

Marriott Grand Residence Club – Innovation In Second Home Ownership Page 1 of 2

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**Marriott  
GRAND RESIDENCE  
CLUB**

*Innovation In  
Second Home Ownership*

**Lake Tahoe  
California**

- Lake Tahoe**
- Destination
- Services and Amenities
- Features
- Floor Plans
- Directions
- Photo Gallery

Home Overview Locations FAQs Contact Rentals

Rebirth  
of A Grand  
Destination...  
Lake Tahoe.



From mountain men to millionaires... settlers to socialites, they have all felt a deeply ingrained desire to make this place a part of their lives. Early literary works described Tahoe as, "replete with every convenience and luxury Americans expect in their chosen resorts".

An apt description for a place that looks as if it were created from a dream.

Lake Tahoe has been a favorite destination since the early 1900's. As a booming resort area, everyone from Hollywood stars to captains of industry basked in the natural splendor of the area. In 1960, the Winter Olympic Games were held at nearby Squaw Valley and interest in the area hit an all-time high.

Years after the Olympic rush, the area became standard. There was nothing new in South Shore. Residents and developers alike realized that an area of such beauty deserved to be renewed to its former glory—the kind of place people visit for a lifetime.

With the redevelopment, South Shore is undergoing an unprecedented renaissance of spectacular proportions. New and exciting developments and resorts will protect the delicate environment and breathe life into the area and put a new shine on this alpine jewel.

This is your rare opportunity to own at Marriott Grand Residence Club, Lake Tahoe, and become part of a prestigious tradition in the heart of the South Shore. It is your chance to be a part of a historic rebirth of a legendary community.

Be among the first to take advantage of our unique brand of worry-free fractional real estate. An awe-inspiring location, tremendous service and amenities and the benefits of second home ownership make this a rare and limited opportunity.

<http://www.grandresidenceclub.com/locations/lakeTahoe/default.asp> 8/13/02

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

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Marriott Grand Residence Club – Innovation In Second Home Ownership

Page 2 of 2

For well over 100 years, Lake Tahoe has represented the ideal retreat for the body and soul. Since the early 1900's, Tahoe has been a favorite vacation destination.

Whatever inspiration you seek, it is in Lake Tahoe.

*Marriott Grand Residence Club, Lake Tahoe is currently under construction. Proposed occupancy is November 2002.*

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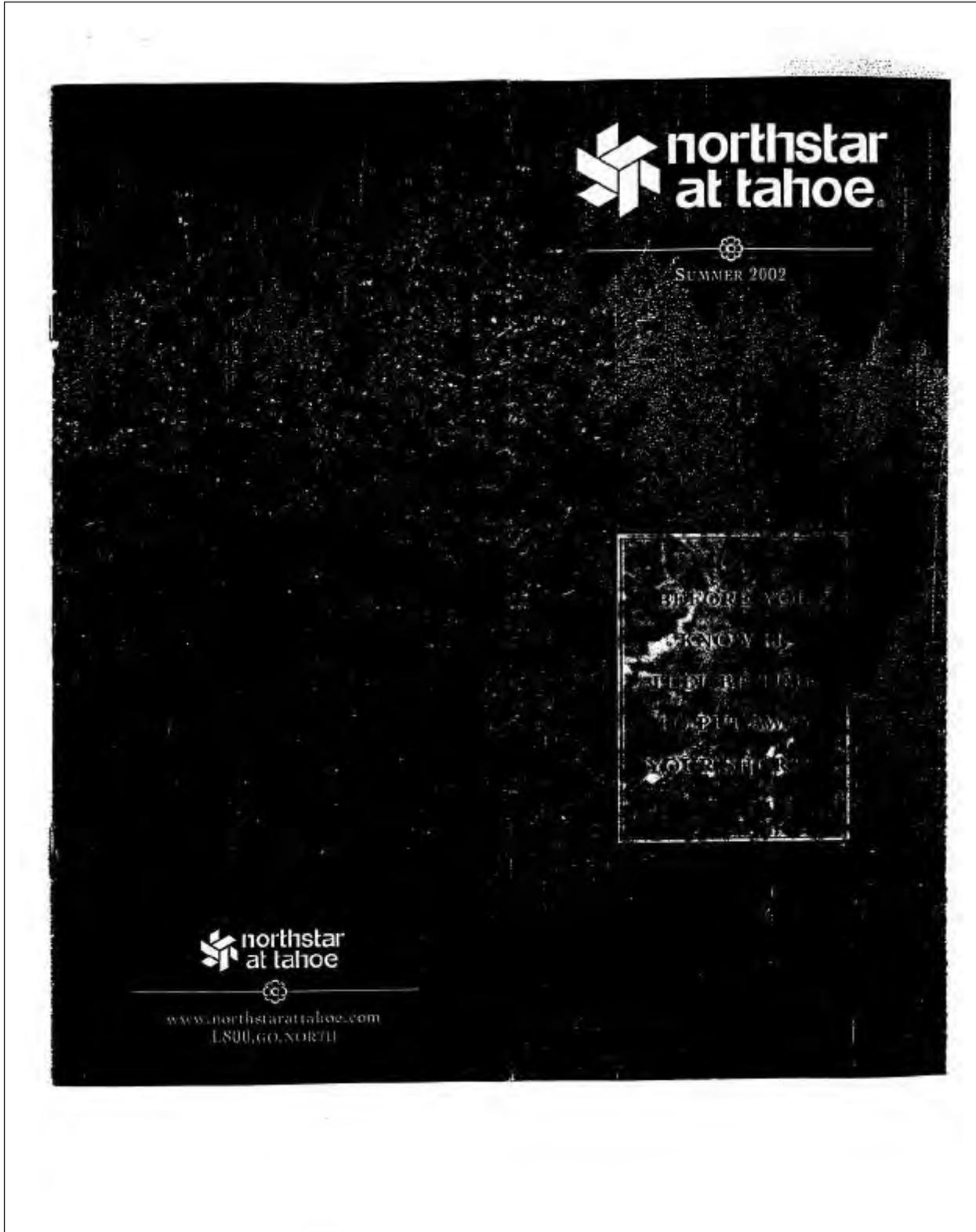
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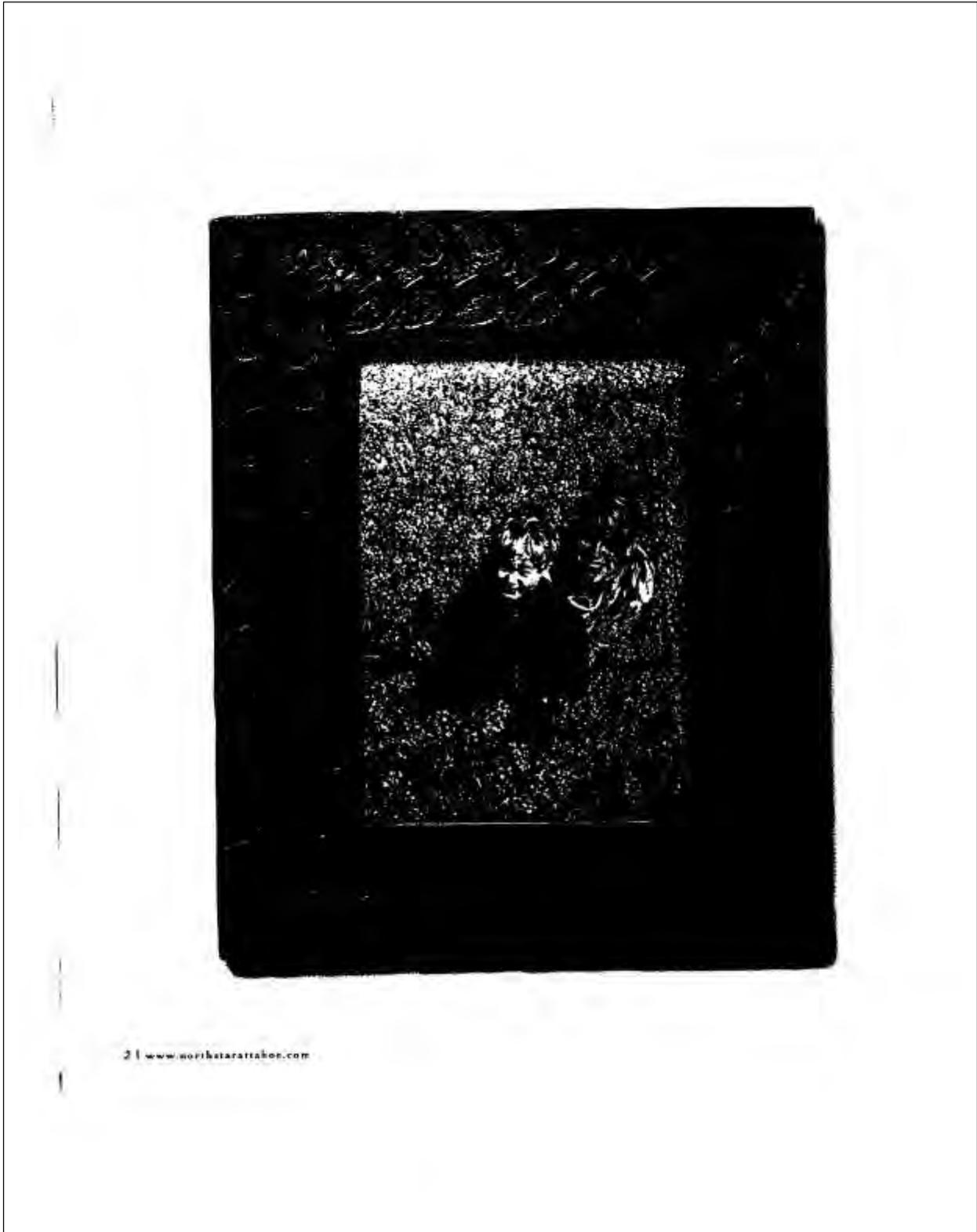
**EXHIBIT 7**

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

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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



It's cruel, isn't it? You flip your calendar to June and smile. The warm days of summer are here. And then one morning, as you're rushing off to work, you look up through the steam of your coffee completely stunned to see your neighbor's rooftop covered in frost. What happened? Where did it all go? If only summer had a pause button.

Well, maybe it does. For there is a place where time actually slows down. Where days seem to stroll along lazily from one to the next. Where people smile more. And frown lines disappear. Where the sole purpose of a day might be to just dangle your feet in the cool rush of a mountain stream. Or find a quiet lake all to yourself and do nothing but skip rocks until you break the single-digit barrier.

This is what a summer at Northstar is all about. This is where the once-in-a-lifetime things happen. Like watching your son catch his first fish and hold it high in the air as if he just landed on the moon. Or spending a night with friends climbing to the top of the highest mountain just to see how different a sunrise might look at 10,000 feet. Or seeing your 90-year-old granddad hit his first-ever hole in one.

In the next few pages, you'll find out all the ways to enjoy our mountains and the laid-back pace of it all. And we hope if you come this way, you'll have a few of those once-in-a-lifetime memories to take back with you. So, when you do step back into the rush of everyday life, you'll be ready to put away those shorts and smile as frost returns to the rooftops.

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**MOUNTAIN BIKING**

Northstar has a heaping helping of mountain bike trails. More than 100 miles, in fact, making it Northern California's largest mountain bike park, with the most lift service in the state. Really, it's okay to take the chairlift. No one will think you're a slob.

Park open daily, June 16-September 2, 2002; and Friday, Saturday and Sunday, September 6-October 13, 2002.  
 \* Day-of-operation changes in operation.

Lift Ticket Prices	Adult (13+)	Child (9-12)
Day lift, single ride	\$17	\$12
Bicyclist, multi-ride	\$29	\$17
Season pass	\$189	\$114

*(Check our website for current price specials.)*

**Mountain Bike Rental**

Test out the cut "Giant" full-suspension cross-country mountain bikes.

	Adult	Junior	Child
All day	\$40	\$27	\$17
Afternoon, 4-3:30pm	\$29	\$20	\$10

*\* Rental rates based on bike size, not age.*

Helmet, gloves and complimentary water bottle included in bike rentals. Helmets required at Northstar. Call 530.562.2268 for more information.

**Chairlift Rides for Hikers**

Mountains are for hikers, too. Take the easy way up and find yourself at the top of Northstar, surrounded by acres and acres of hiking trails. Lift ticket purchase required. Adult tickets \$15. Child and senior tickets \$10.

**Stay and Hike or Bike FREE!**

From \$67.00 per person, per night, double occupancy. Two nights' lodging in a studio condominium (other unit types and rates also available). Includes one free multi-ride biking or hiking ticket per person, per stay. Offered Sunday-Thursday, June 16-August 29, 2002; and weekends, September 6-October 12, 2002. One fanny pack lunch from the Village Food Company included.

*Dirt Camp Mountain Bike Schools also available on select dates; see events calendar on page 7.*

www.northstaradventure.com

**ADVENTURE PARK**

Remember hailing out of that swing on the playground when you were eight years old? Well, this is the grown-up version.

