. CAN A GOLF COURSE
PROMOTE WISDOM, EFFICIENCY AND
ENVIRONMENTAL SENSITIVITY? WOULDN'T
THE NATURAL LANDSCAPE, WITH
NEIGHBORHOODS OF MODEST/AFFORDABLE
HOMES, BETTER PROMOTE EFFICIENT
LAND USE? WHY IS THERE NO ALTERNATIVE
PLAN PROPOSING NO GOLF COURSES?
BRENDAH RILEY
TRUCKEE RESIDENT
PO BOX 3661
TRUCKEE, CA 96160

126-1

Re: Draft Environmental Impact Report for the Proposed Martis Valley pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 126: BRENDAN RILEY, RESIDENT

Response 126-1: 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 Response 3.4.5 (Adequacy of the Alternatives Analysis) regarding concerns relating to an alternative plan without a golf course.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 127

DATE RECEIVED

DATE: 16 AUGUST 02

ATTENTION LORI LAWRENCE
ENVIRONMENTAL REVIEW TECHNICIAN
PLACER COUNTY PLANNING DEPT.
1141 "B" AVE
AUBURN, CA 95603

RE: D.E.I.R. FOR PROPOSED MARTIS VALLEY
COMMUNITY PLAN UPDATE, SCH NO: 2001072050

DEAR MS LAWRENCE,

REGARDING TRAFFIC PROJECTIONS
AND THE CONSIDERATION MADE TO THE
PERCENTAGE OF SECOND HOMEOWNERSHIP,
WHAT GUARANTEE DO WE HAVE THAT
THE MARTIS VALLEY WILL NOT BECOME
A NEIGHBORHOOD OF MOSTLY PRIMARY
HOMEOWNERS? WITH PROJECTIONS
OF RETIRING BABY BOOMERS, THE
EMERGING TELE-COMMUTING
WORKFORCE, INTERNET BUSINESSES
OWNERS (ETC. ETC) HOW CAN WE
ACCURATELY PREDICT THAT THE
TRUCKEE/TAHOE REGION WILL
ALWAYS BE DOMINATED BY SECOND
HOMEOWNERS? WHERE IS THE
TRAFFIC STUDY THAT MODELS 90%
PRIMARY OWNERSHIP?

127-1

BRENDAN RILEY
PO BOX 364
TRUCKEE, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 127: BRENDAN RILEY, RESIDENT

Response 127-1: 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).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 128

Date: 16 AUGUST 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 Ms. Lawrence:

128-1

IN REGARDS TO THE GREAT NEED FOR
AFFORDABLE HOUSING IN THE MARTIS VALLEY
REGION, WHERE IS THE PLAN OR
ALTERNATIVE PLAN THAT DOES
PROVIDE SUFFICIENT AFFORDABLE HOUSING
AND DOES NOT CREATE AN IMBALANCE
BETWEEN EMPLOYMENT AND HOUSING?
SHOULDN'T THE ALTERNATIVE PROPOSAL
ELEMENT OF AN E.I.R. BE USED
TO TEST SOLUTIONS TO A PROBLEM?

128-2

WHERE IS THE SOLUTION?
WHERE ARE THE REASONABLE RANGE OF ALTERNATIVES?
BRENDAN RILEY
PO BOX 3661
TRUCKEE, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 128: BRENDAN RILEY, RESIDENT

Response 128-1: The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects of the Project) as well as Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 128-2: The commentor is referred to Response to Comment 128-1.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 129

Date: 7-15-02

PLACER COUNTY PLANNING DEPT
AUBURN, CA
7/15/02

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 Ms. Lawrence:

I received my document AFTER significant adversity - the document now in review is significantly large. My reading capabilities and reasoning abilities need more time than august 19th to give a significant response. I hope my response to this document will be recognised as important and I hope this request for more time will be granted.

129-1

Thank you,

Patricia Sturtey
PO Box 3608
Tawleee Ca 96160
530.587.7270

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 129: PATRICIA STANLEY, RESIDENT

Response 129-1: Comment noted. The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 130

Date: July 15, 2003

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:

130-1

Do the "employees" have a playground nearby? How can the project assure that the "employees" have a playground nearby, that is affordable versus driving + parking? I am not sure if I am asking the right question?
And where do you think the water will come from to make the grass green?

130-2

Do Tahoe Forest Hospital + Truckee Schools + Rec Dept prepared for a 20% increase? What about

130-3

Do Tahoe Forest Hospital + Truckee Schools + Rec Dept prepared for a 20% increase? What about

130-4

Do Tahoe Forest Hospital + Truckee Schools + Rec Dept prepared for a 20% increase? What about

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

130-4
Cont'd

TTJA?

130-5

The number of units is vague. Is there a CAP on this number? And if not, who not? What is the number allowed now per this development site?

130-6

What is the view of this in 30 yrs? Is this area part of an emergency flood area? What happens to the Big Snow melt if the flood plane is full of 9000+ units?

130-7

In addition because the DEIR is so long + complicated would I request that you extend the review period until the end of Aug. 2001.

Furthermore because of the inadequacy of the DEIR, request that the DEIR be revised + recalculated

Shirley Joans
Charles B Otto
Charlene B Otto
PO Box 3608
10031 E Green St.
Truckee CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley

2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 130: CHRISTINE B. OTTO, RESIDENT

- Response 130-1:* 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 the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 130-2:* 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 regarding concerns relating to employee housing.
- Response 130-3:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 130-4:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) of the Draft EIR. The commentor is also referred to Response to Comments 39-2, 49-6 and 81-12.
- Response 130-5:* 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 130-6:* 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 130-7:* The commentor states that the environmental document is not sufficient and that the process needs to be restarted. However, the commentor fails to identify the inadequacies of 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.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 131

Date: 7/15/02

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 Ms. Lawrence:

It appears to us that the EIR does not address the growth inducing impact on health care and emergency services. Tahoe Forest Hospital is located in Nevada County. The increased growth in housing units will increase the population in Health Valley. What are the impact on hospital beds, emergency room visit, available operating room space and laboratory + X-ray services? Is Nevada County prepared to increase its 911 services and ambulance services?

131-1

What is the mitigation for these impacts?

DANIEL TUENK MD
JANIS G. TUENK MD, MPH
1728 Grouse Ridge Rd
Tahoe, CA 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 131: DANIEL TUERK, M.D., AND JANIS G. TUERK, MD, MPH

Response 131-1: The commentor is referred to Response to Comment 123-4.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 132

Ms. Lori Lawrence
Placer County Planning Dept.
11414 B Avenue
Auburn, CA 95603

RE: Martis Valley Draft EIR Comments

I am responding to this plan as a concerned citizen of Truckee for the past 2 years and as someone who walks dogs several times per week along Martis Creek west of high way 267.

I'm writing to you to voice my concerns about the Martis Valley Draft EIR. While I'm sure the document was prepared by good well meaning people, I find myself as a citizen being called upon to write this letter, in amazement that such a shallow document could be proffered in the first place. This document is clearly flawed or worse yet has been manipulated by the same greed which has recently been exposed at the highest levels of corporate America. Clearly this is a document for developers, by developers, who aim to profit by the unique political boundaries of the area at the expense of all the existing inhabitants both human and non-human on both sides of the biologically arbitrary Placer/Nevada county line. I ask you to consider the following when deciding whether to accept this document or to ask for another go at it.

132-1

Upon reading the document it becomes clear that this EIR process is just another hurdle to be overcome in realizing the existing plans of developers. The EIR process should not be regarded as an impediment to progress, but rather as a tool to insure everyone benefits from the area's resources not just the developers. Once development takes place it is difficult if not impossible to undo. Lets get it right the first time. In my opinion this document provides no basis for sustaining the regions beautiful environment and thriving tourist economy. We need to have a real EIR which has been arrived at through real science and thoughtful consideration and input by the people who know this area best, the citizens of Truckee and current residents of Martis valley. Let's have an EIR but one that is based on unbiased science and observation, not a document trumped up to satisfy the greed of people who simply want to maximize their short term monetary profits. Let developers take their chances like every other investor. Lets not give away the wealth that belongs to every member of this community.

132-2

The claim made in page 4.2 – 16 last paragraph that no population mitigation measures are necessary because the General Plan calls for increase population is without any merit as anyone who has sat in traffic on highway 267 can tell you. The estimates of occupancy rate are false due to two main demographic trends which are nation wide: the increase in retirement rate of the baby boom generation, the advent of the internet, and the growing trend to move away from over crowded urban areas. The reasons given for the numbers in the tables are based on historical evidence but I do not think we are going relive the past. I suppose that turning Martis Valley into another city will actually keep many of the people who want to get away form the urban rat race from coming here. I moved here two years ago from the Bay Area, but now I am seriously considering selling my house and moving to a place where I feel that my rights to the lifestyle I buy into will be

132-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

<p>preserved and protected thru rational and considered growth not more short sighted urban sprawl.</p>	<p>132-3 Cont'd</p>
<p>Referring to section 6.3 the "No Project Alternative" is actually the "Original Project Alternative". Had build-out occurred on schedule according to the 1975 plan there would be far more houses and people already. Lets consider ourselves lucky to have the number of houses we have. Let us learn from our experience so far, and realize that if we can revise the 1975 number downward then why not go to zero or 500 or 1000. Let us err on the side of caution and prudence with our resources when deciding on a number. I feel very uneasy relying on estimated occupancy rates and projected demographics to keep our community livable. To me that seems like investing based on peering into the proverbial crystal ball.</p>	<p>132-4</p>
<p>Please, let us take this matter seriously. We have done the experiment. If you ask the current residents I think you will find most people agree that this place is becoming crowded. We have not yet seen how the by-pass from 267 to 80 will work. Why can't we take development slowly? Perhaps developer profits are more important than the price citizens will pay in time wasted sitting in traffic. And why? In the name of progress? Who's progress? Where did the number of 12,000 in the original plan come from? Where did the numbers in the proposed alternatives come from. Why can't we have plan with that sets a lower build out limit with possible future increases? Why can't plan can evolve as we see how the community evolves? Why can't we the citizens of the area have more say or a vote on the direction our future habitat should take?</p>	<p>132-5</p>
<p>I find the description of the Martis Valley ecosystem lacking any merit. The Sierra Nevada has many ecosystems. Clearly no science has been done to understand the Martis Valley ecosystem. Gathering information about a place cannot be accomplished by sitting in ones office and shuffling paper. Were any experts knowledge about the area hired or consulted for input? If so, who were they and what did they say? What areas did they study? Was the issue of fencing and splitting up ecosystems addressed? I can find no reference to it in this DIER. After all we are talking about gated communities. The current fence surrounding Lahontan is bad enough. The place looks more like a prison camp than a place to live.</p>	<p>132-6</p>
<p>By there own public statements East West partners and other developers want to build a four season resort community; essentially more Lahontans. They seem to feel it is OK to spoil the public environment that surrounds their resort eco-islands while at the same time prohibiting the public from enjoying any recreational opportunities they create. This is wrong and in my view, and exactly what the EIR process is suppose to safe guard against.</p>	<p>132-7</p>
<p>After seeing the Martis Valley Plan and this DIER it has become clear that in order to insure a sustainable and livable future for Truckee and Martis Valley we need much more participation by people who live in this area. We need better science based on area specific facts. The county line which runs through Martis Valley is an arbitrary man made boundary. We need to plan for the future of this area by considering the entire region including areas on both sides of the boundary. In my view this has not been done. It seems to me that a regional planning commission with authority in both counties should be over seeing the planning process. We have a seriously flawed DIER which is a result of not having such a regional perspective. It is clear to me that East West Partners saw this weakness in the area's public safe guards and is aiming to profit from it at the</p>	<p>132-8</p>

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

community's expense. Please let us be prudent with one the areas premiere and very special public places. This DIER is a start, but we need a new area wide approach to developing the final EIR. I hope we can move forward by devoting more resources to actually gather information and input from both the Martis Valley ecosystem and the people who live in surrounding communities. Please don not let the developers take the wealth of this place and run. If it takes more time so be it, what is the rush?