Groups may schedule events from early May through late October. Call 510.525.9391 for reservations.

**Challenge Ropes Course**

It's like a jungle gym in the trees. Only with lots of ropes, ladders and cables. Course includes a 300-foot zip line and a jump through flat areas swinging trapezes. Eight people at a time. For ages 10 and up. Call 530.562.2285 for reservations. (Parent participation required for children under 14.)

Open Thurs.-Sun., June 20-September 2, 2002  
 Hours: 1-5pm. On Sunday, course runs from 10am-2pm.

Fees (per person)	\$43
Family value	\$40

*(for each additional person after the first full fare, up to three persons)*

**Junior Ropes Course**

Your little ones aren't just going to sit back, smile and watch you have fun. Junior course for ages 4-13. Parent participation required.

Open Wed.-Sun., June 20-September 2, 2002  
 Hours: 10am-5pm

Fees	\$15
Single zips	\$6

**Climbing Wall**

It's not the Matterhorn. But when you cling to the side of our 25-foot-high wall, you might just want to yodel. Okay, a bit over-dramatic, but you get the point. Introductory lessons in safety and proper belay techniques. Climbing shoe rental and private lessons also available.

Open Wed.-Sun., June 20-September 2, 2002  
 Hours: 10am-6pm

All-day pass (or \$11 per hour)	\$20
Family value (per person, per hour, with three or more climbers)	\$10

**Map and Compass Course**

Find your way out of this one with just a map, compass and tube of crazy glue. Free orientation lessons available. Map and compass rental included. And just kidding about the crazy glue.

Open Wed.-Sun., by reservation only,  
 June 20-September 2, 2002.

Adult (17+)	\$15
8-16 Years	\$10

*(Children 7 and under are free when accompanied by an adult.)*

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

#### GOLF

Lush green fairways. Towering pine trees. Mountains that stretch into the pure blue sky. It's enough to make you drool on this brochure.

As you play through all 6,897 yards of this 18-hole golf course, you will find just about every challenge designer Robert Muir Graves could think of: long, deep shadows on the front nine; tight, precise play in the back; dozens of bunkers. And water hazards on 13 holes.

Course open daily, May–October, weather permitting. You can make special arrangements for group tournament play for groups of 20 or more. Course amenities include a clubhouse, restaurant, snack bar, pro shop, resident PGA pro, locker rooms, putting greens and driving range. For reservations call 530.562.2490. Also ask about our Drive & Link specials.

#### Greens Fees

(18 holes and includes shared cart rental unless otherwise noted.)

Prices below are for regular season play. Special discounted prices are available in spring and fall.

Peak season	\$95
Play after 1pm Sunday–Thursday	\$75
Spring and fall seasons	\$65
Twilight walking	\$40
Twilight with cart	\$50
Nine before nine with cart	\$55

- Soft spikes only
- Proper golf attire required
- Leave to golf for free on Wednesdays
- We welcome groups

#### Club Rental & Instruction

Premier Taylor Made golf clubs

18 holes	\$42
9 holes	\$29
1-hour lesson	\$69
Golf swing video analysis	\$79

#### Stay and Play Northstar and Coyote Moon

Two-day golf package including lodging at Northstar, one day of 18-hole golf with cart at Northstar and one day at Coyote Moon. From \$301 per person (based on double occupancy in a studio condominium, some golf restrictions apply). Two-night minimum required.

#### \*Stay and Golf FREE!

A great value for all golfers. From \$57.00 per person per night (based on double occupancy in a studio condominium) includes one FREE round of golf after 12pm per person, per stay, with a shared cart. Offered daily May 24–June 15, 2002; Sunday–Thursday, non-holidays, June 16–September 2, 2002; and daily September 2 until course closes. Two-night minimum stay is required. (If you are not a golfer, you can exchange the golf pass for a \$25 gift card good at Northstar.)

#### TENNIS

If you happen to get pummeled, just blame it on the high altitude. Courts open May–October, weather permitting. Open to all ages. Weekly tennis activities are offered. Lessons are available with our USPTA/USPTR pros. Call the tennis desk at 530.562.0321.

#### Private Lessons

1 hour (225 per additional person)	\$62 per person
1/2 hour (\$20 per additional person)	\$37 per person
Six-lesson value pack	\$310 per person

#### Tennis Camps

Two-day and five-day Adult and Junior Tennis Camps are available throughout the summer. Some date restrictions apply. All programs are subject to change and reservations are recommended. Call 530.562.0321.

#### Two-Day Tennis/Lodging Package

Two-day lodging & tennis camps from \$259 per person, double occupancy, and includes: two nights' lodging in a studio condominium (other unit types and prices available), two days of tennis lessons for all abilities (3 hours per day), and one lunch at Northstar's Clubhouse at Martis Valley Grille.

1.800.60.NORTH 1-3

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

### HORSEBACK RIDING

Throw on your 10-gallon hat and head on out to see the mountains. Pony rides for kids, too. Call 530.562.2480 for reservations. Mass fee made 24 hours in advance.

<b>Trail Ride</b>	
1 hour	\$25
2 hours	\$40
All day, experience 6 miles	\$120
15-minute pony rides for children	\$5
<b>Private Rides</b>	
1 person/1 hour (no trail horses available)	\$40

### FLY-FISHING

Fish stories. Here at Sawmill Lake, you'll actually get to live them. This secluded 10-acre reservoir is stocked with trophy-sized rainbows. And since we limit our rods to the water at a time, you'll have plenty of chances to hook the big one. Catch-and-release only. Call 530.582.5393 for more details and reservations.

### MINORS' CAMP

We'll keep your kids busy all day long, so they won't miss you for a second. For ages 2-10 (must be toilet trained). It's an adventure camp for little ones. Monday through Saturday, 9am-5pm. Reservations recommended. Call 530.562.2278. CA License #310511226.

Morning program	9am-1pm	\$35
All-day program	9am-5pm	\$55

Open Monday-Saturday, June 10-August 31, 2002. Parents must remain on Northstar's premises. One free 1/2 day child care included per unit, per stay (two-night minimum).

### ATV TOURS

Pop-a-wheelie, anyone? Just kidding. See amazing views of Lake Tahoe, Martis Valley and Sawmill Lake. Two-hour guided tours. For ages 16 and up. Helmet, gloves, and goggles provided. Must wear sturdy, close-toed shoes and long pants. Five people per tour. Reservations required. Call 530.562.2267.

Offered daily 9:30am, noon, 2:30pm. \$80 per person.

( ) [www.northstaratahoo.com](http://www.northstaratahoo.com)

### DINING

#### TIMBERCREEK RESTAURANT

Voted one of Tahoe's best restaurants and recipient of *Open Table* magazine's Award of Excellence. Outdoor dining on a heated patio and casual indoor dining. Enjoy a great steak for a special price on Film Fridays. Also, check our fun monthly wine-tasting series. Open daily for dinner and on weekends for late-afternoon appetizers. Children's menu also available. Call 530.562.2250 for reservations.

#### THE VILLAGE FOOD COMPANY

Gourmet Deli and Coffee Bar features daily breakfast specials, sandwiches for lunch, and dinner specials. Specialty grocery items and gourmet made-to-order baskets also available. Outdoor barbecue on weekends. 530.562.2255.

#### MARTIS VALLEY Grille

Enjoy an incredible view of the Martis Valley and the golf course from our outdoor, heated patio. Open daily to the public for breakfast and lunch. Patio is available for private group functions or special parties. Sunday brunch every week. Full bar available. Call 530.562.2460 for reservations.

#### The Turk

Located at the golf course. Call in your order while teeing-off at the 9th and pick up your food on the way through. Menu items include sandwiches, burgers, hot dogs and a full assortment of snacks. Patio seating also available. Call 530.562.2460 to place your to-go order.

### MEETINGS

Northstar is an ideal setting for small groups, corporate retreats and sales-team seminars. Our professional on-site banquet staff and the long list of outdoor activities we have to offer will make all those hours of meetings worthwhile.

This is also a great place for conferences, family reunions, weddings, golf tournaments and other group functions for 20 to 200 people. To plan a gathering or for more information, call Northstar's meeting coordinators at 530.562.2265. Ask about our special lodging and meeting packages.

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

CALENDAR OF EVENTS	
<b>JUNE</b>	
2	America's Most Beautiful Ride, bicycle ride around Lake Tahoe, 800.565.2704
15	Northstar's Evening Mountain Bike Series Race
15-16	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
30	Northstar's Evening Mountain Bike Series Race
27	BeerFest, microbrews and music, Northstar-at-Tahoe, 530.562.1010
22-23	2nd Annual Hooper Summit Downhill Festival, 858.272.3095
24-28	California Special Sports, 530.562.2288
27	Northstar's Evening Mountain Bike Series Race
29	U.S. Airforce Band of the Golden West, Truckee Regional Park, 530.587.0640
30	Young Eagles Rally, Truckee Tahoe Airport, Truckee, 530.562.1925
<b>JULY</b>	
3	Fourth of July Fireworks, Kings Beach State Beach, 530.546.3270
4	Fourth of July Fireworks, Commons Beach, Tahoe City, 530.583.3494
4	Fourth of July Hometown Parade, downtown Truckee, 530.587.2757
11	Winemaker's Dinner, Timbercreek Restaurant, 530.562.2250
11	Northstar's Evening Mountain Bike Series Race
11-14	Tahoe ARTour, 530.581.2787
12-14	Cannibal Cruise Vintage Car Show, Truckee Regional Park, 530.582.9062
13-14	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
18	Northstar's Evening Mountain Bike Series Race
18-Aug 17	Lake Tahoe Summer Music Festival, performances every Thursday and Saturday, various venues, 530.583.3101; www.tahoemusic.org
20	Northstar Annual 5K & 10K Fun Run, 530.562.1010
20-Aug 25	Shakespeare Festival, Sand Harbor State Beach, Incline Village, NV, 800.747.4697
25	Northstar's Evening Mountain Bike Series Race
27-28	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
*Events at Northstar are in bold.	
*For the most updated calendar, please visit <a href="http://www.northstaratahoe.com">www.northstaratahoe.com</a> .	
<b>AUGUST</b>	
1	Northstar's Evening Mountain Bike Series Race
5-11	Har August Nights, Classic Car Event, Reno, 775.536.1936
8	Northstar's Evening Mountain Bike Series Race
8	Tahoe Summer Music Festival at Northstar, 585.FEST
8-10	Woolen Boat Week, Tahoe Yacht Club, Tahoe Vista, 530.581.4700
9-10	Concours d'Elegance Classic Woolen Boat Show, Carnation Bay, 530.581.6700
10-11	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
10-11	Truckee Championship Rodeo, Truckee, 530.582.9857
15	Winemaker's Dinner, Timbercreek Restaurant, 530.562.2250
15	Northstar's Evening Mountain Bike Series Race
16-18	MS Society Bike Tour
24-25	24-Hours of Tahoe Mountain Bike Race, 530.562.1010; <a href="http://www.grannygear.com">www.grannygear.com</a> <i>*Some trails will be closed for this weekend</i>
31- Sept 1	Splendor of the Sierra Fine Arts and Crafts Fair, Northstar, 530.562.1010
31- Sept 1	Tahoe Jazz Festival, Northstar, 530.562.1010; <a href="http://www.tahoejazz.org">www.tahoejazz.org</a>
<b>SEPTEMBER</b>	
7-8	California State Cross-Country and Downhill Race, Northstar, 530.562.1010
7-8	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
7-8	5th Annual Truckee Railroad Days, Historical Downtown Truckee, 530.546.1221
19	Winemaker's Dinner, Timbercreek Restaurant, 530.562.2250
22-23	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
28-Oct 3	Lake Tahoe International Film Festival, 530.583.FEST
<b>OCTOBER</b>	
5-6	Dirty Camp Mountain Bike Camp at Northstar, 800.711.DIRT
5-6	9th Annual Donner Party Hike, Truckee, 530.587.2757
13	Lake Tahoe Marathon, Tahoe City to South Lake Tahoe, 530.544.7096; <a href="http://www.laketahomaratathon.com">www.laketahomaratathon.com</a>
19	Winemaker's Dinner, Timbercreek Restaurant, 530.562.2250
19-20	Autumn Food and Wine Festival, 800.824.6348

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

#### LODGING

One free 1/2 day child care included per unit, per stay, maximum 4 children.

Unit Type	Recommended Per Occupancy	Rate Per Night
<b>ROOMS</b>		
Village Lodge Room	2	\$149
Village Loft	1	\$169
<b>CONDOMINIUMS</b>		
Studio	2	\$114
1 Bedroom/1 Bath	2	\$149
2 Bedroom/1 Bath	4	\$215
2 Bedroom/2 Bath	4	\$249
3 Bedroom/2 Bath	6	\$325
4 Bedroom/2 Bath	8	\$365

#### HOMES

3, 4 and 5 Bedrooms \$575-\$775  
Valid May 24 - October 27, 2002. Does not include 10% lodging tax or 2% housekeeping gratuity.