132-8
Cont'd

Discouraged but still hopeful,

Joel Erickson
Joel Erickson
10994 SKISLOPE Way
Truckee Ca 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 132: JOEL ERICKSON, RESIDENT

- Response 132-1:* The commentor requests that the County prepare a revised Draft EIR and recirculate it to the public. However, the commentor fails to identify the inadequacies of the Draft EIR. The commentor is referred to Sections 4.1 through 4.12 of the Draft EIR, which include an extensive evaluation of the environmental impacts associated with the Martis Valley Community Plan per CEQA. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. No further response is necessary.
- Response 132-2:* The commentor states that the EIR needs to be based on unbiased science and observation and prepared by people who know the area, but he commentor fails to identify the inadequacies of the Draft EIR. The commentor is referred to Response to Comments 84-1 and 132-1.
- Response 132-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 132-4:* 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 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 132-5:* The commentor is referred to Response to Comments 132-3 and 132-4.
- Response 132-6:* The commentor is referred to Response to Comments 51-1 and 84-1. The commentor states that the ecosystem description and data are lacking, but the commentor fails to identify what is inadequate. No further response is necessary.
- Response 132-7:* The commentor states that the EIR needs to safeguard against spoiling the public environment and prohibiting the public from using private recreational facilities. The commentor is 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. With regard to parks, recreational facilities and trails, the commentor is referred to pages 4.11-87 through -92 in Section 4.11 (Public Services and Utilities) of the Draft EIR. Regarding the open space corridors along creeks, the commentor is referred to Policies 9.D.1 and 9.D.4 of the Martis Valley Community Plan, which require specific setbacks from all riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. Policy 9.D.1 also stipulates that in some instances the minimum setbacks may need to be substantially larger. Policy 9.D.4 requires public and private projects to address creeks and riparian corridors, including provisions for long-term creek corridor maintenance. The wildlife biologist will determine the need for additional setbacks in consultation with UFWs and CDF.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 132-8: 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 Response to Comment 132-2.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 133

Lori Lawrence - MARTIS VALLEY

Page

From: "nessa" <tickle@telis.org>
To: <LJLawren@placer.ca.gov>
Date: 8/18/02 11:44PM
Subject: MARTIS VALLEY

Please keep our Mountains clean and restful, the amount of added traffic from the development proposed will make this area seem like a city, not a wonderful experience of nature. Also not addressed is the lack of low income housing for the work force to service the extra people added, we already have a lack of housing for minimum wage earners. The impact on Nevada County is not being addressed, a great portion of the new residents will be using roads and services in Truckee, where will the new schools, wider roads, bigger sewer plant, and water come from? How will it be paid for? Growth is good but only if very carefully supervised and these issues have not been fully considered in the studies. Nessa Wettemann

133-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 133: NESSA WETTEMANN, RESIDENT

Response 133-1: 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 Impact Analysis), and 3.4.4 (Water Supply Effects of the Project), as well as the impact analysis, policies, and mitigation measures contained within Section 4.2 (Population/Housing/ Employment) and Section 4.11 (Public Services and Utilities) of the Draft EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 134

Lori Lawrence -

Page

From: "Stacie Creps" <avatarlady@hotmail.com>
To: <LJLawren@placer.ca.gov>
Date: 8/19/02 8:12AM

Hello,
My name is Stacie Creps. I live in Truckee CA. I have been hearing about the Martis Valley development plan like everyone else here in Truckee. I understand the need to grow and that it is happening. I also understand the people here are concerned over possibly destroying our resources; water, air quality, wildlife habitat and corridors, etc.
It seems that there must be a solution we could find if we take the time to look at all the ideas, fears, needs, and desires of all parties. I believe there is a way to grow that will benefit us all. I think it will require people on both sides taking a step back and getting a bit more neutral. Some new possibility will show up and we can grow and keep the quality of life for humans and wildlife up to the standards we all want, and beyond what we imagined possible. It will take some time and cooperation. Can we please do this responsibly and deliberately? I am happy to do whatever is needed to assist in the evolution of Truckee in a responsible equitable manner. I have great diplomacy, organization and leadership skills. Please use me. I can be reached at (530) 550-9506. or e-mail avatarlady@hotmail.com.
Thank you for your time and effort.

134-1

Send and receive Hotmail on your mobile device: <http://mobile.msn.com>

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 134: **STACIE CREPS, RESIDENT**

Response 134-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Because the commentor does not raise any issues with the Draft EIR, no further response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 135

Lori Lawrence - August 18, Martis DEIR comments.doc

Page

August 18, 2002

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 am writing to voice my concern for a lack of a true "No Project" and "Low Intensity" alternative in the Draft Martis Valley EIR. The DEIR should evaluate the impacts from a project in the range of a holding capacity of 3500 dwelling units at build-out with reduced commercial in the range of 150,000 square feet and one that evaluates no additional development at all (No Project Alternative). Without this type of analysis there is simply no fair comparison of the potential impacts on the Martis Valley.

Also, the conclusion of the alternatives section does not designate which of the studied alternatives is the "environmentally superior" choice as required by CEQA.

The alternatives analysis as presented in the DEIR forms an inadequate basis for the public and decision makers to make a decision on the effects of proposed development on the Martis Valley.

Sincerely,

Stefanie Olivieri
9921 River Road
Truckee, Ca. 96161
587-3161

135-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 135: STEFANIE OLIVIERI, RESIDENT

Response 135-1: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis). CEQA Guidelines 15126.6(e)(3)(A) specifically notes that when the project under consideration is the revision of an existing plan, the “no project” alternative will be the continuation of the existing plan.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 136

1707 Grouse Ridge Road
Northstar, CA 96161

August 18, 2002

Attn: 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:

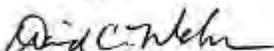
The purpose of this comment letter is to share with Placer County a written evaluation of the Nimbus Engineers' report titled "Ground Water Availability in the Martis Valley Ground Water Basin" prepared by Acton Mickelson Environmental, Inc. ("AME").

The AME study raises doubt that the Nimbus study is an adequate foundation for evaluating the availability of ground water in the Martis Valley.

Given the importance of developing a sound foundation for making decisions about the availability of water in the Martis Valley, please initiate a water study utilizing a calibrated numeric model.

Thank you for the opportunity to comment.

Sincerely,


David C. Welch

Attachment:

Letter from Walter D. Floyd and Michael A. Acton dated September 5, 2001.

136-1



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

**ACTON •
MICKELSON •
ENVIRONMENTAL, INC.**

Consulting Scientists, Engineers, and Geologists

September 5, 2001

Ms. Stefani Olivieri
Mountain Area Preservation Foundation
P.O. Box 971
Truckee, California 96160

90048.01

Subject: Document Review: *Ground Water Availability
in the Martis Valley Ground Water Basin*

Dear Ms. Olivieri:

Acton • Mickelson • Environmental, Inc., has reviewed at your request the document entitled *Ground Water Availability in the Martis Valley Ground Water Basin* (Nimbus Engineers, 2001) [Basin Study]. This letter provides our comments on the review of the document.

Two approaches to estimating safe yields from ground water basins are the use of a hydrological budget model and the use of a calibrated numerical model. The use of the hydrologic budget approach to estimate safe yields from a basin, as was done in the Basin Study, is "fraught with problems" (Freeze and Cherry, 1979 [page 207]). As discussed in the ensuing comments, there is much uncertainty in many of the budget inputs, and in this case, the budget inputs seem to rely considerably upon the judgment of personnel at Nimbus Engineers (Nimbus) rather than on objective data or information available in published literature.

The ground water in the Basin was assumed to be in a steady state condition (Basin Study, page 14). As such, recharge equals discharge in Equation 1 (Basin Study, page 13) because in long-term, steady state conditions, the water in storage is constant (i.e., changes in storage are zero). Observed changes in storage are in response to short-term deviations from average conditions. Increased discharge through increased ground water extraction will result in a lowering of the water table.

The safe yield of a basin is the amount of ground water that can be withdrawn without causing the following:

- Depletion of ground water reserves
- Contravention of existing water rights
- Deterioration of economical advantages of pumping
- Excessive depletion of streamflow
- Land subsidence
- Intrusion of water of undesirable quality

5050 Robert J. Mathews Parkway

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(916) 939-7550

136-1
Cont.

Ms. Stefani Olivieri
September 5, 2001
Page 2

The development of a calibrated numeric model to simulate the ground water Basin is a better approach to managing the Basin than the water balance approach, especially in light of plans to rely on increased use of ground water to supply to growing water needs for Truckee and elsewhere in the region.

Specific comments regarding the Basin Study's estimation of recharge and safe yield are enumerated below:

- Page 11, last sentence. Hydro-Search, Inc. designated ten zones (A through J) that were estimated to have similar ground water recharge and movement. The Zones are shown on Nimbus Figure 3. The text (Basin Study, page 11) indicates that Bennett Flat and Juniper Flat were "...underlain by predominantly volcanic rocks with significantly less storage potential than the deep alluvial Basin and are not included in this ground water storage calculation." Bennett Flat is in Zone F and Juniper Flat in Zone E. Table 2 and Figures 17 and 18 indicate Zones E and F were indeed included in the ground water storage calculation.
- Page 13, last full paragraph. This paragraph seems to imply that the lower water table resulting from increased ground water extraction is only temporary, and that the change in storage will recover once the system re-establishes equilibrium. This is not correct. The rate of change of storage will recover, but the water table will remain depressed as long as the increased pumping continues.
- Page 17, 2nd Paragraph. This paragraph classifies the four hydrologic soil types (A, B, C, D) into three categories (favorable, moderate, and not favorable). Type A soil has the most rapid infiltration rates, Type D the slowest. Types A and B were classified as favorable, Type C moderate, and Type D unfavorable. Types B and C may be more appropriately classified as moderate, since these values lie between the upper and lower values. Figure 8 shows most of the soils in the Basin are Type B. If the Type B soils are improperly classified as favorable, then the estimate of the amount of ground water recharge and the estimate of water available for extraction could be overestimated.
- Page 17, 3rd Paragraph. Classifying the Basin fill volcanic unit as moderate may result in an overestimation of recharge. The volcanic rocks are shown on Figure 4 as being aquitards. These aquitards were noted on page 11 as being relatively competent in limiting the transfer of shallow ground water to the middle/lower aquifer system. The volcanic rocks were also described on page 11 as having "significantly less storage potential" than the alluvium. These data suggest that the permeability of the volcanic rocks is much lower than the alluvium, probably on the order of one to several orders of magnitude. However, the recharge difference between favorable

136-1
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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Ms. Stefani Olivieri
September 5, 2001
Page 3

and moderate was only 22 to 26 percent (Table 1). The much lower permeability associated with the volcanic rocks may warrant classification as not favorable.