Summer lodging packages available. Groups of 20 or more, or guests needing 5 or more units, qualify for special group rates. Call 530.562.3581.

CALL 1.800.GO.NORTH or 530.562.1010 for more details or to book your summer getaway.

For Guest Services call 530.562.2267.

Book online at: [www.northstaratahoe.com](http://www.northstaratahoe.com)



#### WHAT THE FUTURE HOLDS

Over the next few years, we'll be adding a lot of new things to Northstar and our Village. But these aren't the kinds of changes that so often transform resorts into strange, unfamiliar places with no personality. We're taking our time to plan it right. Every improvement and change will only add to and accentuate what you already like about Northstar. The relaxed, friendly, down-to-earth feeling you get when you stay here will not change. There'll just be more of it. To see what we have planned, visit our New Visitor Center in the Village this summer or go to our "Completing the Vision" webpage at [www.northstarvillage.com/northstar](http://www.northstarvillage.com/northstar).

#### TRAVELING TO NORTHSTAR



Just 40 miles from Reno, 96 miles from Sacramento, and 196 miles from San Francisco. Take Interstate 80 to Truckee exit (Hwy 267) and travel 6 miles south. Call 530.562.1010 for more information.

P.O. Box 125, Truckee, CA 96160  
Reservations: 1.800.GO.NORTH • 530.562.1010 • Fax: 530.562.2210  
email: [northstar@haciawest.com](mailto:northstar@haciawest.com) • website: [www.northstaratahoe.com](http://www.northstaratahoe.com)  
All rates, dates, programs and products in this brochure are subject to change. Northstar, Northstar-in-Tahoe and  are registered service marks of Trinary Land Company.

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EXHIBIT 8

Tahoe Mountain Resorts Page 1 of 1



T A H O E  
M O U N T A I N  
R E S O R T S



HOMEOVERVIEWTRIP COORDINATORT A H O E M O U N T A I N R E S O R T SCURRENT OFFERSORDER CENTERCONTACT US

**Overview**

The Vision

Tahoe Mountain Resorts Map

East West Partners

**CALL NOW!**  
800-754-3070

Be one of the first to receive information regarding Founding Memberships.

**CONTACT US!**

## THE VISION

North America's Finest Four-Season Resort Experience

It's difficult to define Tahoe Mountain Resorts because it is truly one-of-a-kind and has no equal anywhere in North America. The story begins and ends with passion. Passion for Tahoe - its stunning beauty, its genuine nature and its timeless spirit. Passion for excellence. And finally, passion for creating North America's finest four-season resort experience. Using this passion as a guide, we are creating four outstanding communities and an unrivaled Club. Each community, while sharing in the overall vision of Tahoe Mountain Resorts, will offer unique attributes unto itself. Each will be dedicated to authenticity; to creating a true sense of community; to providing memorable events; and above all, to offering the Truest Tahoe Experience.



## THERE'S SOMETHING HAPPENING HERE

Tahoe Mountain Resorts | PO Box 3757 | Truckee, CA 96160-9937 | 800.754.3070

[info@tahoemountainresorts.com](mailto:info@tahoemountainresorts.com)

Website Design and Hosting by [www.ewtechnology.com](http://www.ewtechnology.com)

Placer County  
May 2003

Martis Valley Community Plan Update  
Final Environmental Impact Report

3.0-911

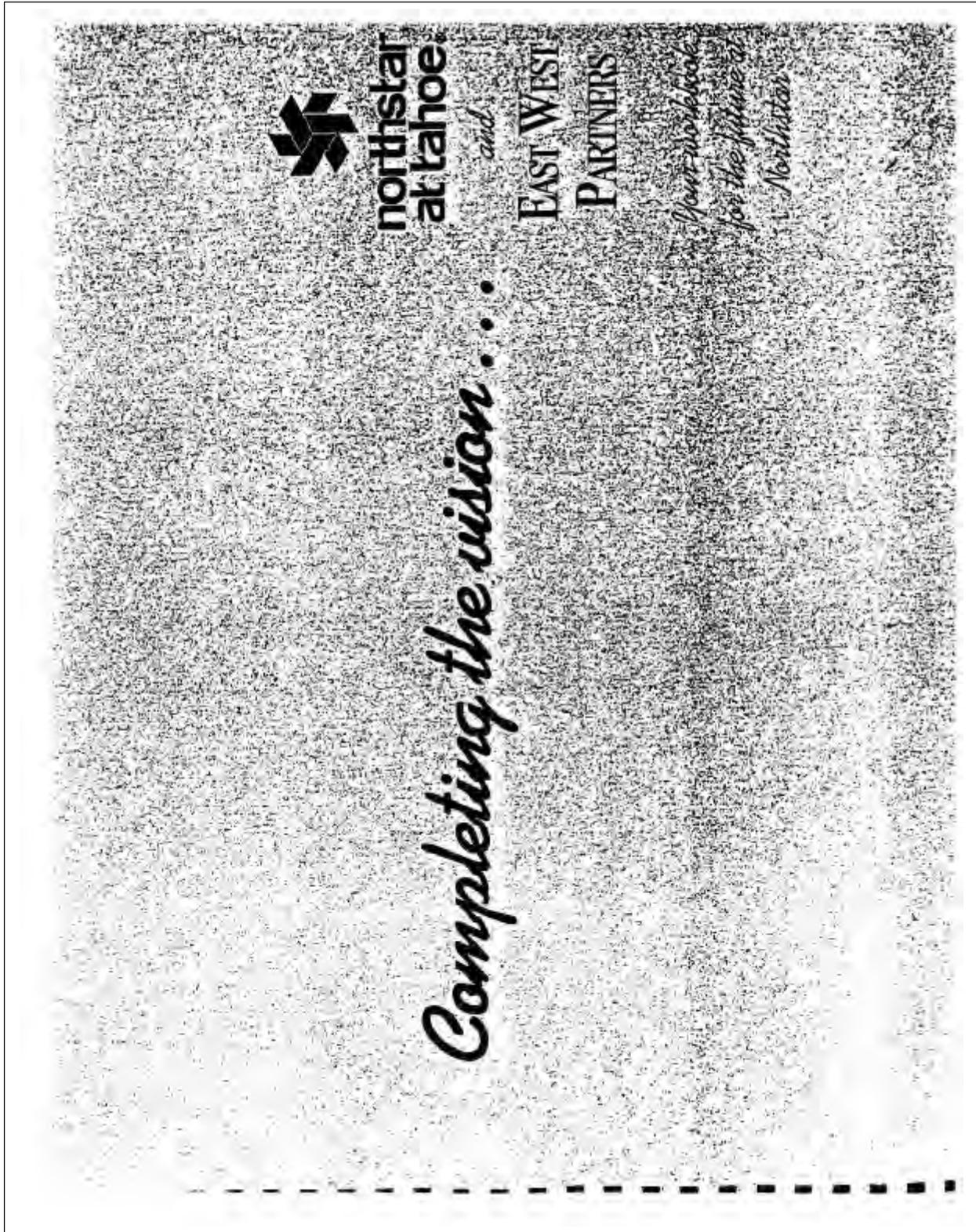
**3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR**

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EXHIBIT 9

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







Completing the report — Page 2	Notes
<p><b>Collaborating with East West Partners, Tahoe.</b></p> <p>Northstar established the need to complete the vision of the community, then set out to locate a development partner who shares Northstar's values and goals.</p> <p>Following an extensive, national search, Northstar has named Colorado-based East West Partners to complete development of the resort's real estate holdings, using the original master plan as a guide. Northstar and East West, as joint venture partners, will work together to refine the long-term plan and collaborate with Northstar property owners, employees and surrounding residents to complete the original vision for the community. Completion of the plans could take up to 15 years.</p> <p>"Only a handful of companies have significant mountain resort development experience, and we knew from past experience in other mountain communities that East West Partners is the best fit," says Tim Silva, Northstar general manager.</p> <p>"But what makes East West different is</p>	 <p><i>"We need to work closely with the Northstar community, employees and our neighbors."</i></p> <p>Roger Lessman is the partner in charge of East West Partners' north Tahoe office.</p> <p>their sensitivity to local concerns and their willingness to go the extra mile in working with the community. We feel confident that this is a company that shares our values."</p> <p>According to Silva, each company will be doing what it does best. "Our expertise is in resort operations. We will work to develop a vision, and continue to ensure a fun, safe and playful environment that is surrounded by the best guest services. Our goal was to find a partner that is the best mountain resort developer, and we found it in East West Partners," said Silva.</p>

Completing the vision - Page 3	Notes
<p><i>Guiding Principles</i></p> <p>As we begin work on completing the vision of Northstar, we all have many decisions to consider and choices to make. To be sure we are heading in the right direction, we have identified a number of principles that will guide our work:</p>	
<p><b>1. Respect for the community—</b> Northstar is a home, and home away-from-home, for many individuals and families. We promise to listen so that we can build the values and preferences of community residents into plans for the future of the resort.</p>	
<p><b>2. Honoring our commitments—</b>Both Northstar and East West Partners have strong financial backing, and that means staying power. Plans are important, but the long-term implementation of those plans is what counts. We will do what we say we are going to do.</p>	
<p><b>3. Best year-round recreation—</b> Whether it's skiing, snowboarding, golf or tennis, Northstar wants to offer Tahoe's best all-season recreation.</p>	
<p>To do this, recreational enhancements must accommodate anticipated increases in skiers and resort visitors.</p>	
<p><b>4. Festive, fun, human-scale Village—</b> In a recent survey of Northstar property owners, more than 75 percent said they would like to see more amenities and services in the Village. We are committed to creating a fun, human-scale Village that provides more of the services people say they want.</p>	
<p><b>5. A better traffic plan that includes convenient, pedestrian oriented transportation—</b>We want to create a better way of entering Northstar and better ways of getting around the community once you are here. To do that, we need to address existing problems and build convenient, pedestrian oriented transportation solutions into future development plans.</p>	
<p><b>6. Creating a "community resort"—</b> Northstar has a strong history of community. We are committed to a</p>	

<p>Community resort = a unique mountain environment that provides recreation, hospitality, leisure and learning for the whole family.</p>	<p>Notes</p>
<p><b>7. Respect for the environment—</b>Northstar is a special mountain environment with tall trees, streams, creeks and wildlife. We will respect the land's natural features. Vegetation will be protected, tree removal will be minimized, and we will cluster new homes to ensure that more open space is preserved. Structures will be designed to fit into their natural surroundings. We will promote responsible use of the environment with programs that foster reconnection with nature.</p>	<p>The future looks a lot like the present. It's important to preserve what makes Northstar a special place for families today.</p>
<p><b>8. Friendliest staff—</b>Northstar is known for friendly staff. We respect our employees and listen to their concerns and input. Housing and recreation needs of our staff are a priority as we plan for the future.</p>	<p><b>9. Built to last—</b>Mountain environments are harsh, and special materials and construction techniques are required to ensure that buildings stand the test of time. But equally important to longevity is architectural style. The use of classic Sierra materials, such as stone and wood, and an emphasis on hand-crafted techniques, will ensure that buildings look as fresh in 30 years as they do today.</p>
<p>Which principles are most important to you?</p>	



Completing the vision—Page 6

## Maps illustrate visions for the future . . .

Notes

**Proposed Northstar Improvements**

The first conceptual map that follows shows development improvements that are part of completing the vision of Northstar. See how these ideas incorporate the guiding principles outlined earlier:

- More than 75 percent of Northstar will be devoted to recreational use.
- Trail networks for summer and winter use will link all areas of the community, including the Village.

- New recreation and amenities will be added as new neighborhoods are created.
- All-season recreation will be kept in balance with increases in the numbers of skiers and visitors.



Northstar's tall trees, natural areas and all-season recreation are important today, and for the future.



Notes

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



Completing the vision — Page 8

### Enhanced mountain recreation

Many enhancements to mountain recreation are shown on the second conceptual map on page 11. Visitors and homeowners alike expect the latest and best mountain recreational opportunities, services, events, programs and amenities, and Northstar works hard to deliver.

The most recent mountain improvements have included on-mountain restaurants, a children's snowsports center, state-of-the-art snowmaking and grooming equipment, new trails, snow toys and a nighttime adventure park.

With new neighborhoods being developed at Northstar in the future, even more recreational improvements are planned.

"We are committed to enhancing Northstar's all-season recreation to keep pace with anticipated increases in skiers and resort visitors," says general manager Tim Silva. Significant improvements in recreation, services and amenities are slated to occur at Northstar, both in the short-term, and in the long run.

### \$10 Million in improvements

Just this season, Northstar is set to make \$10 million in mountain improvements. Planning and construction are already underway for significant increases in advanced ski terrain at Northstar's Lookout Mountain. In the 2000-2001 season, Northstar will open 200 additional acres of advanced terrain, including six new trails that are 1,200 vertical feet in length. The resort will also add a new high-



Advanced skiers can look forward to challenging new terrain with the opening of Lookout Mountain's new lifts and ski runs.

Notes

<p>speed quad lift, the Lookout Mountain Express. The current Lookout lift will be renamed Pioneer.</p> <p><b>More for the 2000-2001 season</b></p> <ul style="list-style-type: none"> <li>A new state-of-the-art rental shop on the plaza level of the Northstar Club in the upper village.</li> </ul> <p>This facility will feature all-new equipment inventory and a \$300,000 Snowell computerized tuning machine, to regularly sharpen and wax equipment. The facility will keep computerized guest data to save time on rentals.</p> <ul style="list-style-type: none"> <li>New snowmaking on Lookout Mountain, which will vastly improve early-season skiing.</li> <li>Addition of a 17-foot halfpipe and an HPG17 Superpic Shaper.</li> <li>Addition of "Homerun," a new trail to provide additional ski-in/ski-out access to the Big Springs area, as well as serve as an alternate way home at the end of the day.</li> <li>An increase in the acreage and grooming</li> </ul>	<p>at PAW Parks for Kids.</p> <ul style="list-style-type: none"> <li>Faster, more efficient lift ticket sales from a new ticket structure in the Village.</li> <li>A new guest services center in the Village where snowmobile tours and First Tracks reservations can be made.</li> </ul> <p><b>Long-term investments</b></p> <p>For the future, Northstar is investigating mountain and operational improvements to enhance the overall guest experience. Planning work undertaken to date indicates that these are the types of investments that will be needed:</p> <ul style="list-style-type: none"> <li>A significant increase in the number of skiers lifted from the base of the mountain is contemplated. With new high capacity/ high speed lift technology, there would be a 54 percent increase in the number of skiers lifted from the base, rising from 4,300 to 9,300 skiers per hour.</li> <li>Greater terrain diversity is contemplated—from gladed tree skiing, to open bowls, with a 60 percent increase in devel-</li> </ul>
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Notes

See map for mountain improvements that are scheduled for the 2000-2001 season.

Completing the Vision—Page 117

*"The most dramatic near-term improvement Northstar skiers will notice is the opening of Lookout Mountain."*

oped runs.

Access to untapped areas of Northstar will require new lifts, nearly doubling the number that exist today.

Even though the number of skiers would increase, "skier density" would decrease with the addition of new terrain.

Northstar also is investigating how new trails at the resort can tie into a regional trail system in the future.



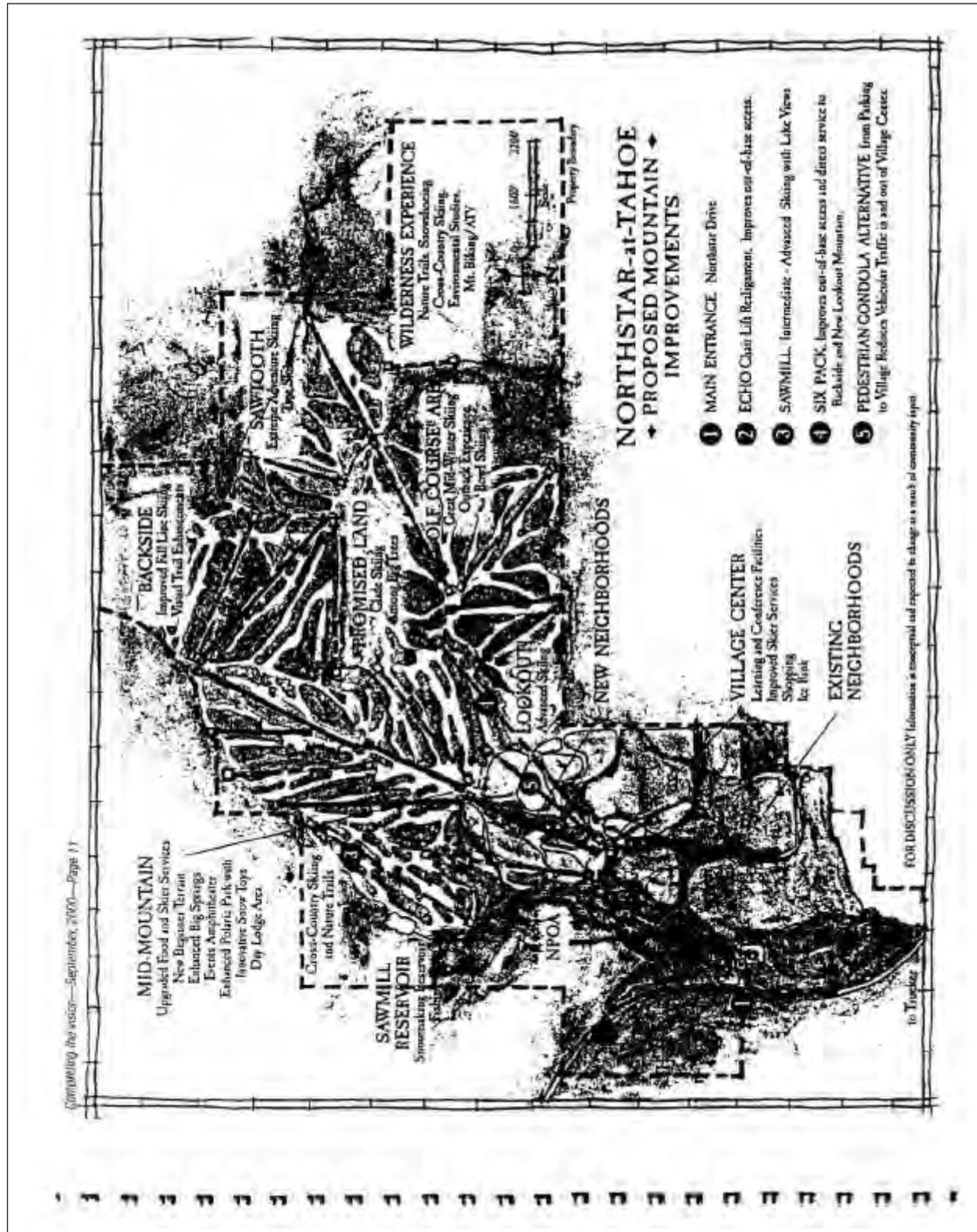
Northstar's parent company, Booth Creek Ski Holdings, has recently made significant investments to improve the guest experience, including new mountain restaurants, a children's snowsports center, state-of-the-art snowmaking expansions and grooming equipment, new trails, snow toys and a nighttime adventure park.



Tom Silva, Northstar General Manager, stands next to the new Lookout Mountain lift, under construction at Northstar. The new lift is scheduled to open in the winter of 2000-2001 and will serve the steepest terrain at Northstar to date. Combined with 1983 additions, Northstar will finally provide the variety of terrain needed for all skill levels.

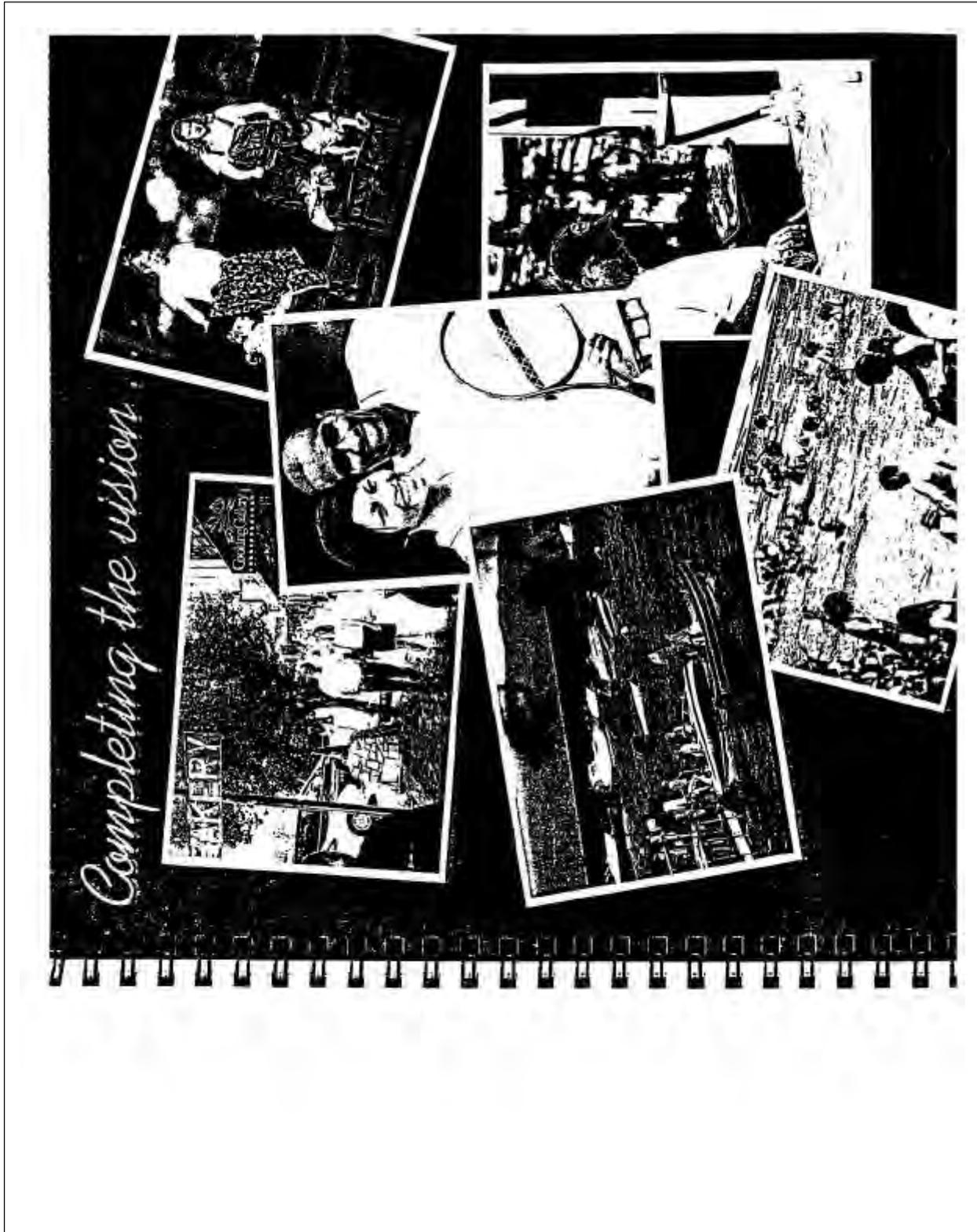
*Notes*

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



<p>Notes</p>	<p>Questions? Use this space to keep track of the things you want to know.</p>
<p>Completing the Vision - Page 12</p>	<div data-bbox="451 865 1079 1255" data-label="Image"> </div> <div data-bbox="1112 940 1258 1255" data-label="Caption"> <p>As new homes are built at Northstar, existing facilities will be expanded and new amenities developed. Throughout the process of completing the vision of Northstar, the community will be invited to join in many decisions.</p> </div> <div data-bbox="500 1285 1266 1690" data-label="Text"> <p><b>New neighborhoods, new amenities</b>          Northstar is an all-season resort. While mountain improvements are slated to occur, what about summer recreation? And what about other community amenities? Many existing Northstar property owners have asked if the addition of new neighborhoods will lead to overcrowding of community facilities.          The answer is no.          As new neighborhoods are created, new amenities will be developed as well.          Discussions are underway with the Northstar Property Owners Association (NPOA) concerning homeowner associations within the new neighborhoods, as well as management of and access to new recreational amenities. More extensive discussions are needed before a plan can be finalized. What can be said today is that Northstar's preference is to create one, united community with one homeowner association.</p> </div>

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





*Notes*

Completing the vision Page 14

*"Having many people's residences right in the heart of the Village adds to the festive atmosphere and community spirit."*

pursue other activities at a resort. The future of Northern hinges on creating a community resort that has all the ingredients people are looking for in the future.

While many activities will be spread throughout the resort - just as they are today - the Village will serve as the heart of the community. Whether the activity is fine dining, programs that help people reconnect with nature, educational and self-improvement programs and activities or retreats and conferences, the Village will serve as a

focal point and center for social gatherings.