- Page 17, 5th Paragraph. It is suspected that precipitation recharge efficiencies are seldom as high as 65 percent and can be less than 11 percent (e.g., over bedrock). In Table 1, the assignment of recharge efficiencies appears to be overly judgmental. Under the least favorable conditions, a recharge efficiency of 15 percent was used (Table 1), and over the entire Basin, a recharge efficiency of 25.3 percent was used (Table 2). A Basin-wide recharge efficiency of 25.3 percent is greater than the 11 percent value referenced in literature (Berger, 2000). (Eleven percent was likely for the Basin as a whole, not just the most unfavorable portions since the [Berger, 2000] study was titled "*Water Budget Estimates for the 14 Hydrographic Areas in the Middle-Humboldt River Basin*".) Four out of five of the assigned recharge efficiencies in the Basin Study exceed 33 percent (Table 1). Therefore, the one literature attained value of 65 percent, which does not appear to be published or peer-reviewed, unlike the other references cited, was used to adjust recharge efficiencies upward. Because the literature attained values are so highly variable, assessing the amount and spatial distribution of recharge may best be accomplished via calibration of a numeric model.
- Page 18, last paragraph. The uplifted basement rocks to the south were estimated to contribute 5,336 acre feet per year (AF/yr) of ground water (Tables 7 and 8). Ground water recharge from the watershed upgradient of the Basin was included in the water balance. These aspects of the Basin Study are inconsistent with other statements in the study. On page 7, it was stated that "Basement rocks in the Truckee Area typically contain, transmit, and yield relatively small quantities of ground water." The basement rocks are not anticipated to contribute significant ground water to the Basin for the reasons stated on the first paragraph of Section 7.11.2. It is not clear why ground water recharge from the watershed upgradient of the Basin was included in the water balance when, as stated on page 23, "No ground water transfer into the basin was included from these areas."
- Page 21, Section 7.9.1. Literature presented values of ground water contributions to the Truckee River ranged from 8,180 to 12,000 AF/yr, but the water balance used a much greater value of 20,207 AF/yr (Table 8). Nimbus then used this value as part of the ground water that is available for extraction (Table 12). The greater Truckee River ground water discharge value was calculated by balancing inputs and outputs. As discussed above, the inputs may be artificially inflated by precipitation recharge values, and possibly by the ground water transfers into the Basin. Therefore, the amount of water available for extraction, assuming it is acceptable to stop all ground water discharge to the Truckee River, would also be inflated.

136-1
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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Ms. Stefani Olivieri
September 5, 2001
Page 4

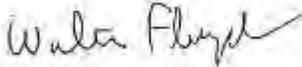
- Table 7 and Figure 11. There are some discrepancies between Table 7 and Figure 11. For example, on Figure 11, Zone A is noted to lose 854 AF/yr to Zone B, and 977 AF/yr to Zone D for a total of 1,831 (the value in Intrabasin GW Transfer Out [Table 7]). Figure 11 indicates Zone B only receives Intrabasin GW transfers from Zone A, yet the Intrabasin GW transfer into Zone B is 1,981 AF/yr, not the 854 AF/yr provided by Zone A. An explanation for the difference is not provided.
- Table 12. The volume of ground water available for extraction (24,701 AF/yr) was calculated using all of the ground water that was estimated to provide flow to the Truckee River, Prosser Creek, and contribute to Prosser Creek Reservoir. For this approach to work, the water table would uniformly have to be lowered to the thalweg elevation of these current ground water discharge points. In reality, pumping will create cones of depression that will create an uneven water table surface. Portions of the streams that were ground water discharge reaches will become ground water recharge reaches.

136-1
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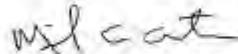
Please call should you have any questions regarding the information presented.

Very truly yours,

ACTON • MICKELSON • ENVIRONMENTAL, INC.



Walter D. Floyd, R.G., C.H.G.
California Registered Geologist #6092
California Certified Hydrogeologist #493



Michael A. Acton, R.E.A.
Vice President

WDF:MAA:ddb

cc: Mr. Richard S. Taylor, Shute, Mihaly & Weinberger LLP

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Consulting Scientists, Engineers, and Geologists

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 136: **DAVOD WELCH, RESIDENT**

Response 136-1: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding other peer revisions of the Nimbus Study. Disagreement among experts does not make an EIR inadequate.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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LEAGUE TO SAVE LAKE

PAGE 117

Ms. Lori Lawrence
League comments on MVCP DEIS
August 15, 2002
Page 2 of 4

1. The Tahoe Regional Planning Agency (TRPA) is not listed as a potential Responsible Agency in section 1.2 of the DEIS. Although TRPA does not have discretionary approval power over projects in the Martis Valley, TRPA does have discretionary approval power over projects in the Tahoe Basin. A significant traffic impact to the intersection of Highways 28 and 267 is identified in the DEIS. The proposed mitigation includes a right-turn lane which will require TRPA review and approval, thus TRPA will have discretionary approval power over aspects of the project. There are potentially numerous impacts to the Lake Tahoe environment and TRPA's ability to achieve their environmental goals. These impacts cannot be properly evaluated without TRPA's consultation in preparation and review of the MVCP and DEIS. 137-4
2. Perhaps most significantly for the Tahoe Basin, the DEIS needs to include an analysis of potential impacts to the adopted TRPA environmental threshold carrying capacities for the Tahoe Basin including impacts to: air quality, water quality, soil conservation, vegetation, wildlife, noise, scenic resources, and recreation. The MVCP contemplates growth that will undoubtedly impact these thresholds, and as such must be fully analyzed within the DEIS. TRPA must be extensively consulted when any potential impacts to these thresholds are considered. 137-5
3. A conservation-based alternative needs to be incorporated and analyzed that includes a *substantial* reduction in proposed densities, and is based primarily on protecting and conserving the environmental and ecological processes that exist in the Martis Valley and extend into the Tahoe Basin. 137-8
4. It is difficult to determine how many residential units can be developed. The DEIS assumes 9,220 units; however, the MVCP appears to allow between 20,000 and 21,000 primary units. Additionally, Policy 3.A.5 of the MVCP states that, "Owners of vacation homes in Martis Valley shall be encouraged to rent to resort workers and to construct secondary dwellings or accessory structures as a means of increasing the supply of rental units..." (*Emphasis added*). The impacts of this policy, which could substantially increase the number of proposed units, appears to be completely ignored and unaccounted for in the DEIS. The potential for the development of these secondary units is extremely high as the development of illegal units within existing single-family homes and above garages is a growing trend around Lake Tahoe and is nearly ubiquitous within Squaw Valley. The proposal must include some "cap" on the number of potential units that can be developed. Also, all analyses in the DEIS should be modified to consider the potential development and impacts resulting from this policy. 137-7
5. The MVCP does not appear to be the result of a true planning effort involving the citizens of the region. Rather, it appears to be haphazardly created around a series of development proposals. The development proposals are driving the community plan rather than the community plan driving the developments. The 137-8

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Ms. Lori Lawrence
 League comments on MVCP DEIS
 August 15, 2002
 Page 3 of 4

Placer County citizens in the area, and the community needs of this region of the county, have been given little consideration in this plan. It is a struggle to find any benefits whatsoever to eastern Placer County. The entire MVCP is composed of private, gated, golf course communities that provide neither housing for the area's citizens and workers, nor any additional public recreational opportunities or other community enhancing components. Given that this is one of the few remaining areas in eastern Placer County that has the potential for significant additional development, it seems irresponsible to propose a community plan that literally excludes the entire existing surrounding community and the opportunity to allow the community to grow based on its needs. While the DEIS identifies the need for affordable housing as a result of the proposal, it is unclear where Placer County envisions the development of that housing will occur, or if that concept has even been considered. Approval and certification of the MVCP and DEIS will make it impossible, extremely unlikely at best, for it to occur in Martis Valley since there is little to no remaining development potential.

137-8
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6. The MVCP will cause substantial increases in traffic in the North Tahoe region. The traffic analysis, while it does identify significant traffic impacts, appears to grossly underestimate the potential impacts that could actually occur by failing to consider full potential build-out or full potential use of the units. Additionally, the analysis of traffic impacts and mitigation needs to be expanded to include all major routes and intersections along Highway 28 from Tahoe City, California to Incline Village, Nevada. Also, there appears to be no analysis of air quality impacts to the Tahoe Basin or the TRPA air quality threshold carrying capacities that have been adopted for the Basin. This analysis needs to be included in the DEIS. Also, air quality has direct impact on water quality in the Lake Tahoe. Analysis of impacts to Lake Tahoe's water quality threshold that result from increased air pollutants needs to be included in the DEIS.

137-10

137-11

7. The project includes significant cumulative and growth-inducing impacts to the Tahoe Basin that require identification and analysis. The proposed MVCP is quite unlike increased housing developments in Sacramento, Reno, or the San Francisco Bay area in terms of its impact on Tahoe. While it is true that increased population in those areas will cause an indirect demand on Tahoe's resources, the MVCP is a Tahoe community plan which will directly affect Tahoe resources, the environment, and the quality of life for many of its citizens. The marketing for the proposed developments focuses on the resources that Tahoe has to offer and is being promoted as a Tahoe development. There is no question that some of the residents of the homes contained within the MVCP will work and recreate in the Tahoe Basin. A community plan that allows for a potential population that exceeds the entire north shore of Lake Tahoe or Truckee, and that is located only a few miles away will undoubtedly cause increased demands on Tahoe's parking facilities, public recreation facilities, marinas, beaches, public services, roads, commercial establishments, transit, etc. These growth-inducing and cumulative impacts need consideration and analysis in the DEIS.

137-12

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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LEAGUE TO SAVE LAKE

PAGE 05

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League comments on MVCP DEIS
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8 The beauty of the broad Martis Valley with its mountain backdrop creates a stunning gateway to Lake Tahoe. It is unclear how the proposed developments will impact this scenic entryway into the basin. The plan indicates that much of the valley visible from Highway 267 will remain as open-space, however, golf courses would be allowed in this area. While a golf course may be considered open-space in an urban area, a manicured and fenced golf course would destroy the valley's natural, sage-filled appearance. The valley would appear more like suburban sprawl development rather than a serene mountain valley. This devastating change would take away from the enjoyment and amazement of many for the singular benefit of an exclusive few.

137-13

The above comments reflect some of the League's most significant concerns. Unfortunately, we find the MVCP DEIS to be woefully inadequate and incomplete. The proposed MVCP will unquestionably cause significant adverse environmental impacts to the Tahoe Basin that have gone completely unanalyzed at worst and drastically underestimated at best. The proposed MVCP should be begun anew until a conservation based and ecologically sound community plan that proposes significantly fewer units and fewer golf courses can be developed. The Martis Valley Community Plan should actually provide a benefit to the citizens of Placer County that will enhance the community rather than exclude it.

137-14

Please incorporate the above comments into your project file and any future environmental documents. Also, please include the League to Save Lake Tahoe on a list to receive a copy of all subsequent drafts and decision documents for our review. If you have any questions or comments regarding this letter, please do not hesitate to contact me.

137-15

Sincerely,



for: Jon-Paul Harries
Program Director
League to Save Lake Tahoe

cc: Rochelle Nason, Executive Director, League to Save Lake Tahoe
Juan Palma, Executive Director, TRPA
John Marshall, Legal Counsel, TRPA

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 137: JON PAUL HARRIES, LEAGUE TO SAVE LAKE TAHOE

- Response 137-1:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 137-2:* The commenter 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 137-3:* The commenter 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 137-4:* The Draft EIR acknowledges that improvements associated with the SR 267/SR 28 intersection are outside of the County's jurisdiction (Draft EIR page 4.4-57) and that Caltrans and TRPA would be responsible for improvements to the intersection. The TRPA provided comments on the Draft EIR (Comment Letter J). The commenter 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 137-5:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 137-6:* The Revised Draft EIR considered several reduced development alternatives. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 137-7:* The project does not specifically propose the development of second units within the Plan area. Given the low occurrence of second units in the Plan area currently, it is not expected that a substantial number of residential units would provide second units that would result in new significant environmental effects that are not addressed in the Draft EIR. In addition, the provision of second units for area employees would provide environmental benefits associated with reducing traffic, air quality and noise impacts. 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 137-8:* The commentor's statements regarding 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. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 137-9:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

- Response 137-10:* The commenter 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 137-11:* The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 137-12:* Growth inducing and cumulative impacts are addressed in the Draft EIR (Draft EIR pages 5.0-15 and 7.0-1 and -2). The commenter is referred to Master Response 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 137-13:* Visual resource impacts were addressed in detail on Draft EIR pages 4.12-9 through -37).
- Response 137-14:* Comment noted. The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis), 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 137-15:* Comments received from the commentor are responded to in this document.

Letter 138

PLACER COUNTY
DATE
RECEIVED

AUG 16 2003

PLANNING DEPARTMENT

PO Bx 570
Carnelian Bay Ca
96140
August 14 c

Dear Ms. Lawrence,

138-1

We who live in the Tahoe basin are very concerned about the scale of the developments planned for the Martis Valley. As closely linked as these two areas are, both are bound to impact each other for years to come.

138-2

Have you adequately considered the effects on the local transportation system of an additional six to ten thousand autos

138-3

Have you adequately considered the effects of auto emissions from six to ten thousand additional autos to the air quality in the Tahoe basin? The federal government is making a heroic effort to maintain Lake quality and at the moment air

138-3
Cont'd

pollutants are being considered one of the primary causes of degradation of lake quality. Few appear to be taking advantage of public transit here at the lake.

I know I am speaking for most of those fortunate enough to own homes here.

Sincerely yours,

Shirley Allen

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 138: **SHIRLEY ALLEN, RESIDENT**

Response 138-1: The commentor is referred to Master Responses 3.4.6 (Consideration of the Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 138-2: 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 138-3: The commentor is referred to Master Response 3.4.6 (Consideration of the Impacts to the Tahoe Basin), as well as Section 4.6 (Air Quality) of the Draft EIR regarding concerns relating to impact on air quality to the Tahoe Basin because of the proposed project.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 139

To the Planners: As a Sierra Resident, and a Truckee
Ski area employee, I know intuitively that the
Mounts Project is out of proportion with the area.
The Mounts Community Plan must be developed ~~correctly~~
Therefore, I urge you to prepare an EIS
accompanying: cumulative impacts and mitigation
project area elements description
and: more accurate socio-economic
analysis

Steve Klutner
7561977
Portola CA
96122

139-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 139: **STEVE KLUTTER, RESIDENT**

Response 139-1: The commentor is referred to Master Response 3.4.1 (Project Description Adequacy), 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 commentor's request for an EIS to be prepared, the project does not involve a federal action or a NEPA component; therefore, an EIS is not required.

Letter 140



BEAR League

Bear Education Aversion Response
P.O. Box 393 Homewood, Ca. 96141 (530) 525-PAWS

August 14, 2002
PLACER COUNTY
DATE RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

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Lori Lawrence
Environmental Review Technician
Placer County Planning Department
11414 'B' Ave
Auburn, Ca 95603

Dear Lori Lawrence:

This letter is to address concerns the BEAR League has regarding the proposed development of prime bear habitat in Martis Valley.

There are very few undisturbed tracts of land left in California where bears can live their lives without being forced into confrontations with humans. The most unfortunate aspect of this fact is: bears die in large numbers when we humans invade their territory. The state of California does not relocate bears who live in close proximity to people, they are instead trapped and killed. (There are no places left to relocate them!)

This organization has worked very hard, since our founding five years ago, to educate people living in bear country on how to co-exist with these magnificent animals. One of the ironic outcomes of our endeavor is that we ourselves have learned much about our fellow humans. They are extremely selfish, they generally believe only people have a right to be on this planet and are quite unconcerned about any other life form, especially if it means they will be required to give up anything or go to any trouble. The comments we receive while attempting to discuss bear problems are shocking and very discouraging. "Just kill the d--- bears!" "I shouldn't have to keep my garbage away from them, it's their problem if they get into it" "I'm here now, get them out of here!" "I bought my property, how much did the bear pay to live here?" "Can't you just take them somewhere

140-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

else where they won't be a bother?" "If he gets into my bird feeder one more time I'm going to shoot him!"

We also receive calls from people regarding other wildlife concerns. A prevalent problem seems to be one neighbor attracting birds and squirrels with seeds and nuts (which also attracts bears) and another neighbor putting out poison in order to exterminate them all. If the wildlife were left to take care of themselves, they would do just fine. There is not a single case of an area populated by humans where the wildlife is not adversely affected.

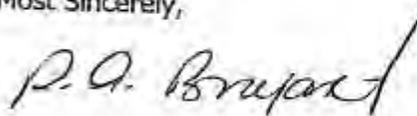
140-1
Cont'd

It would seem reasonable to hope that our Placer County Planners will have the foresight and good conscience to take a long hard look at what is being proposed in this never-before-spoiled wilderness and look past the strictly human concept of monetary benefit. Look instead with the intelligence we humans are certainly blessed with and be the respectful stewards of this land rather than the continual reapers of destruction.

If the BEAR League can be of any assistance with data we have gathered regarding bears and other wildlife please, just ask.

Thank you, and I trust you will hear what we are saying.

Most Sincerely,



Ann Bryant
Executive Director

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 140: ANN BRYANT, BEAR LEAGUE

Response 140-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no response is necessary. Black Bears are a common species and implementation of the project would not result in substantial reductions in Black Bear populations.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 141

PLACER COUNTY
DATE
RECEIVED
AUG 16 2002
PLANNING DEPARTMENT

August 14, 2002

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

Re: Martis Valley Community Plan and DEIR

Dear Ms. Lawrence,

I have finally had a chance to review the massive DEIR for the Martis Valley Community Plan, and with a layman's understanding of the report, I'm completely shocked and dismayed by the enormity of the plans proposed growth. Did the county planners totally capitulate to developers interests? The Martis Valley is a one of a kind pristine mountain environment; unique unto itself, not the colossal urban center you propose. The proposed 6,800 new residences, three new golf courses, and thousands of feet of new commercial development, would do irrevocable harm to the Martis Valley and the surrounding area.

141-1

This DEIR, as it now stands, is deeply flawed and completely inadequate in addressing the major issues the plan creates. The report does not address the loss of natural habitat, and it provides little environmental protection for that habitat. The issues of increased traffic, transportation, air pollution, roads, and the services needed to support this immense planned growth; water, sanitary sewer, fire protection, are not adequately addressed as to their environmental consequences. The impacts of all these issues are severely underestimated or not even disclosed. Where is the specific information regarding the proposed PUD's? You only offer conclusions. I'm sorry, but that is unacceptable. Where are cumulative impacts identified? I can't find any. How are the surrounding communities of Truckee, Nevada County, and the critically sensitive Lake Tahoe Basin affected by this plan? Were they ever invited into the planning process? I would guess not, since they all would be negatively impacted.

141-2

My family and I have been homeowners and property tax payers in Placer County for twenty-seven years at 826 Beaver Pd, Truckee. We love the forests, the clean mountain air, meadows, wildlife, the ability to hike out our back door into a beautiful mountain

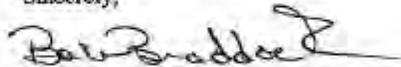
141-3

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

environment, that is why we built our home here. Please don't destroy the Martis Valley, redraft the DEIR and come back with a plan much more reasonable and responsible in scope. The protection of natural habitat and its environment should be the driving force behind any plan for this beautiful, high mountain valley. Protect, don't destroy; redraft the DEIR

141-3
Cont'd

Sincerely,



Robert C. Braddock
1221 Broadway, 21st Floor
Oakland, CA 94612
Phone: 510-419-2216

Cc: Fred Yeager, Placer County Planning Director
Placer County Board of Supervisors
Nevada County Board of Supervisors
Juan Palma, Executive Director, TRPA
Sierra Club Toiyobe Chapter
Sierra Watch

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 141: **ROBERT C. BRADDOCK, RESIDENT**

Response 141-1: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 141-2: The commentor states that the Draft EIR is flawed and does not address the loss of natural habitat, and impacts to public services, transportation, air pollution, and cumulative impacts. The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 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). Sections 4.1 through 4.12 of the EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.

Response 141-3: 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 adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 142

August 13, 2002

Attn. Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, California 95603
Re: Draft Environmental Impact Report for the Proposed Martis Valley Community Plan Update, SCH No. 2001072050



Dear Ms. Lawrence:

As a long time land owner and a recent full time resident of Truckee, Ca., I am writing this letter to you because of grave concerns re: the massive development plans in the Martis Valley. The addition of over 6800 housing units; commercial development of up to 6 million sq. ft.; new roads and pavement including widening of hiway 267 to four lanes; and destruction of Martis Valley natural resources for resort development, including three golf courses would be a tragedy for the region. This kind of irresponsible development would turn the Martis Valley into a sprawling, gridlocked mess.

142-1

Please consider the elements at risk: 1. traffic – these plans would add tens of thousands of new daily car trips to the Valley and the Truckee-Tahoe region. 2. Water quality and water supply – to say nothing about the pollution of water supplies, where is all the water going to come from that will be demanded by these plans? The demands of 20,000 new people is bad enough, but one golf course can require an average of over 200 gallons of water a minute. 3. Sewage - I have seen nowhere in the plans any proposal for additional sewage treatment plants. 4. Clean air - exhaust from increased traffic and automobiles will pollute the clear Sierra skies. 5. Wildlife – local and migratory wild life would lose corridors through the Valley. 6. Sierra scenery – the landscape and mountain scenery that spreads before us as we travel 267 is why many of us live here. The loss of this pristine, beautiful view would be a crime. Why not stay in Los Angeles?