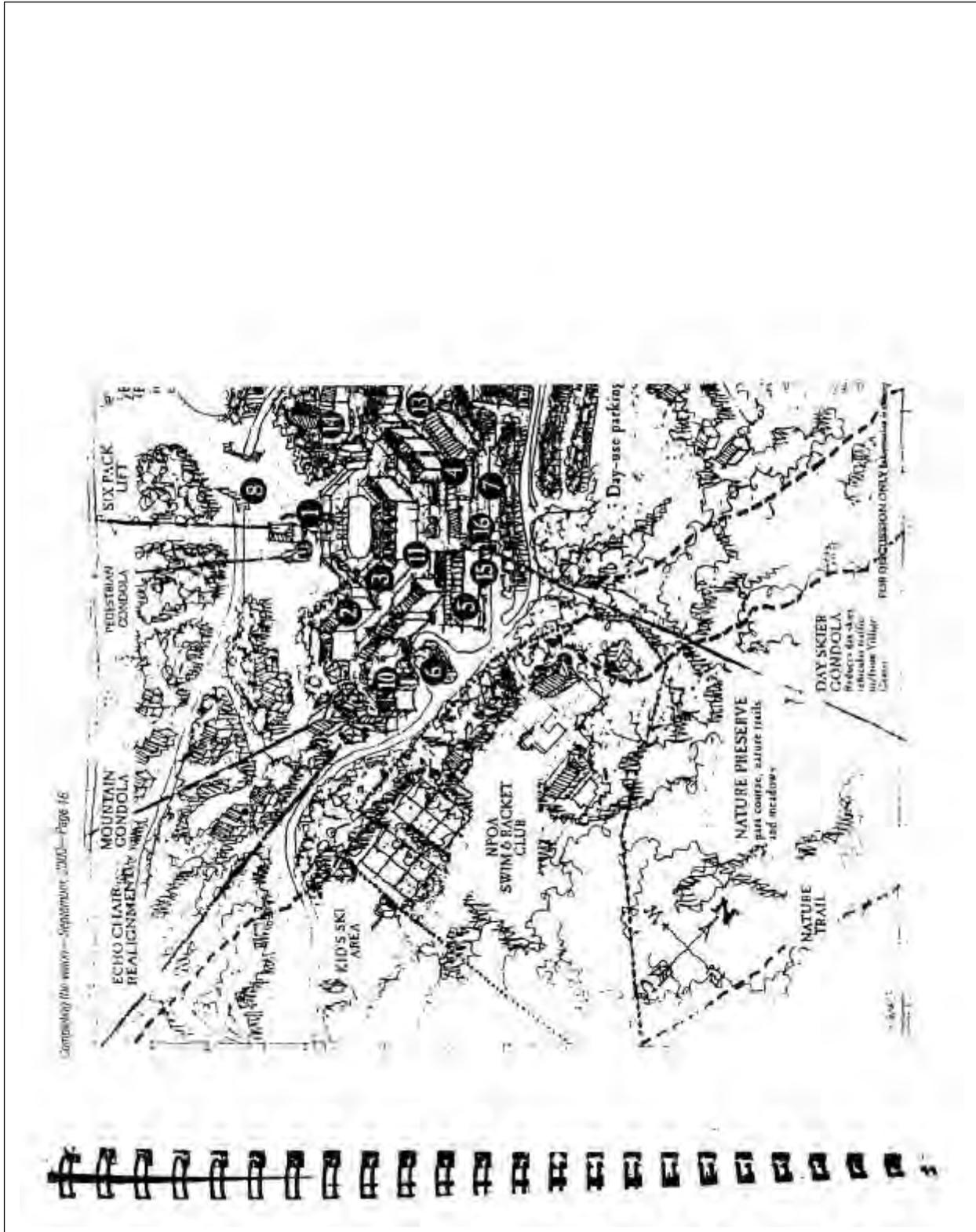
• **New Village residences**

A key element of a festive village is increasing the number of residences throughout the village core. "Having many people's residences right in the heart of the Village increases the activity in the Village, which adds to the festive atmosphere and community spirit," says David Tirman who is East West Partners' project manager for the Village enhancements. "All the people



<p>whose condominiums will be in the Village will create foot-traffic as they walk to and from shops and restaurants and the ski lifts, or on outdoor balconies overlooking the Village's main street, and participate in the various learning and social experiences centered at the Village.</p> <p>"Increasing the number of people and residences in the village core is perhaps the most important element of the Village enhancements, because all the other improvements depend upon having enough people." Initial plans call for 200 new housing units in the core village, with a mixture of ownership options.</p> <ul style="list-style-type: none"> <li>• <b>Rustic architectural style</b></li> </ul> <p>Village architecture will be inspired by the grand lodge designs at national parks like Yosemite and Yellowstone. There will be varied roof pitches and bulging heights, traditional dormer windows and overhangs, constructed with natural stone and wood. Buildings will vary in height and will be situated to allow the maximum amount of</p>	<p>sunlight in public gathering places.</p> <ul style="list-style-type: none"> <li>• <b>Underground village parking, improved drop-off</b></li> </ul> <p>To make the village work as a pedestrian friendly environment, cars must be minimized. But adding residences creates the need for more parking. To resolve this, underground parking will be created beneath the village core. Enhancements also call for an improved drop-off area at the Village to keep traffic flowing smoothly. Many devices will be used to even out terrain so that skiers can avoid steps and hills, including the possibility of outdoor escalators.</p>	
<p>Notes</p>	<p>Note the specific amenities on the conceptual map of the Village on page 16</p>	

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

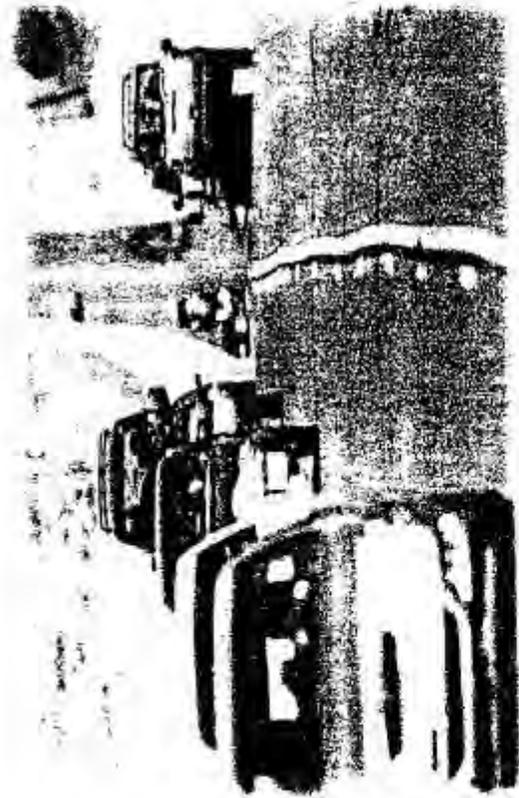


Completing the vision—Page 17

*Getting around Northstar*

**Auto and Pedestrian Circulation**

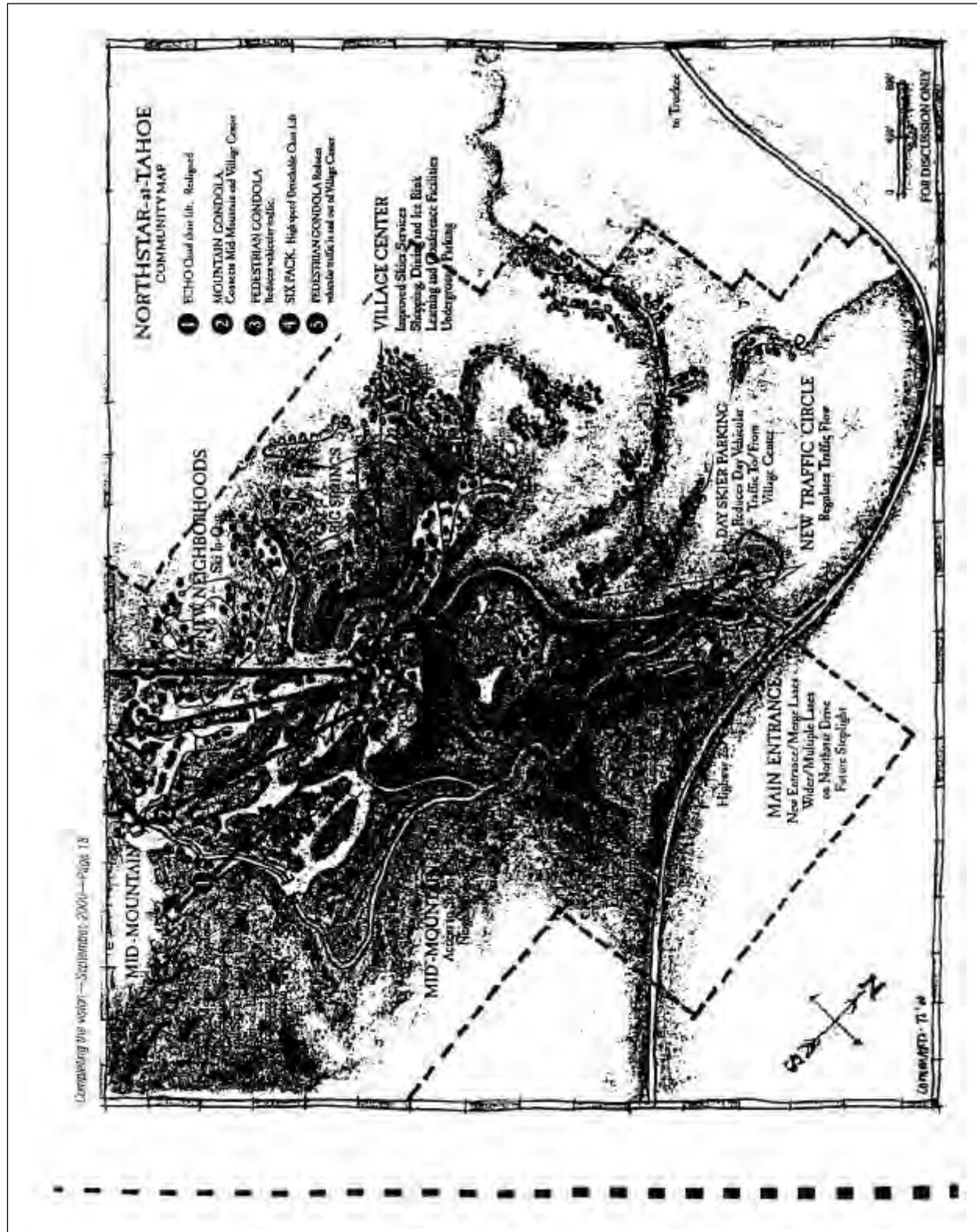
The traffic and circulation map that follows outlines a number of road, parking and trail improvements that will increase ease of circulation for residents and visitors to Northstar. Take the time to review the map carefully and make notes of your comments and ideas.

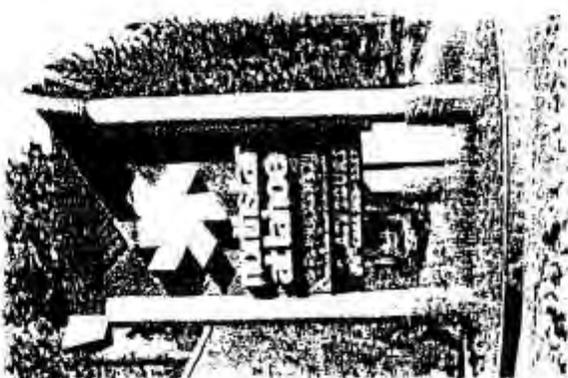


A number of road and pedestrian improvements will make it easier to get to Northstar, and easier to get around once at the resort.

Notes

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



<p>Compiling the vision—Page 19</p> <p><i>What's next? Help us plan.</i></p> <p>Both Northstar and East West Partners of Tahoe are committed to involve the community in every aspect of completing the vision at Northstar. Using the information and conceptual maps provided in this workbook, you can collect your own thoughts, ideas and questions in the "Notes" spaces provided.</p> <p>In this way, you can be prepared to make your participation in the process as effective as possible. We appreciate your investment of time and interest and look forward to working together.</p> <p><b>Property Owner Advisory Committee</b></p> <p>The Northstar Property Owners Association (NPOA) has set up the Northstar Development Advisory Committee (NDAC). East West Partners and Northstar are working closely with this committee, which is comprised of close to twenty individuals representing a cross-section of the Northstar property owner community and individual homeowner associations.</p> <p>East West and Northstar have also held</p>	 <p>meetings with individual condominium associations.</p> <p><b>First step is Village enhancements</b></p> <p>The village center plans are the first step in the development process. Northstar and East West Partners are</p>	<p>Notes</p> <p><i>Make sure you're on the mailing list to receive regular updates.</i></p>
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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

Notes	Feedback on conceptual plans
Completing the vision -- Page 20	<p>submitting an application to Placer County to launch the formal review process for the village enhancements. Plans will be thoroughly reviewed by the County, and the county process provides many opportunities for the community to provide input and for plans to be refined. The goal is to launch construction of the first phases of the village enhancements beginning in the spring of 2001.</p> <p><b>Employee housing is priority</b></p> <p>An application is being submitted to Placer County to construct a 300-bed on-site housing complex for employees. "Northstar is known for our friendly, capable employees," says Northstar's Silva. "Providing housing for employees is critical to attracting the best people." The housing complex will be located on a site screened by trees near the Northstar administrative center. It is anticipated that construction of the employee housing would occur during the summer of 2001.</p>
	<p><b>Please note:</b>  <i>Information contained in this workbook is conceptual only, and is expected to change as we gain public input.</i></p>

*Completing the vision: The Northstar Team*

**Northstar**

P.O. Box 129, Truckee, CA 96160  
530-562-1010

From its opening in 1972, Northstar at Tahoe has earned a reputation as the region's premier family resort. The property was originally owned and developed into a ski resort by Fibreboard Corporation.