142-2

The EIR does little to address these problems in the Martis Valley, let alone the adverse affects on the entire region, including Lake Tahoe itself. When you combine the Valley plans with all of the other development plans proposed for the Truckee area, including but not limited to: Planned Community 1; Planned community 2; Planned Community 3; Hilltop master plan; McIver Hill master plan; and Mill site/rail yard plan, you have the makings of an absolute disaster.

142-3

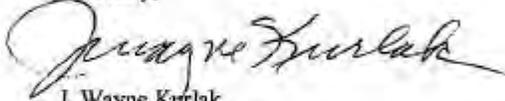
The Lake Tahoe region is one of the wonders of the world in its pristine beauty and tranquility. I beg you to seriously consider the negative impact of the Martis Valley development plans and to reject the EIR report and plans as they are currently filed. Please take a stand against greedy developers who do not have to live in the mess they create.

142-4

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Thank you for your consideration in this most important and critical matter.

Sincerely,



J. Wayne Kurlak
16480 Northwoods Blvd.
Truckee, Ca. 96161
530. 582-4281

cc: Placer County Board of Supervisors
Truckee Town Council

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 142: J. WAYNE KURLAK, RESIDENT

Response 142-1: Comment noted. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 142-2: The commentor is referred to Response to Comment 141-2.

Response 142-3: 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).

Response 142-4: The commentor requests that the County reject the Martis Valley Community Plan and Draft EIR. The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin). The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 143

PLACER COUNTY
DATE
RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

Placer County Planning Department
Lorei Lawance
Impact Martis Vally Review Technician
11414 B Ave.
Auburn, CA 95603

Aug. 15, 2002

143-1

I was just told today about the proposal for the new community between Truckee and King Beach in the Martis Valley. I live in California and have a home in Incline Village, NV. We travel through Truckee coming and going to our home in Incline. The is heavy now. What will it be if the proposal goes through, and we do shop in Truckee too. If you let this proposal go through it will ruin Truckee, and the surrounding communities. With more new shopping area. Some older stores, and shops will close. This is what happened in our area in Alameda. So our town atmosphere is gone and Truckee will too.

143-2

TRPA is trying to control land usage in Lake Tahoe, and the surrounding areas. I hope Place County will too. the Federal Government gave Lake Tahoe area a grant to start eliminating the pollution, and save the environment. Please Help!

143-3

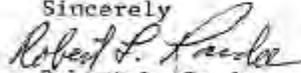
The area has enough prolems with the amount of water usage in Tahoe Basin, Truckee, and even Reno. We have water rationing now. The traffic will increase in the Truckee, and Tahoe Basin. More persons will commute to work, and take Sunday rides, and take their guests for rides to Lake Tahoe, and Reno areas where the traffic is already is bad.

143-4

I hope the Planning Department will find with the help of Impact Study, and Reports. To deny the Martis Valley proposal, and help save the small town atmosphere, and the environment in the Truckee Area.

Please turn this proposal down. The entire area will thank you.

Sincerely



Robert L. Pardee
1026 Court St.
Alameda, CA 94501
(510) 523-9331

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 143: ROBERT L. PARDEE, RESIDENT

Response 143-1: Comment noted. The commentor is opposed to the project, but does not identify any inadequacies of the Draft EIR. No response is necessary.

Response 143-2: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 143-3: 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).

Response 143-4: Comment noted. The commentor is opposed to the project, but does not identify any inadequacies of the Draft EIR. No response is necessary.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 144

Date: August 13, 2002

PLACER COUNTY
DATE
RECEIVED

Attn.: Lori Lawrence
Environmental Review Technician
Placer County Planning Dept.
11414 "B" Ave.
Auburn, Ca. 95803

AUG 16 2002
PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

144-1

I am a North Shore resident writing about my concerns that the additional proposed Martis Valley developments will put on the water supply of our area. Please indicate what water studies have been done. Where is the extra water coming from for proposed residences and golf courses? What will be the impact on water quality of fertilizer runoff (golf courses) and of in home water use (detergents, etc.)?

144-2

144-3

Regarding wildlife and habitat: I understand there is a deer migration area in the Valley. What have studies shown about the effects of the development on wildlife? How much loss of habitat will be involved?

Re: Draft Environmental Impact Report for the Proposed Martis Valley ... (17)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

144-4

Another major environmental concern is air pollution. The clarity of Lake Tahoe is partly affected by air pollution. Please site studies or parts of the EIR which address the effects of increased cars in the Great Basin area. How many cars are expected to be added to the area per unit?

144-5

I would appreciate having the names of agencies which have done recent studies on this issue. Please also give me contact people and phone numbers, if possible.

Thanks you very much for your consideration of my concerns.

Sincerely yours, Julie Gimocchio

(Print Name)

Julie Gimocchio

(Print Address)

P.O. Box 250
Carnelian Bay, Ca.

96140
pg. (2)

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 144: JULIE GINOCCHIO, RESIDENT

Response 144-1: 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 144-2: The commentor is referred to Master Response 3.4.3 (Water Quality) and Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding concerns relating to polluted runoff from the proposed golf courses.

Response 144-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.9 (Biological Resources) of the Draft EIR regarding concerns relating to impact on wildlife and their habitat.

Response 144-4: The commentor is referred to Master Responses 3.4.6 (Consideration of the Impacts to the Tahoe Basin) 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 regarding concerns relating to impact on air quality and increased traffic in the Tahoe Basin because of the proposed project.

Response 144-5: The commentor is referred to Response to Comment 144-4 and the "Reference" at the end of Section 4.6 (Air Quality) for information on the most recent studies regarding air pollution in the Tahoe Basin.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 145

Date: August 14, 2002

PLACER COUNTY
DATE RECEIVED

AUG 16 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 owned a home at Carnation Bay for the past 30 years. I have been a permanent resident of the area for 3 years. The reason people settle in this area is for the quiet, mountain environment... no shopping malls, no crowded roads, no large amounts of people.

145-1

It saddens me to see large corporations and out-of-the-area developers enter the area and try to turn our peaceful environment into a ritzy resort community. The proposed developments appear to be for wealthy, second home owners whereas the real need in development is for affordable housing for the regular work force and for young people who want to settle permanently in this area (my son is presently trying to find an affordable home).

Re: Draft Environmental Impact Report for the Proposed Martis Valley...
Community Plan Update

(2)

The following are major areas of concern:

- (1) Traffic: People from the proposed developments will most certainly go into North Shore via 267. During tourist season (July/August/Christmas) the road is already impacted with traffic backup. Furthermore traffic around the North Shore also becomes a nightmare during these peak periods. What part of the EIR addresses the holding capacity for present roads to the Lake? Furthermore, locals do not want to see some of 267 expanded to a 4 lane highway with traffic lights. How does the County plan to handle additional expense for the road changes (if put through)? What planning has been made for upkeep and policing of these areas?
- (2) Services and Shipping:

145-2

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

(3)

145-3

With extra development in Martis Valley, those residents will go to North Shore or Truckee to shop, get gas, use medical facilities, etc. There is already overcrowding in those facilities during peak tourist times. I did not move to Tahoe for shopping malls, crowded gas stations, etc. There do not even seem to be enough areas to accommodate additional facilities. What answer does the EIR have to this problem? Does any part of the EIR discuss the economic demands of such development and if so, where?

145-4

An increased population will also put demands on police, fire and medical services. How does the County propose to fund additional police force and fire stations? There are only several small

145-4
Cont'd

hospitals in the Truckee / (4)
North Tahoe area. Where has
the County addressed this problem
in the EIR, and what solution
do you see for increased medical
services?

145-5

(3) Beaches and recreation: Our
out-door areas are already crowded
to the maximum during the peak
seasons. Where has the EIR
addressed over crowding of North
Shore facilities with additional
population growth?

Thank you for your answers
to my ~~area~~ concerns.

Sincerely, Julie Ginocchio

Julie Ginocchio
P.O. Box 250
Carnelian Bay, Ca. 96140

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 145: JULIE GINOCCHIO, RESIDENT

Response 145-1: The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and policies and mitigation measures contained within Section 4.2 (Population/Housing/Employment) of the Draft EIR.

Response 145-2: The commentor is referred to Master Response 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 145-3: 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). The commentor inquires why the EIR does not discuss the economic demands of development in the Martis Valley. Social and economic impacts are not evaluated under the scope of CEQA.

Response 145-4: The commentor is referred to Response to Comment 123-4.

Response 145-5: The commentor is referred to Master Response 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).

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 146

Date: August 14, 2002

PLACER COUNTY
DATE
RECEIVED

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

AUG 16 2002

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

I am a resident of the
Carmelion Bay area on the
North Shore. It concerns me
very much that the County is
considering a growth plan for
9,220 units + in the Martis
Valley area.

I understand that SPI has
an 8000 acre parcel on
the East Side of 267. Has
the County thought of or
checked into the possibility
of obtaining this area or
retaining it?

I would strongly encourage
the Board to set aside this
parcel for either National
or State Parks by exchange
or by a sale.

146-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

146-2

My concern is saving as much of Martis Valley as possible for Public Use. The thought of multiple developments going into the area affecting the air and water quality and the natural resources and habitats is horrifying!!

146-3

Please tell me what plans the County has heard or considered regarding public land use (i.e. parks - wildlife refuges) have been considered.

Thank you very much for your attention to this matter.

Sincerely yours,

Julie A. Ginocchio

(Print Name)

Julie A. Ginocchio

(Print Address)

P.O. Box 250

Carnelian Bay, Ca.

96140

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. (2)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 146: JULIE A. GINOCCHIO, RESIDENT

Response 146-1: 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).

Response 146-2: The commentor is referred to Response to Comment 146-1.

Response 146-3: The commentor is referred to Section 4.11 (Public Services and Utilities) for a discussion of parks, trails, and recreational facilities.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 147

Jonnie and Rod Jacobs
38 Bonita Ave. Piedmont, CA 94611
2012 Red Tail Ct, Northstar, CA

510 658-8774
jonnie@jonniejacobs.com

August 14, 2002

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

PLACER COUNTY
DATE
RECEIVED

AUG 16 2002

PLANNING DEPARTMENT

Re: Martis Valley Community Plan

Dear Ms. Lawrence and Board of Supervisors,

The Draft Environmental Impact Report for the Martis Valley Community Plan does not do a thorough or accurate job of assessing the impact of development in the area. The report downplays the significance of massive development in an area that is currently open meadow and forest land. If this were an urban area, mitigation measures might well counter some effects of increased traffic, housing, and other congestion. But this is not an urban area. The mitigation measures mentioned in the DEIR are mere boiler plate responses. Not only are the mitigation effects marginal, the report fails to point out that even with mitigation, the essence of the Martis Valley will be substantively and irreversibly altered by the proposed development.

147-1

The planning and analysis that needs to go into development of an area like the Martis Valley must take into account the fact that it is attractive to people for the very reason that it IS unspoiled. People go to the mountains for beauty, space, nature, retreat. They want to see trees and squirrels, not a line of cars, and certainly not coffee houses and video stores. The tax revenue of increased development must not blind you to the bigger picture of preserving what is a very special natural treasure. We urge you to reject the DEIR as written and to demand a full, factual, reasoned analysis of the impacts of development.