Though in its early days Northstar was chiefly known as an intermediate and beginner area, that changed in 1983 with development of the long, steep runs on Northstar's back side.

Today, the resort is a destination for skiers and snowboarders of all levels. Northstar is ranked third in skier day volume in the Tahoe area. It is the Sierra's most complete, year-round, resort master plan community. Northstar is one of the few ski resorts in the U.S. to operate on private land. Northstar has repeatedly been ranked one of the top 10 family resorts in the nation.

**Booth Creek Ski Holdings, Inc.**

9705 Highway 267, Suite 3, Truckee, CA 96161  
530-550-5100

Booth Creek is Northstar's parent company, purchasing the resort in 1996. Since that time, Booth Creek has made more than \$15 million in investments at Northstar. Booth Creek is the fourth largest ski resort owner and operator in North America.

The company owns distinctive regional resorts located within 200 miles of major metropolitan areas. Booth Creek employs more than 5,700 people during peak season. Booth Creek's resorts collectively logged approximately 2.4 million skier visits this past season. In California, Booth Creek owns and operates Northstar, Sierra-at-Tahoe and Bear Mountain.

**East West Partners**

P.O. Box 2537, Truckee, CA 96160  
530-587-2222

East West Partners is an acclaimed mountain resort and planned community developer, best known for its work in Colorado. East West is a family of related, independent companies specializing in building, selling, managing, financing and supporting high quality real estate communities.

Over the past two decades, the company has developed primary residential planned communities, resort properties that combine residential with recreational facilities, and club, recreation and hospitality facilities. East West has won two major Urban Land Institute awards. No other company in the nation has received two such awards. East West's north Tahoe office is headed by Roger Lessman.

*"More information about completing the vision of Northstar will be available on the new web site at <http://www.northstarvillage.com>."*

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

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EXHIBIT 10

Truckee River Watershed Council

530-550-8750 (w)  
530-550-8761 (ex)

# Truckee River Watershed Baseline Assessment (Middle Truckee)

March 2002

**TRUCKEE RIVER  
WATERSHED  
BASELINE  
ASSESSMENT**

In 1998, a local group of interested individuals, agency personnel, local business owners and others formed a Coordinated Resource Management & Planning group (CRMP). The group came together to develop and implement a locally initiated watershed assessment and resource management plan for the Middle Truckee River.<sup>1</sup>

To better reflect its long-term watershed management goals, the CRMP group changed its name to the **Truckee River Watershed Council (TRWC)** in 2001.

One of the Council's first tasks was to begin a watershed assessment process. To launch the process, the TRWC contracted with consultant Tom Lagerquist of Peregrine Environmental (Folsom, CA) to identify, collect and begin analyzing existing socio-political, physical, biological and other data on the watershed. The work of Peregrine Environmental was continued by Kerri Timmer of Sierra Connections (Grass Valley, CA) and is presented here as a baseline assessment, giving us an overview of key watershed conditions and trends as we know them today.

The baseline assessment was reviewed by and is a product of the participants of the Truckee River Watershed Council. It is designed to help the Council and others understand the watershed as a whole and begin prioritizing areas within the watershed for further study. It is not intended to identify specific problem sites or locations nor to outline any particular action at this time. That work will come later after more detailed analysis and planning.

The next step for the Watershed Council is to use this data to evaluate subwatersheds within the Middle Truckee and start identifying specific opportunities for action and developing recommended management strategies to address larger issues or concerns in the watershed. That step will lead to a more comprehensive watershed management plan that can be agreed upon by all members of the TRWC.

*GOAL: collect, organize, and summarize existing scientific and cultural information to form the basis for further assessment and development of a watershed management and implementation plan for the Middle Truckee watershed.*

*Sponsored by the Truckee River Watershed Council and supported, in part, by funding from the State of California Resources Agency through the UC Davis Public Service Research Program and the California Department of Conservation Watershed Coordinator Grant Program.*

Version 1.0

<sup>1</sup> The Truckee River has its headwaters in California's Sierra Nevada mountains, from which it flows into the southern end of Lake Tahoe. Some maps designate this portion of the river as the **Upper Truckee**. The portion of river that flows from the outlet at Tahoe City to the California-Nevada state line is often referred to as the **Middle Truckee** (see map, next page). The river from the California-Nevada state line to its terminus in Pyramid Lake is typically referred to as the **Lower Truckee**.

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



The Council's primary area of focus is the 35-mile stretch of river that runs northeast from Tahoe City to the California/Nevada state line. The Middle Truckee watershed – the area draining into the Middle Truckee River – covers approximately 435 square miles, or 285,000 acres of land, most of which is in California.

About 16% of the Middle Truckee drainage, including the eastern portions of the Gray and Bronco creek drainages, sits across the state line in Nevada. The so-called "Lower" portion of the watershed continues beyond the state line, where the river flows for another 80+ miles to its terminus in Pyramid Lake, Nevada.

The change in the river's elevation from the outlet at Tahoe City [elev. 6,200 ft.] to the state line [elev. 5,050 ft.], contributes to a wide range of land uses, soil/geology/vegetation types, population densities, species diversity, and other characteristics within the watershed, all of which need to be understood in order to plan effectively for the future.

It is the intent of the Truckee River Watershed Council to use this assessment and other information to help improve watershed planning and management in the Middle Truckee watershed.

**EXHIBIT 11**

EPA Global Warming: Impacts - Mountains
Page 1 of 2

global warming  
visiting




global warming

climate
emissions
impacts
actions

IMPACTS Impacts Bibliography

## Climate Change and Mountain Regions

Introduction | Risks to Habitat | Effect on Freshwater | Impacts on Glaciers

*Visit a case study on the impacts of climate change on the US Western Mountains and Plains*

### Introduction

Mountains cover close to 20 percent of the Earth's surface, providing a home to approximately one-tenth of the global human population. With their varied topography, steep gradients, and ecological isolation, mountains support a higher diversity of ecosystems and a larger percentage of endemic [see [glossary](#)] species than most lowland regions do. Mountainous areas throughout the world provide essential resources such as timber, minerals, recreational escapes, and a significant portion of the freshwater consumed by humans.

The contiguous United States has two primary mountain regions: the western ranges (including the Sierra Nevada, the Cascade Range, the Rocky Mountains, and various other distinct ranges) and the eastern Appalachians. The headwaters of the Missouri, Columbia, Salmon, Colorado, Rio Grande, Hudson, and other great rivers are found in the mountains of the United States.

### Risks to Habitat

Global climate change poses a number of potential risks to mountain habitats, although scientists cannot predict the impacts with confidence. Despite the uncertainties, researchers expect that over time, climate change generally to affect mountain and lowland ecosystems, the frequency and intensity of forest fires, the distribution of water, and the diversity of wildlife.



Studies suggest that a warmer climate in the United States would cause lower-elevation habitats, such as western Douglas fir forests, to expand into the higher alpine zone. Such a shift would encroach on rare alpine meadows and other high-altitude habitats. High-elevation plants and animals have limited space available for new habitat as they move higher on mountains in response to long-term changes in temperature.

### Effect on Freshwater

Changes in the depth of mountain snowpacks and glaciers, and changes in their seasonal melting, can have powerful impacts on areas that rely on freshwater runoff from

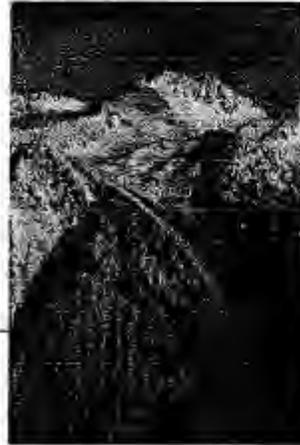
<http://www.epa.gov/globalwarming/impacts/mountains/index.html>
7/16/02

mountains. Rising temperatures may cause snow to melt earlier and faster in the spring, shifting the timing and distribution of runoff. These changes could affect the availability of freshwater for natural systems and human uses, such as agriculture.

If freshwater runoff is reduced in the summer months because of earlier melting, soils and vegetation may become drier, increasing the risk and intensity of wildfires. Changes in stream flow and higher water temperatures also could affect insects and other invertebrates that live in streams and rivers, with repercussions up the food chain for fish, amphibians, and waterfowl.

**Impacts on Glaciers**

Changes in climate already are affecting many mountain glaciers around the world. In Montana, Glacier National Park's largest remaining glaciers are now only a third as large as they were in 1850, and one study estimates that all glaciers in the park may disappear completely in the next 30 years. Researchers have documented rapid mountain glacier retreat in Greenland, the European Alps, the Himalayas, Ecuador, Peru, Venezuela, New Guinea, and East Africa, among other places.

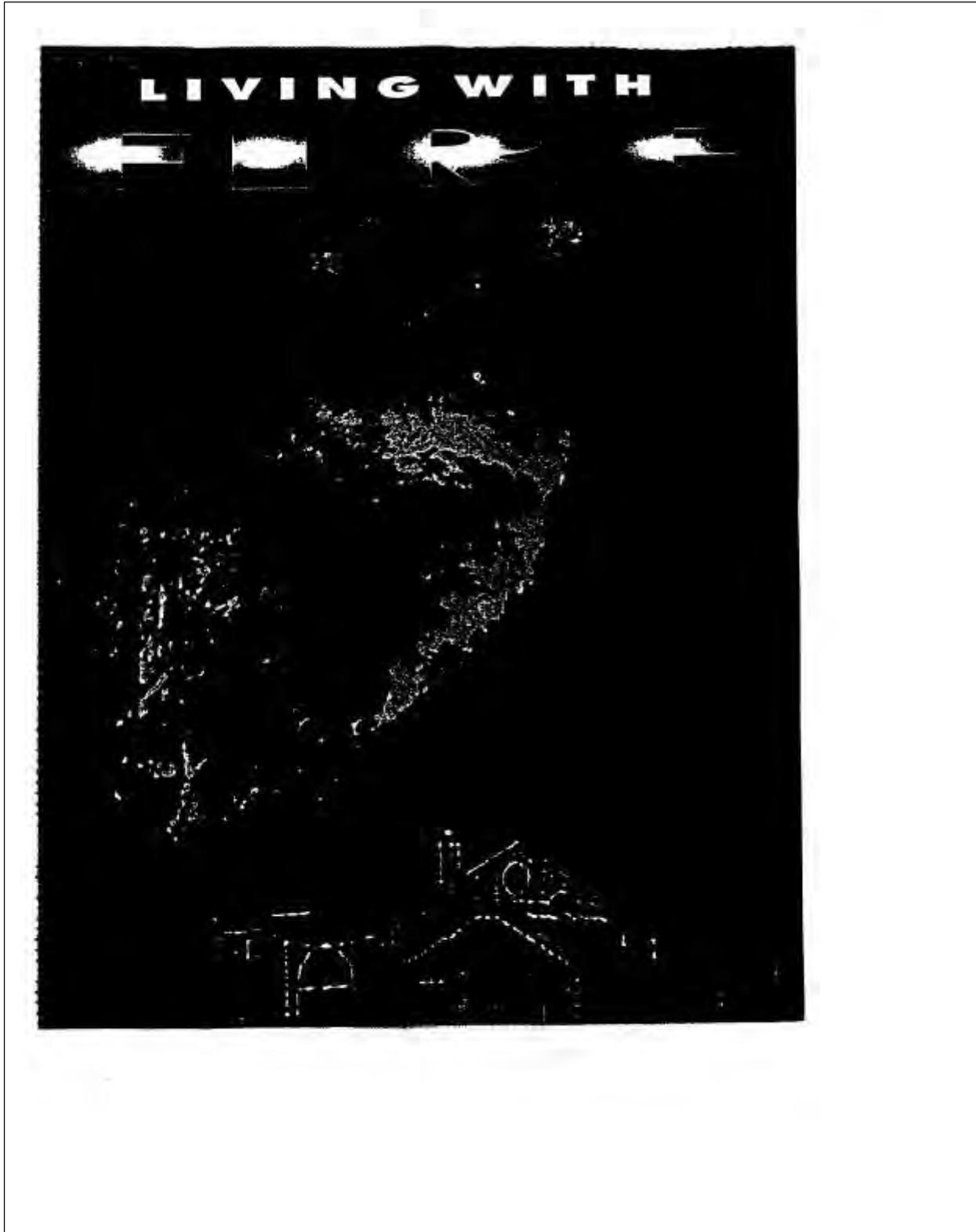


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<http://www.epa.gov/globalwarming/impacts/mountains/index.html>  
Last Updated on September 25, 2001

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

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EXHIBIT 12



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

# LIVING WITH FIRE

## IN SAN MATEO COUNTY



**Mission Statement, Fire Safe San Mateo County**

The Mission of Fire Safe San Mateo County is to maintain the quality of life and property for the citizens living in the wildland-urban interface zones of San Mateo County. Working together, we can achieve effective fire prevention, education and planning.

The key elements of the Mission are to reduce hazardous vegetation, the creation of defensible space around structures, and the education of citizens regarding fire hazards and fire behavior through the guidance of local agencies.