Sincerely,

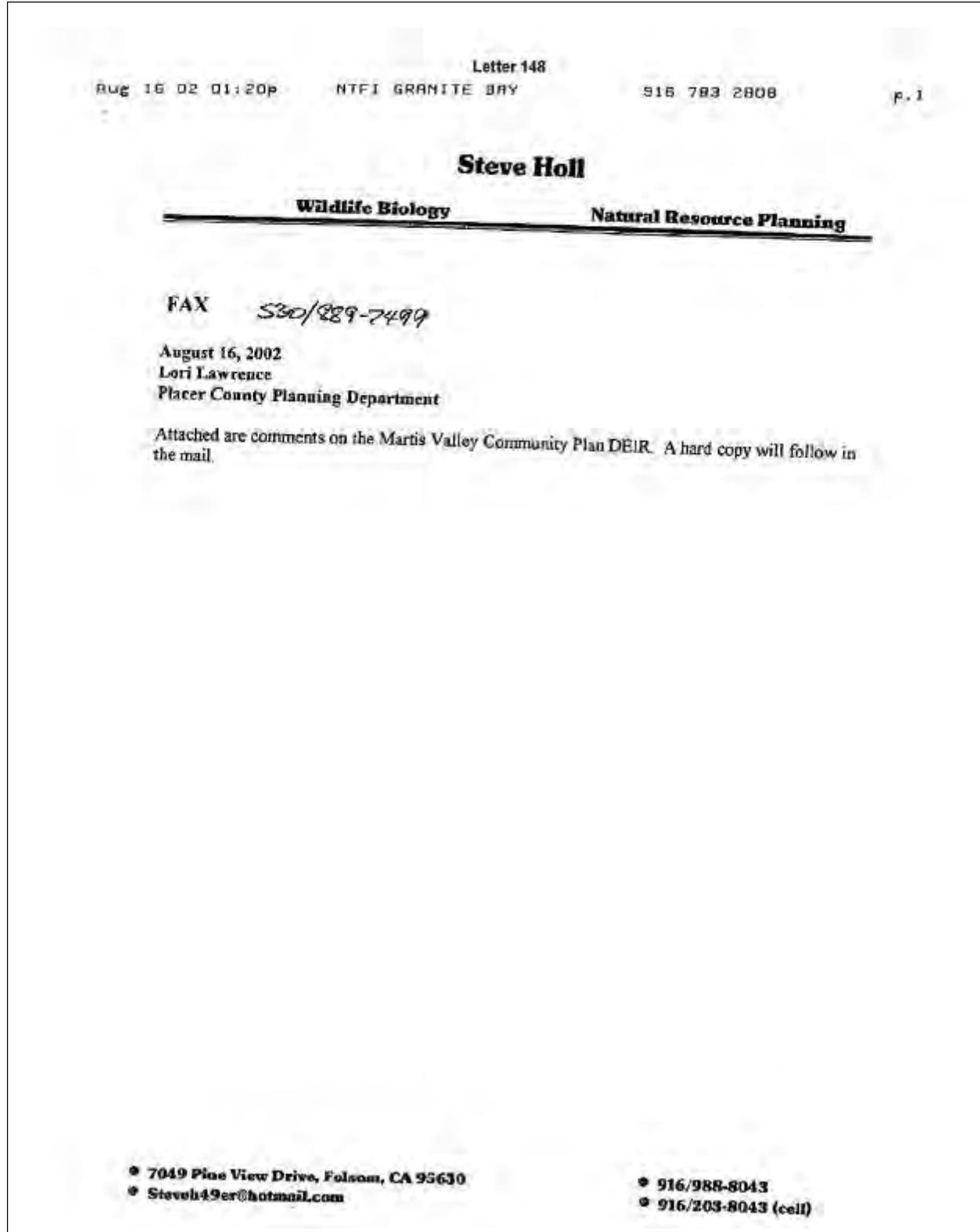

Jonnie Jacobs

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 147: **JONNIE JACOBS, RESIDENT**

Response 147-1: 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), 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, housing and congestion. The commentor requests that the County reject the Draft EIR and Revised Draft EIR. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR



3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

AUG 16 02 01:20p

NTFI GRANITE BRV

315 783 2808

P.2

Steve Holl

Wildlife Biology

Natural Resource Planning

August 16, 2002

Ms. Lon Lawrence
Planning Department
Placer County
11414 B Avenue
Auburn, CA 95603

Comments on Martis Valley Community Plan DEIR

Dear Ms. Lawrence:

Enclosed are my comments on Placer County's Draft EIR for the Martis Valley Community Plan. My comments focus on the biological resource section because that is the area that I am most familiar with.

p. 4.9-1

Regional Setting

- Elevations in the Sierra Nevada extend above 12,000 feet. The highest point is Mt. Whitney, 14,494 feet elevation.

148-1

Biological Communities

- There is no mention or description of eastside pine forests, the dominant forest type in the planning area.

148-2

p.4.9-2

Mixed conifer forest, wildlife

- Fishers have been extirpated from central California (see the Sierra Nevada Forest Plan Amendment Final EIS and supporting research documents);
- Montane voles do not occur in forests, they occur in meadows.

148-3

Figures 4.9-1 through 4.9-9

- Martis Valley Reservoir is depicted at capacity. This only occurs during rare storm events. The Corps of Engineers manages it as a significantly smaller reservoir. The figures should be corrected to accurately describe the reservoir.

148-4

p.4.9-9

* 7049 Pine View Drive, Folsom, CA 95630
* Steveh49er@hotmail.com

* 916/988-8043
* 916/203-8043 (cell)

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

AUG 16 02 01:20P	MTFI GRANITE BAY	916 783 2808	P. 3
<p>- Martis Valley Reservoir is only at capacity during rare storm events. The majority of the time it is managed for a very small pool size. There should be a discussion of the management of this reservoir as a Wild Trout Fishery by the California Department of Fish and Game (CDFG). The discussion should include a description of CDFG planting Lahontan cutthroat trout (LCT) and that this genetic strain of trout is not the federally listed strain of trout.</p>	148-5		
<p>p.4.9-10 - 1st paragraph. The last sentence is misleading. A state or local agency cannot approve a project, under CEQA, that would result in the take of a listed species without the appropriate permit issued by CDFG. "Overriding considerations" do not allow agencies to approve a project without a permit from CDFG.</p>	148-6		
<p>- Migratory Bird Regulations: the discussion of Fish and Game Code Section 3503.5 has nothing to do with the MBTA. It should receive a separate header.</p>	148-7		
<p>p.4.9-22 Table of Special Status Species - The spotted bat does not occur in the project area because it's range does not include the project area.</p>	148-8		
<p>p.4.9-23 Table of Special Status Species - The fisher has been extirpated from central California (see the Sierra Nevada Forest Plan Amendment and supporting research documents)</p>	148-9		
<p>p.4.9-24 Discussion of <i>Plumas ivesia</i> - This discussion is based on old data. There are now 63 records of the species in the CNDDR. Two populations are known to occur in Placer County and two populations occur in Martis Valley (one each in Nevada and Placer County)</p>	148-10		
<p>p.4.9-27 Listed and Special Status Animals - Several species listed (mountain yellow-legged frog, fisher, and Sierra Nevada snowshoe hare) are not protected by state and federal agencies as stated in the paragraph. These species receive additional consideration during project evaluation; however, they are afforded no additional legal protection.</p>	148-11		
<p>p.4.9-27 & 28 Lahontan cutthroat trout (LCT)</p>			

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:20p	MTFI GRANITE BAY	916 793 2808	p. 4
<p>-There is no discussion that the LCT being planted in the Martis Valley Reservoir and the Truckee River are not the federally-listed subspecies. The subspecies that is caught and stocked in the Martis Valley Reservoir is from Alpine County and are not protected by the federal or state ESA.</p>	148-12		
<p>p.4.9-28 Northern Goshawk</p> <p>- Second to last sentence is in error. <u>NO</u> active nests were located during surveys of Siller Ranch (see page 15, first paragraph of the report: Evaluation of Biological Resources on Siller Ranch, Placer County, California; prepared for DMB/Highlands Group, LLC).</p>	148-13		
<p>p.4.9-29 & 30 Peregrine falcon</p> <p>- This species nests on steep cliffs near bodies of water that support large concentrations of shorebirds and waterfowl. There are no suitable nesting cliffs in the area and there are no large concentrations of waterfowl.</p>	148-14		
<p>p.4.9-30 California spotted owl</p> <p>- The discussion should be very clear that California spotted owls are very rare on the east side of the Sierra Nevada and that impacts, if any, from implementation of the Proposed Project would be minimal.</p>	148-15		
<p>p.4.9-31 Fishes</p> <p>- The Sierra Nevada Forest Plan Amendment and its supporting research identifies the fisher as being extirpated from the central Sierra Nevada. Martis Valley is in the central Sierra Nevada; therefore the fisher should not have been included in the table of Special Status Species that potentially occur in the plan area.</p>	148-16		
<p>p.4.9-32 Wildlife movement corridors</p> <p>- Wildlife movement corridors and migration corridors are not the same. Wildlife movement corridors are <u>not</u> established migration routes. Movement corridors may not be traditional routes, such as migration corridors, and movement corridors may be used any time, unlike migration corridors which used during migration.</p>	148-17		

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p	NTFI GRANITE BAY	815 783 2808	p. 5
p.4.9-34	Standards of Significance, first threshold	<p>- There should be different standards of significance for federal and state-listed threatened or endangered species and all other special-status species. It is a violation of the federal and state ESA to take <u>one</u> individual of a listed species without the appropriate permit. Legally, this is a significantly lower threshold than "Having a substantial adverse effect . . . on any species . . ." The threshold described in the document should only apply to the other special-status species (i.e., sensitive species and species of special concern).</p>	148-18
Figure 4.9-8 and 4.9-9	These maps appear to be identical. There is no way to differentiate impacts between the alternatives.		148-19
p.4.9-53. MM 4.9.3	<p>- second paragraph, first sentence, change the sentence to read: ". . .the subsequent project will be designed to avoid <i>substantial portions</i> of the plant population. . ." Then add the following sentence: <i>Avoidance of substantial portions of the population will be determined through an evaluation of impacts at the project and regional level.</i></p>		148-20
p.4.9-58	MM 4.9.4.	<p>- Eliminate all reference to the habitat suitability survey for mountain yellow-legged frogs and conduct surveys for mountain yellow-legged frogs. Virtually, every perennial stream that I am familiar with in the area provides suitable habitat for mountain yellow-legged frog. If the mountain yellow-legged frogs are present on a particular project site, the project proponent should be directed to contact CDFG, not the USFWS. The USFWS has no jurisdiction over the species or the project. If the frogs are present on a particular project site and removed temporarily from the site during construction, there is no need to monitor construction activities or conduct training sessions for construction workers. Upon completion of construction, it would be desirable to have all captured frogs returned to the stream from which they were removed.</p>	148-21
p. 4.9-58 to 62	Impacts on LCT	<p>- there is no critical habitat for LCT designated in the project area. CDFG is currently stocking Martis Valley Reservoir and the Truckee River with LCTs from Heenan Lake. This generic strain of LCT is NOT federally-listed; therefore, there is no protection under the ESA and the recovery efforts do not apply</p>	148-22

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p	NTF1 GRANITE BAY	916 783 2908	p. 5
<ul style="list-style-type: none"> - streams in the area currently support brown trout and eastern brook trout which are major predators of LTC, and 	<ul style="list-style-type: none"> -streams in the area currently support rainbow trout which successfully interbreed with LCT, affecting the genetics of the listed LTC. 	<ul style="list-style-type: none"> - It is not clear how impacts on unoccupied habitat are more significant than the introduction and management of introduced species. There is no basis for this impact to be considered potentially significant. It appears that enforcement of existing policies provide sufficient protection to unoccupied LCT habitat. 	148-22 Cont'd
p.4.9-62 to 67	Disturbance to Nesting Raptors and Other Migratory Birds	<ul style="list-style-type: none"> - USFWS has never enforced the MBTA with this type of project, nor do they have any current regulations or policies affecting this type of project. The USFWS should be contacted to verify that they are enforcing the MBTA for this type of project before the mitigation requirement in this section is codified. Mitigation requirements should be changed to the following: The subsequent project will be required to conduct <i>one</i> focused survey, <i>annually, during the nesting season, to determine if active nests are present. If an active nest is located and it is not being affected by current construction activities, the construction may continue. If a nest is located before construction is initiated, no construction activities should take place within 50 feet of the nest. . .</i> There is no basis to restrict activities within 500 feet of a nest of any species. 	148-23
p.4.9-76.	MM4.9.8	<ul style="list-style-type: none"> - Add the following to the first sentence: The County shall require a <i>habitat suitability evaluation</i> or focused surveys . . . 	148-24
		<ul style="list-style-type: none"> -Add a new second sentence: Effective movement corridors will be provided in projects areas with suitable habitat. Eliminate reference to USFWS, they have no jurisdiction with these species and eliminate the requirement for capture and relocation. This technique generally results in the animal returning to the area or mortality. 	
		<ul style="list-style-type: none"> - Last sentence. The wolverine is a fully protected species and there are no provisions in the Fish and Game Code for CDFG to authorize a take of a fully protected species. 	
p. 4.9-77	second paragraph	<ul style="list-style-type: none"> - California's Forest Practice Rules require protection of riparian areas. There should be no significant impact from activities conducted under a Timber Harvest Plan. 	148-25

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Aug 16 02 01:21p

NTEI GRANITE BAY

916 783 2808

p. 7

p.4.9-82

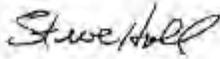
first paragraph

- CDFG has no legal authority to protect deer migration routes or movement corridors. They have a duty to advocate the protection of them and ensure that impacts are considered in CEQA documents. Additionally, CEQA does not protect migration routes or wildlife movement corridors, it requires they are considered in impact analyses.

148-26

Thank you for the opportunity to comment on this important land-use plan. If I may be of any further assistance, please do not hesitate to call me.

Sincerely,



Steve Holl
Certified Wildlife Biologist

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 148: STEVE HOLL, BIOLOGIST

Response 148-1: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-1, the following text change is made to the third paragraph:

“The Sierra Nevada mountain range spans from northern California to the south-central portion of California, occurring along the state’s easternmost border. The Sierra Nevada supports multiple vegetation types, which vary depending on elevation and available moisture. Elevations within the Sierra Nevada generally range from approximately 1,900 to 12,000 feet above mean sea level (MSL). ”

Response 148-2: Habitat and vegetation types that occur in the Plan area are described and mapped on Draft EIR pages 4.9-1 through -9.

Response 148-3: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-2, the following text change is made to the third paragraph:

“Mixed coniferous forest provides cover, foraging, and breeding habitat for a large diversity of resident and migratory wildlife. Avian species associated with these habitats include western tanager (*Piranga ludoviciana*), western wood peewee (*Contopus sordidulus*), hairy woodpecker (*Picoides villosus*), mountain chickadee (*Poecile gambeli*), white-breasted nuthatch (*Sitta carolinensis*), brown-headed cowbird (*Molothrus ater*), chipping sparrow (*Spizella passerina*), Oregon junco (*Junco hyemalis thurberi*), yellow-rumped warbler (*Dendroica coronata*), northern flicker (*Colaptes auratus*), and Steller’s jay (*Cyanocitta stelleri*). Mammalian species associated with mixed coniferous forest habitats include lodgepole chipmunk (*Tamias speciosus*), mule deer (*Odocoileus hemionus*), ~~montane vole (*Microtus montanus*), fisher (*Martes pennanti*),~~ California vole (*Microtus californicus*), black bear (*Ursus americanus*), raccoon (*Procyon lotor*), mountain lion (*Felis concolor*), and western gray squirrel (*Sciurus griseus*).”

Response 148-4: Comment noted. Revised acreage estimates for vegetation communities in the entire plan area are provided below.

CATEGORY	ACREAGE
Barren Rock	530.7
Bitterbrush	148.79
Basin Sagebrush	1100.36
Huckleberry Oak	0.57
Snowbrush	12.9
Montane Mixed Chaparral	418.1
Eastside Pine	2335.39

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CATEGORY	ACREAGE
Annual Grass/forbs	806.69
Wet Meadows	77.18
Perennial Grass	53.68
Lodgepole Pine	221.92
Mixed Conifer	10551.6
Willow	55.02
Quaking Aspen	11.15
Willow/Aspen	31.03
Red Fir	4246.52
Subalpine conifers	360.67
Developed	372.34
Water	40.18
White Fir	3086.71
Western Juniper	5.04
Mixed Meadow	1108.19

The following modification is made to the Draft EIR.

- Page 4.9-5, **Figure 4.9-2** is revised as shown above.

Response 148-5: The commentor is referred to Response to Comment K-39.

Response 148-6: The commentor is referred to Response to Comment K-17.

Response 148-7: Comment noted. This subsection is intended to discuss migratory bird and raptor regulations. The following text changes are made to the Draft EIR.

- Page 4.9-10, the following text change is made to the fourth subsheading:

"Raptor and Migratory Bird Regulations"

Response 148-8: The commentor's opinion regarding likely presence of the spotted bat is noted. The biologist used in the preparation of the Draft EIR (Foothill Associates) review of this species counters this conclusion. Thus, no changes to the Draft EIR are recommended. It should be noted that disagreement among experts does not render an EIR inadequate for the purposes of CEQA.

Response 148-9: This status of the fisher is specifically noted on Draft EIR page 4.9-31.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Response 148-10 The commentor's additional information regarding the Plumas ivesia is noted. Identification of known populations of Plumas ivesia within the Plan area is still accurate.

Response 148-11 The third paragraph on Draft EIR page 4.9-27 does not specifically note that the species mentioned by the commentor receive protection by state and federal agencies. The species identified in this paragraph include species of concern of state and federal agencies.

Response 148-12 The commentor is referred to Response to Comment K-39. The following text changes are made to the Draft EIR.

- Pages 4.9-27 and -28, the following text changes are made:

"Lahontan Cutthroat Trout (*Oncorhynchus clarki*)

Lahontan cutthroat trout, a federally-listed threatened species, occurs in freshwater lakes and streams in eastern California. Historically, this species' range spanned Nevada, Placer, El Dorado, Alpine, and Mono Counties. Extant populations of this species in the Martis Valley area occur Pole Creek, Independence Creek, Independence Lake and in the Truckee River and related tributaries (USFWS, 1995). Truckee River populations have been historically monitored and stocked by the USFWS and CDFG (John Hiscox, Pers. Com.). This species tolerates varying stream conditions, however it does not typically occur in streams utilized by other salmonids (CNDDDB, 2001). U.S. Fish and Wildlife Service is currently preparing a new recovery plan for the Lahontan Cutthroat trout. Martis Creek, Monte Carlo Creek, Juniper Creek, and the other unnamed streams within the Martis Valley area are tributaries to the Truckee River and support potential spawning habitat conditions for the Lahontan cutthroat trout. The Lahontan cutthroat trout typically spawn from April to July. In the project vicinity, 3 records of this species are listed in the CNDDDB from Martis Creek (two records) and Pole Creek (one record). However, the CNDDDB identifies all these occurrences as being extirpated. There are historic accounts of cutthroat trout within the Martis Creek drainage, and suitable habitat is present within the tributaries of Martis Creek (DFG 2000). However, these waterways are intermittent and there are various potential fish barriers (e.g., fallen logs, downcuts) between the project area and lower stream reaches as well as other competition with other trout species and interbreeding with other trout species. DFG currently stocks the Martis Reservoir with cutthroat trout as part of their sport-fishing stocking program, which also includes the stocking of brook trout and rainbow trout. However, this stocking is not recognized as part of U.S. Fish and Wildlife Service's recovery efforts for the Lahontan cutthroat trout and does not currently consist of the genetic strain that is considered threatened. Therefore this species is considered to have a low potential to occur within waters in the Plan area."

Response 148-13 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-28, the following text changes are made:

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Figure 4.9-2 page 1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Figure 4.9-2 page 2

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“Northern Goshawk (Accipiter gentillis)

Northern goshawks are a species of concern to federal and state resource agencies and are a USFS sensitive animal. This species frequents middle to high elevation mixed coniferous forest habitats although it prefers dense stands of lodgepole pines on north-facing slopes near water for nesting (Zeiner *et. al.*, 1990a). Northern goshawks forage in mixed coniferous forests, habitats widespread throughout the Sierra Nevada. Six records of this species are listed with the CNDDDB within a ten-mile radius of the Martis Valley vicinity, 3 of which are located within the Plan area (CNDDDB, 2001). TNF records indicate that two additional northern goshawk nest sites are located within ten miles of the Plan area. Biological surveys performed for the Siller Ranch site observed adult birds near Martis Creek in September 1999, but no active nests were identified (Jones & Stokes, 2001). Suitable nesting, foraging, and wintering habitat for this species occurs within the Plan area and this species is known to utilize this habitat.”

Response 148-14 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-28, the following text changes are made:

“American Peregrine Falcon (Falco peregrinus anatum)

American peregrine falcon is currently state-listed as endangered and was recently removed from the federal endangered species list. This species nests in a wide variety of habitats including woodlands, dense coniferous forests, and coastal habitats. Nests are typically located in close proximity to a water source on cliffs, banks, or dunes. California populations of the peregrine falcon declined in the 1970’s due to DDE contamination, however numbers are increasing statewide (Zeiner *et. al.*, 1990a). This species is recorded in the USFWS species list as having once occurred in the Martis Valley, however the CNDDDB lists no recent records of this species within the Plan area. Suitable nesting, ~~foraging, and wintering~~ habitat for this species is not present within the Martis Valley and, as a result, this species is not expected to occur here.”

- Page 4.9-63, the following text changes are made:

“PP Proposed Land Use Diagram

Raptors, including northern goshawk, ~~American peregrine falcon (federal and state listed species)~~, California spotted owl, bald eagle (federal and state listed species), Cooper’s hawk, and red-tailed hawk, as well as other migratory birds, including yellow warbler and little willow flycatcher (state listed species), may utilize habitats within the Plan area for nesting. These species are considered special-status species by federal and/or state resource agencies. In addition, raptors and raptor nests are protected under Section 3503.5 of the California Fish and Game Code and all migratory birds are protected under the MBTA.”

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Response 148-15 The commentor is referred to Response to Comment 80-13.