**M**uch of San Mateo County is considered a high hazard fire environment. Based on past experience, this area possesses all the ingredients necessary to support large, intense, and uncontrollable wildfires.

Within this hazardous environment, there are individual homes, subdivisions, and entire communities. Many of these homeowners, however, are ill prepared to survive an intense wildfire. Since it is not a question of "if" a wildfire will occur but "when," the likelihood of human life and property loss is great and growing.

There is increasing recognition that our ability to live more safely in this fire environment depends upon "pre-fire activities." Pre-fire activities are actions taken before a wildfire occurs which improve the survivability of people and homes. They include proper vegetation management around the home (known as defensible space), use of fire resistant building materials, appropriate subdivision design, and other measures. Research clearly demonstrates that pre-fire activities save lives and property.

*The pre-fire activities implemented by this homeowner included a grass and soil mulched landscape, reduction of tall/dense vegetation around the perimeter of the property, a fire resistant roof, and a good access road with a barricaded area. As seen in the photo, these pre-fire activities were effective.*



### THE "WHY WE'RE WORRIED ABOUT WILDFIRE" EQUATION

Fire is a natural part of our environment. Our forests, shrublands and grasslands were burning long before there was an urban interface.	+	People are living in this fire environment. Many homes are built and maintained without regard to wildfire.	+	There is a greater chance of fire starts. With more people using our wildlands, more fire ignitions are likely.	+	Increased wildfire risk translates into greater loss of life, increased property damage, increased economic loss, increased human suffering, and increased environmental damage.
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### 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

## THE LIMITATIONS OF WILDLAND FIREFIGHTING

A lot of people assume that when a wildfire starts, it will be quickly controlled and extinguished. This is an accurate assumption 97% of the time. For most wildfires, firefighters have the ability, equipment, and technology for effective fire suppression. But 3% of the time wildfires burn so intensely that there is little firefighters can do. Preserved at right are firefighter tactics as they relate to wildfire flame length.



When wildfire flame lengths exceed 11 feet, direct firefighting efforts are ineffective. Under these conditions, firefighters use roads, streams, and other barriers to contain the wildfire.

FLAME LENGTH	EFFECTIVE FIRE SUPPRESSION TACTICS *
Less than 4 ft	Fireline constructed with hand tools, such as shovels and axes, can be effective at the front of the fire.
4 to 8 ft	Buildovers and other heavy equipment will be needed to construct an effective fireline. When bulldozers are not available, fire engines with hoses and water will be required to "knock down" the flames before the fire crews with hand tools can be effective. Or fire crews must construct a fireline at a considerable distance from the fire.
8 to 11 ft	Aircraft with fire suppressing retardant or helicopters with water are required to reduce the fire's rate of spread before fireline construction by crews or bulldozers can be effective.
More than 11 ft	Direct fire suppression efforts will be ineffective. Retreat to existing roads, streams and other barriers that run perpendicular to the fireline and the advancing fire front.

## IMPROVE THE ODDS: CREATE A... **DEFENSIBLE SPACE**

In most areas, a safety zone should be cleared away from your home for a distance of not less than 30 feet. As the slope of your lot increases, additional clearance as far out as 100 feet or more may be necessary. Flammable vegetation too close to your home will make it almost impossible for firefighters to save your home in the event of a brush fire.

San Mateo County Fire Safe Committee recommends the following ways to maintain a defensible space between homes and flammable vegetation and combustible growth:

- Clear away flammable vegetation and combustible growth a minimum of 30 feet away from homes. If a wooden deck is part of the back of the home, this 30-foot distance starts from the edge of the deck outward. Brush and weeds must be cut to the ground, raked up, and removed from the property. Single specimens of trees and shrubbery used as ground cover, provided that they don't form a means of rapidly transmitting fire from the native growth to any structure, can be kept in this 30-foot space.
- Trim trees horizontally so at least 10 feet away from the home and decks. If a homeowner wishes to keep a tree within this 30-foot distance they must trim any nearby trees a minimum of 10 feet away from this tree within this 30-foot space.
- Large trees must be limbed up to a minimum of six feet above the ground and smaller trees limbed up proportionately.
- Homes that have any type of slope must have an additional defensible space created. This distance must be an additional minimum of 70-foot space in addition to the first 30 feet for a total of 100 feet. In this additional 70-foot space, the vegetation should be cut so that it is not more than 18" above the ground. The cut vegetation can be left in place as long as it is mulched down. Trees within this 70-foot space should also be limbed up a minimum of 6 feet above the ground for large trees and proportionately for smaller trees. Flammable vegetation and combustible growth should be cut and removed from below the canopies of the trees in this 70-foot space. Refer to the step-by-step process beginning on page 6 to create a defensible space.

### Defensible Space Factor Study: Findings from the California Point Fires

Characteristics of Structure and Site	Probability that Structure Survived
Wood roof, <30' defensible space, no defensive action taken	4%
Wood roof, <30' defensible space	15%
Wood roof	19%
Nonwood roof	70%
Nonwood roof, >30' defensible space	90%
Nonwood roof, >30' defensible space, defensive action taken	99%

## FREQUENTLY ASKED QUESTIONS ABOUT DEFENSIBLE SPACE



Woodburn house caught fire last fall by Arato, courtesy.

As the number of people living in and near to wildland grows, the likelihood of fires being threatened by wildland vegetation is critical factor in determining whether or not one will survive a wildfire in the type, extent, and maintenance of vegetation surrounding the house. In the 1980's, the term "defensible space" was coined by the education management practices aimed at limiting the wildfire threat to homes. This role responds to some of the community-asked questions about defensible space:

### WHAT IS DEFENSIBLE SPACE?

Defensible space refers to that area between a house and an encroaching wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the house. In essence, defensible space is simply a homeowner's properly maintained backyard.

### WHAT IS THE RELATIONSHIP BETWEEN VEGETATION AND WILDFIRE THREAT?

Many people do not view the plants growing in their property as a threat. But in terms of wildfire, what is growing adjacent to their homes can have considerable influence upon the survivability of their houses. All vegetation, including naturally occurring native plants and ornamental plants in the residential landscape, is potential wildfire fuel. If vegetation is properly modified and maintained, a wildfire can be slowed, the path of flames shortened, and the amount of fuel reduced, all of which assist firefighters to defend the home against an encroaching wildfire.

### HOW DO I CHANGE THE VEGETATION ON MY PROPERTY TO REDUCE THE WILDFIRE THREAT?

The objective of defensible space is to reduce the wildfire threat to a home by changing the characteristics of the adjacent vegetation. Defensible space practices:

- increase the moisture content of vegetation,
- decrease the amount of flammable vegetation,
- shorten plant height,
- alter the arrangement of plants.

This is accomplished through the "Three R's of Defensible Space". The article "Creating an Effective Defensible Space" provides detailed information about changing vegetation characteristics for defensible space.

### THE FIRE DEPARTMENT IS SUPPOSED TO PROTECT MY HOUSE, SO WHY BOTHER WITH DEFENSIBLE SPACE?

Some individuals incorrectly assume that if fire engines will be parked in their driveway and firefighters will be actively defending their homes, a wildfire approaching during a major wildfire event will be stopped. Unfortunately, even with the best of fire departments, firefighters cannot be everywhere. In addition, firefighters are not trained to defend homes. The key to fire reduction is to reduce the wildfire threat to the home. This can be accomplished by reducing the amount of flammable vegetation surrounding a home. Consequently, the most important personal practice for home owners is to create defensible space for their property. And it is the owner's job to maintain the property, because firefighters cannot.

### DOES DEFENSIBLE SPACE REQUIRE A LOT OF BARY GROUND IN MY LANDSCAPE?

No. Unfortunately, many people have this misconception. While bare ground is certainly effective in reducing the wildfire threat, it is expensive and unacceptable also in appearance, soil erosion, and other reasons. Many homes have attractive, well-kept lawns and properties that also serve as effective defensible space.

### DOES CREATING A DEFENSIBLE SPACE REQUIRE ANY SPECIAL SKILLS OR EQUIPMENT?

No. For the most part, creating a defensible space requires routine gardening and landscape maintenance practices such as weeding, watering, feeding, plant removal, appropriate plant selection, and irrigation. The necessary equipment consists of common tools like a chain saw, pruning shears, loppers, weed-eater, shovel, and a rake. A chopper, compost bin, or a large rolled tarp dispenser may be useful in disposing of unwanted plant material.



### HOW BIG IS AN EFFECTIVE DEFENSIBLE SPACE?

Defensible space size is directly proportional to the distance from the house to which vegetation is managed to reduce the wildfire threat. The necessary distance for an effective defensible space is not the same for everyone, but varies by slope and type of wildland vegetation growing near the house. See the article entitled "Creating An Effective Defensible Space" for specific information.

### DOES DEFENSIBLE SPACE MAKE A DIFFERENCE?

Yes. Investigations of homes destroyed by wildfire indicate that houses with an effective defensible space are much more likely to survive a wildfire. Furthermore, homes with both an effective defensible space and a nonflammable roof (composition shingles, tile, metal, etc.) are many times more likely to survive a wildfire than those without defensible space and flammable roofs (wood shakes or shingles). These conditions give firefighters the opportunity to effectively and safely defend the home.

### DOES HAVING A DEFENSIBLE SPACE GUARANTEE MY HOUSE WILL SURVIVE A WILDFIRE?

No. Under extreme conditions, almost any house can burn. But having a defensible space will significantly improve the odds of your home surviving a wildfire.

### WHY DOESN'T EVERYONE LIVING IN A HIGH WILDFIRE HAZARD AREA CREATE A DEFENSIBLE SPACE?

The specific reasons for not creating a defensible space are varied. Some individuals believe "it won't happen to me". Others think the cost (time, money, effort, loss of privacy, etc.) outweigh the benefits. But some have failed to implement defensible space practices because of lack of knowledge or misconceptions.

## THE THREE R'S OF DEFENSIBLE SPACE

<b>Removal</b>	This technique involves the elimination of entire plants, particularly trees and shrubs, from the site. Examples of removal would be the cutting down of a dead tree or the cutting out of a flammable shrub.
<b>Reduction</b>	The removal of plant parts, such as branches or leaves, constitute reduction. Examples of reduction are pruning dead wood from a shrub, removing low tree branches, and mowing dried grass.
<b>Replacement</b>	Replacement is the substitution of less flammable plants for more hazardous vegetation. For example, removal of a dense stand of flammable shrubs and planting an irrigated, well-maintained flower bed would be a type of replacement.

## CREATING AN EFFECTIVE DEFENSIBLE SPACE\* ...A Step-by-Step Guide

Are you worried about the wildfire threat to your home, but aren't sure how to get started in making your home defensible? Then follow these six steps to an effective defensible space...

### HOW BIG IS AN EFFECTIVE DEFENSIBLE SPACE?

The size of the defensible space varies rapidly according to a distance extending outward from the sides of the house. This distance varies by the type of adjacent vegetation growing near the house and steepness of the terrain.

The minimum defensible space is 30 feet from the house and 100 feet from the sides of the house.

Recommended defensible space distance would extend out 10 feet from the sides of the house. If your house sits on a slope and the adjacent wildland vegetation is dense tall brush, your recommended defensible space distance would be 100 feet.

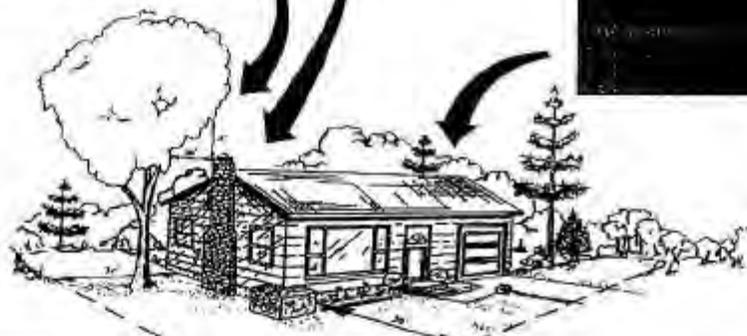
If the recommended defensible space goes beyond your property boundaries, contact the adjacent property owner and work cooperatively on creating a defensible space. The effectiveness of defensible space

increases when multiple property owners work together. The local assessor's office can provide assistance if the owners of adjacent properties are unknown. Do not work on someone else's property without their permission.

Temporarily mark the recommended distance with flagging or strips of cloth. Mail to your local fire station nearest your house. This will be your defensible space area.

**REMOVE**

1) Limbs within 10' of chimney  
2) Dead limbs which overhang building.



California Department of Forestry and Fire Protection  
Public Resources code 4291

**STEP 1)** Find the percent slope which best describes your property.  
**STEP 2)** Find the type of vegetation which best describes the wildland plants growing on or near your property.  
**STEP 3)** Break up continuous vegetation.  
**STEP 4)** Determine whether or not there are ladder fuels present.  
**STEP 5)** Create a 30-foot wide "lean, clear and green" area.  
**STEP 6)** Maintain the vegetation within the defensible space.

**REDUCE**

Amount of flammable vegetation within 30' of buildings, and such additional clearance, up to 100 feet, as may be directed.