Response 148-16 This status of the fisher is specifically noted on Draft EIR page 4.9-31.

Response 148-17 Comment noted. The following text changes are made to the Draft EIR.

- Page 4.9-32 and -33, the following text changes are made:

“Wildlife Movement Corridors

Wildlife movement corridors are established migration routes frequently utilized by wildlife that provide shelter and sufficient food supplies to support wildlife species during migration. Movement corridors generally consist of meadow, riverine, woodland, or forested habitats that span contiguous acres of undisturbed habitat. Additionally, movement corridors provide habitat for resident wildlife, enabling these species to move within areas of undisturbed habitats. Wildlife movement corridors are an important element of resident species home ranges, including black bear, mountain lion, and coyote, as well as migratory species populations, such as mule deer. As a result, wildlife movement corridors are considered a sensitive resource with the CDFG and Placer County.

Historically, resident and migratory wildlife movement in the Martis Valley was not restricted, as a majority of the valley was undeveloped. However, as development rates increased within Martis Valley and the surrounding vicinity (e.g., Town of Truckee), the continuity of large areas of undisturbed land has decreased resulting in limited movement corridors in the Martis Valley. According to the existing development conditions within Martis Valley, 3 major undeveloped open space corridors remain in the Plan area (see **Figure 4.9-5**). These open space corridors are critical to the movement of local and migratory wildlife species (Jeff Finn, Pers. Com.).

Verdi Subunit of Loyalton-Truckee Deer Herd

In addition to providing dispersal habitat for resident wildlife, the open space corridors within Martis Valley function as migration corridors for the Verdi subunit of the Loyalton-Truckee deer herd (*Odocoileus hemionus hemionus*). This herd migrates annually from Nevada along the Truckee River and disperses into the Martis Valley in the spring. Known fawning habitat for this herd occurs near Dry Lake and near Lookout Mountain, in the southwest planning area vicinity (Placer County, 1999; Pencovic and Brown, 1990). The herd leaves the fawning area in the fall, returning to Nevada (see **Figure 4.9-5**).

A recent study conducted by Jones and Stokes utilized existing Caltrans deer kill data to identify 3 primary deer crossings along SR 267 (Jones & Stokes, 2001). These crossings are located at (1) Nevada County post mile 2.5-2.7; (2) Placer County post mile 1.0; and (3) Placer County post mile 1.5 (Jones and Stokes, 2001) (see **Figure 4.9-5**). Between 1979 and 1999, Caltrans recorded 37 deer fatalities along SR 267 in the Plan area during migration. Existing residential and commercial development along SR 267

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appear to restrict deer movement along SR 267. ~~The open valley portion of the Plan area is not expected to be a major corridor because the vegetation does not provide adequate cover for deer. Deer kill data along this portion of SR 267 supports this conclusion.~~ Based on deer kill data, the major deer crossing of SR 267 is along the northern edge of the Truckee-Tahoe Airport in Nevada County at milepost 2.5 to 2.7. There are also a substantial number of deer crossings at Placer County milepost 1.0 and 1.5.

On the south side of SR 267, spring and fall movement of the herd appears to be confined to the 3 major corridors in the Plan area (see **Figure 4.9-5**). These corridors generally correspond with existing Caltrans and CDFG deer migration data for Loyalton-Truckee deer herd (Pencovic and Brown, 1990; CDFG, 1984) as well as the results of on-site deer surveys for Siller Ranch (Jones & Stokes, 2001). Deer migration corridors generally follow major topographic features such as drainages (Martis Creek), ridgelines, and the bases of major slopes or prominent hills. The location of corridors on these major topographic features can be influenced by vegetation and the seasonal cover and forage requirements of the migratory deer (Jones & Stokes, 2001). Based on surveys conducted on the Siller Ranch site, deer movement within the 3 identified corridors is correlated to browse species preferred by deer (e.g., antelope bitterbrush, service berry and snow berry) as well as cover and water (Martis Creek) (Jones & Stokes, 2001)."

Response 148-18 Consideration of impacts and associated mitigation for federal and state listed species was provided in the Draft EIR. This is specifically noted in mitigation measures MM 4.9.6 and MM 4.9.8.

Response 148-19 Comment noted. Figures 4.9-6 through 4.9-9 (Draft EIR pages 4.9-43 through – 50) illustrates the habitat impacts for each land use map option as well as the estimated amount of acreage loss associated with intensive development proposed under each map.

Response 148-20 The commentor is referred to Response to Comment 80-14.

Response 148-21 The commentor statements regarding Mitigation Measure MM 4.9.4 are noted. This mitigation measure is based on similar procedures associated with avoiding impacts to the California red-legged frog. The following text changes are made to the Draft EIR:

- Pages 2.0-62 (Table 2.0-1), 4.9-58 and 8.0-11 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.4:

"MM 4.9.4 The County shall require that biotic resources evaluation for subsequent projects include a mountain yellow-legged frog habitat suitability assessment be conducted on each parcel proposing a crossing over or development within stream or open water habitat area. The assessment shall include a detailed analysis of the habitat conditions present onsite and shall survey stream conditions 500 feet upstream and downstream from the proposed stream crossing. If the results of the habitat suitability survey

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

indicate that potential habitat for this species is not present within 500 feet up or down stream of the crossing, no further study is required.

However, if potential habitat for this species is identified during the assessment, County shall condition projects involving disturbance of a waterway channel to perform the following:

- Conduct pre-construction surveys for the mountain yellow-legged frog during the breeding season by a qualified biologist. If frogs are identified in the construction area, the biologist shall contact CDFG ~~and/or USFWS~~ regarding the proper methods of moving the species an appropriate off-site location prior to the onset of construction activities at the waterways.
- Monitoring of construction activities within waterways until construction activities in the waterways is complete.
- Conduct training session for all construction personnel regarding the mountain yellow-legged frog, including a description of the species and its habitat and materials on species in order to assist in identifying species in the field.
- Revegetation and recontouring of channel conditions generally consistent with pre-construction conditions."

Response 148-22 The commentor statements regarding the Lahontan cutthroat trout are noted. The commentor is referred to Response to Comment 148-12 and K-39. Mitigation measures MM 4.9.5a and b have been modified to provide support to restoration of the species if the Plan area waterways are included in a restoration plan.

Response 148-23 The commentor is referred to Response to Comment 80-15.

Response 148-24 Comment noted. The following text changes are made to the Draft EIR.

- Pages 2.0-69 (Table 2.0-1), 4.9-76 and 8.0-12 (Table 8.0-1), the following text changes are made to Mitigation Measure MM 4.9.8:

"MM 4.9.8 The County shall require a habitat suitability evaluation or focused surveys for Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and pine marten as part of surveys required by Policy 9.G.10. Effective movement corridors will be provided in projects areas with suitable habitat. If active den/burrow sites for the Sierra Nevada red fox, California wolverine, Sierra Nevada snowshoe hare, pacific fisher, Sierra Nevada mountain beaver, and/or pine marten dens/nests are identified, the

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

mitigation plan shall be developed in consultation with the California Department of Fish and Game ~~and/or U.S. Fish and Wildlife Service~~ to ensure no animals are killed and that den/burrow sites are properly addressed. Measures may include, but not limited to, redesign of the project (Placer County General Plan Policy 6.C.6) to provide adequately sized open space areas and corridors around den/burrow sites, ~~capture and relocation of the species~~. Subsequent projects shall submit the mitigation plan that has been reviewed and approved the appropriate governmental agencies (e.g., ~~U.S. Fish and Wildlife Service~~, California Department of Fish and Game) and the necessary regulatory permits have obtained for the Sierra Nevada red fox and California wolverine (California Endangered Species Act) to the County prior to development activities."

Response 148-25 The commentor's statements regarding California's Forest Practice Rules regarding the protection of riparian areas is noted. As specifically noted on Draft EIR pages 4.9-76 through -79, impacts to riparian areas would be less than significant as result of implementation of the Martis Valley Community Plan.

Response 148-26 Comment noted. CEQA requires lead agencies to consider the environmental effects of projects under consideration and provide mitigation and/or alternatives to avoid and/or minimize significant impacts. Mitigation measures MM 4.9.11a and b address potential impacts to deer migration in the Plan area.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Lori Lawrence - Martis lette- size.doc Page

Letter 149

August 15, 2002

Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn CA 95603

Subject: Martis Valley EIR Comment

Dear Lori:

I appreciate the opportunity to comment on the Martis Valley Draft EIR. I am not against growth but am against irresponsible growth. Regarding Martis Valley project size, are any smaller alternatives planned? I would like to see a project Plan much smaller in scope, say 1,500 new residential units and the appropriate amount of commercial space needed to support that size community. And is there a "cap" anywhere in the Plan? I could not find any caps, just proposed numbers of units. 149-1

As a Truckee/Nevada County resident, I am not willing to pay for upgrades on a project plan, in the form of new taxes or bonds, that does not list caps on residential units or commercial square footage and for a project that is in Placer County when the infrastructure being used is in Nevada County and the Town of Truckee. But the dilemma remains, there is no Placer County representation in the Truckee area. This plan is a no-risk plan for the elected officials in Placer County. 149-2

My concern is that the Truckee/Martis Valley area will turn into a "Roseville" or "Rocklin" with sprawling suburban communities that benefit the developers and don't benefit the pristine, rural mountain area that Truckee represents. Is almost doubling the number of homes in Truckee in 20 years a responsible level of growth? Can the infrastructure handle that rate of growth? 149-3

Who will pay for the infrastructure upgrades, Placer County or the Nevada County and Town of Truckee residents who are not responsible for the infrastructure upgrades? Who will pay for the larger schools needed? Who will pay for the sewage upgrades? Who will pay for the water supply upgrades? Who will pay for the new or widened roadways? 149-4

I also request an Advisory Committee comprised of Truckee citizens who have no conflict of interest as do the majority of the developer/citizen Committee members on the current "Citizens" Advisory Committee and a dramatic extension on the planning period to include a new Citizens's Advisory Committee. 149-5

Sincerely,

Tracy R. Cuneo

Tracy R. Cuneo
14030 Swiss Lane
Truckee CA 96161

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 149: TRACY R. CUNEO, RESIDENT

Response 149-1: 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).

Response 149-2: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 149-3: The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.11 (Public Services and Utilities) in the Draft EIR.

Response 149-4: The commentor is referred to Response to Comment 149-3.

Response 149-5: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Letter 150

Lori Lawrence - Martis Valley Housing Development Project

Page

From: <Hrogghers50@aol.com>
To: <LJLawren@placer.ca.gov>
Date: 8/15/02 8:52PM
Subject: Martis Valley Housing Development Project

It is totally insane to approve such a project! Do you realize what that will do to our most precious "Lake Tahoe", water supply, traffic, air, noise, etc. We have trouble handling the amount of people we have now. This pristine area is starting to get polluted like never before and you want to approve building another city! Please do not let it happen. I and generations to come will be forever grateful. Some things are indeed worth making a sacrifice. Thank you, Helga Rogghers, P.O.Box 10690, Truckee, Ca. 96162.

150-1

3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

LETTER 150: HELGA ROGHERS, RESIDENT

Response 150-1: The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project), 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). Sections 4.1 through 4.12 of the EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.