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

## STEP ONE: FIND THE PERCENT SLOPE WHICH BEST DESCRIBES YOUR PROPERTY.

### Homeowner's Guide to Calculating Percent Slope

Hold this line parallel to the ground

**INSTRUCTIONS:**

1. Enlarge this diagram using a photocopying machine.
2. Mount photocopy on a piece of cardboard.
3. Punch a hole through photocopy and cardboard at the designated spot.
4. Thread a 12" piece of string through the hole and tie a knot in the end of the string on the backside of the cardboard.
5. Tie a 1" or larger weight to weight the other end of the string.
6. Hold the designated line parallel to the ground, sighting up slope along the edge of the cardboard.
7. The weighted string will indicate the percent of slope (steepness) for convenience, steepness of slope in degrees is provided in your metric.

Thread string through the hole and tie a knot

Punch hole here

40% (18°)  
20% (9°)  
0% (0°)

40% (18°)  
20% (9°)  
0% (0°)

40% (18°)  
20% (9°)  
0% (0°)

**STEP TWO: IS THERE ANY DEAD VEGETATION WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?** All vegetation including dead trees and shrubs, dead limbs lying on the ground or still attached to living plants, and grass, brush, and weeds, all present near the property, are considered dead. In some instances dead vegetation could be present near the recommended defensible space area. The removal of the types of dead vegetation and other practices and the recommended practices are provided below.

### TYPES OF DEAD VEGETATION AND RECOMMENDED PRACTICE

DEAD FUEL TYPE	RECOMMENDED PRACTICE
<b>STANDING DEAD TREE</b>	Remove all standing dead trees from within the defensible space area.
<b>DOWN DEAD TREE</b>	Remove all down dead trees within the defensible space area if they have recently fallen and are not yet embedded into the ground. Downed trees that are embedded into soil and which cannot be removed without soil disturbance should be left in place. Remove all exposed branches from an embedded downed dead tree.
<b>DEAD SHRUBS</b>	Remove all dead shrubs from within the defensible space area.
<b>DRIED GRASSES AND WILDFLOWERS</b>	Once grasses and wildflowers have dried out or "cured," mow and remove from the defensible space area.
<b>DEAD NEEDLES, LEAVES, BRANCHES, CONES (ON THE GROUND)</b>	Reduce thick layers of pine needles to a depth of two inches. Do not remove all needles. Take care not to disturb the "duff" layer (dark area of the ground surface where needles are decomposing) if present. Remove dead leaves, twigs, cones, and branches.
<b>DEAD NEEDLES, LEAVES, BRANCHES, AND TWIGS (OTHER THAN ON THE GROUND)</b>	Remove all dead leaves, branches, twigs, and needles still attached to living trees and shrubs to height of 15 feet above ground. Remove all debris which accumulates on the roof and in rain gutters on a routine basis (at least once annually).
<b>FIREWOOD AND OTHER COMBUSTIBLE DEBRIS</b>	Locate firewood and other combustible debris (wood scraps, grass clippings, leaf piles, etc.) at least 30 feet uphill from the house.

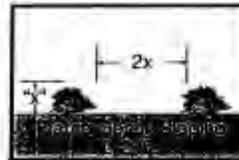
## STEP THREE: IS THERE A CONTINUOUS DENSE COVER OF SHRUBS OR TREES PRESENT WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?

Sometimes additional plants can be used as an unintended layer of vegetation to protect the property from nearby wanted residential plants. The more vegetation and dense the vegetation, the greater the wildfire threat. If this situation is present within your property, additional defensible space area, you should "break-it-up" by providing for a separation between plants in small groups of plants.



### Recommended Separation Distances for Shrubs

For areas with dense brush or thick trees, the recommended separation distance is dependent upon shrub height and steepness of slope. Specific recommendations are presented below.



Note: Separation distances are measured between canopies (overmost branches) and not between trunks.

For example, if your home is located on a 10% slope and the brush is four feet tall, the separation distance would be two times the shrub height or eight feet (2 x 4 ft shrub height equals 8 ft) of separation between shrubs. The recommended separation distance can be accomplished by removing plants or through pruning that reduces the diameter or height (shorter height means less separation) of shrubs.

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

**Steps One, Two, and Three**

**STEP THREE, continued**  
Recommended Separation Distances Between Tree Canopies

The recommended recommended separation distances between tree canopies is determined by the degree of slope. The specific recommendations are presented above.

**Note:** Separation distances are measured between canopies (outer most branches), and not between trunks.

For example, if your house is situated on a 30% slope, the separation of tree canopies within your defensible space should be 30 feet. Creating separation between tree canopies can be accomplished through tree removal.

Not only are steep slopes often considered high wildland areas, they are also highly unstable. When removing shrubs and trees from steep slopes, keep soil disturbance to a minimum. Also, it may be necessary to replace flammable vegetation with other materials as per fire insurance policies.

**STEP FOUR: ARE THERE LADDER FUELS PRESENT WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?**

Vegetation is often present at varying heights, similar to the rungs of a ladder. Under these conditions, flames from fires burning at ground level—such as a thick layer of pine needles, can be carried to shrubs, which can ignite still higher fuels like tree branches. Vegetation that allows a fire to move from lower growing plants to taller ones is referred to as “ladder fuel.” The ladder fuel problem can be corrected by providing a separation between the vegetation layers.

Within the defensible space area, a vertical separation of three times the height of the lower fuel layer is recommended.

For example, if a shrub growing adjacent to a large tree is three feet tall, the recommended separation distance would be 9 feet (3 ft shrub height x 3 = 9 feet). This could be accomplished by removing the lower tree branches, reducing the height of the shrub, or both.

A maximum height of 18” for all shrubs within 30’ is recommended.

**STEP FIVE: IS THERE AN AREA AT LEAST 30 FEET WIDE SURROUNDING YOUR HOUSE THAT IS "LEAN, CLEAN, AND GREEN?"**  
 Is any readily available water source (pond, stream, reservoir, river, etc.) at least 40 yards from your house? If not, are there any other water sources (such as a well) within 100 yards of your house?

1. Check local zoning codes for any restrictions on water sources.  
 2. Check local and state codes for any restrictions on water sources.

**STEP SIX: IS THE VEGETATION WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA MAINTAINED ON A REGULAR BASIS?**  
 Is any readily available water source (pond, stream, reservoir, river, etc.) at least 40 yards from your house? If not, are there any other water sources (such as a well) within 100 yards of your house?



**THE LEAN, CLEAN, AND GREEN CHECKLIST**

- 1. Emphasize the use of low-growing herbaceous (non-woody) plants that are kept green during the fire season through irrigation if necessary. Herbaceous plants include: lawn, a variety of groundcovers, bedding plants, bulbs, perennial flowers, and container plants.
- 2. Emphasize use of mulches, rock, and non-combustible hard surfaces (concrete sidewalks, walk paths, and asphalt driveways).
- 3. Deciduous ornamental trees and shrubs are acceptable if they are kept green, free of dead plant material, ladder fuels are removed, and individual plants or groups of plants are arranged in a manner in which adjacent wildland vegetation cannot carry a fire through the ornamental structure. Shrubs/deciduous shrubs are preferred.
- 4. Minimize the use of ornamental coniferous shrubs and trees and tall exotic grasses (such as pampas grass).
- 5. Where permitted, most wildland shrubs and trees should be removed from this zone and replaced with more desirable alternatives. Individual specimens or small groups of wildland shrubs and trees can be retained so long as they are kept healthy, free of dead wood, and pruned to reduce the amount of fuel and height, and ladder fuels are removed.
- 6. For some areas substantial removal of wildland vegetation may not be allowed. In these instances, wildland vegetation should conform to the recommended separation distances, be kept free of dead plant material, pruned to remove ladder fuels and reduce fuel load, and arranged so it cannot readily convey a fire from the wildlands to the house. Please become familiar with local requirements before removal of wildland vegetation.
- 7. Tree limbs within 10 feet of a chimney, overhanging on powerlines, or touching the house should be removed.

**Steps Four, Five, and Six**



## FIRESCAPE — FIRE SAFE LANDSCAPE DESIGN

When a wildfire sweeps through your neighborhood, could your home survive on its own? A little bit of planning, but one we need to consider when trying to meet our current wildfire risk in a climate scenario. One option is landscape design that reduces fire risk and improves vulnerability to wildfire. The goal is to develop a landscape where design and choice of plants offers the best fire protection and enhances the property. The ideal is to surround the house with plants that are less likely to catch fire in comparison than a less healthy landscape. A wildfire ignites areas that are likely to be a major factor in wildfire severity. Appropriate manipulation of the landscape can make a significant contribution towards wildfire survival.

There are two types of traditional landscape, deciduous and conifer, one a design that reduces the threat from wildfire. It need not look much different than a traditional design. In addition to meeting a homeowner's aesthetic, decorative functional needs, one has to consider the planting, storage, maintenance, fire escape, and the safety of the vegetation modification techniques, planting by the safety defensible space principles and fire safety issues.

There are three things which determine wildfire severity: topography, weather and vegetation. We can only affect vegetation. Through proper plant selection, placement and maintenance, we can diminish the possibility of ignition, lower fire intensity, and reduce how quickly a fire spreads to increase a home's survivability.

In firescape, plant selection is generally determined by a plant's ability to reduce the wildfire threat. Other considerations may be important such as appearance, ability to hold the soil in place, and wildlife habitat value. The traditional landscape planting of pattern is not a viable solution in a firescape design. Mature trees of evergreen shrubs and trees within 30 feet of a structure, because junipers, cedar conifers and shrubland scrubs contain oils, leaves and waxes that make these plants burn with great intensity. Deciduous trees and berries are largely benign because they also can be highly flammable. Chinese "low shrub" plants—plants with a high moisture content. They are low growing. Their stems and leaves are wet, fleshy, oily or waxy. The waxy trees are generally more fire resistant than evergreens because they have a higher moisture content which makes them a lower fuel volume when dormant.

Placement and maintenance of trees and shrubs is as important as actual plant selection. When planning tree placement in the landscape, remember their size at maturity. Keep tree limbs at least 10 feet from chimneys, power lines and windows. Specimen trees can be used near a structure if pruned properly and well irrigated.

Firescape design uses driveway, lawn, walkways, patios, parking areas, areas with inorganic mulches, and fences constructed of non-flammable materials such as rock, brick, or concrete to reduce fuel load and create fuel breaks. Fuel breaks are a vital component in every firescape design. Water features, ponds, ponds or streams can also be fuel breaks. Areas where wildland vegetation has been thinned or replaced with less flammable plants are the traditional fuelbreak. Remember, water here pruned is effective from the wildfire perspective. It is not pruned as a firescape element due to aesthetic, soil erosion, and other concerns.

A home located on a hillside site above a slope or near facing slope will require more extensive wildfire safety landscape planning than a house situated on a flat site with little vegetation around it. Boulder and rocks become fire retention elements in a design. Whether a new site can be irrigated will greatly influence location of landscape elements, soil, weed decks, etc. Plant selection and placement, prevailing winds, seasonal weather, local fire history, and characteristics of native vegetation are among the fire safety additional considerations.

### CONSIDERATIONS

The area closest to a structure out to 30 ft. will be the highest water use area in the fire safe landscape. Highly flammable fuels should be kept to a minimum and plants low green throughout the fire season. Use well-irrigated perennials here. Another choice is low growing or non-woody deciduous plants. Lawn is desirable, mostly, and is also practical as a wildfire safety feature. Rock mulches are good choices. Pallets, mulches or rock planters are excellent fuel breaks and increase wildfire safety. Be creative with borders, ramps, driveway materials, and driveway materials.

### NOTES

When designing a fire safe landscape remember less is better. Simplify visual lines and groupings. A firesafe landscape lets plants and garden elements reveal their innate beauty by leaving space between plants and groups of plants. In firescaping, open spaces are more responsive than the plants.

Lawn can be an effective firescape feature. The extensive areas of turfgrass may not be right for every one. Some good alternatives include clover, groundcover, and cover-crop grasses that are very green during the fire season through irrigation.

## PLANTING TREES NEAR POWER LINES

When you landscape, you take a lot of things into consideration before settling on what plant goes where. You must consider the slope of the land, the type of sun exposure, lines of sight, soil usage and aesthetics. Everyone knows to call Underground Service Alert (800-227-2682) before digging, but still too often one of the most visible obstacles on a site is overlooked—overhead power lines.

You may overlook powerlines as a concern because certain trees take many years to grow to the height of a power line. For example, it could take more than a decade for a specimen tree to grow to its mature height. But once that tree grows into the power lines, it becomes a problem for you and your electric company.



Fig. 1. Example of top crown clearance. One tree trunk within 15 feet of power lines.

Fig. 2. Example of tall trunk.

Fig. 3. Example of top growing close to overhead power lines.

Too often, homeowners who had convinced a utility retained on their property are left with a redwood with no top (Fig. 1). Or, hoping for a majestic oak tree, they instead are left with a Yucca (Fig. 2).

One way to avoid such a problem is to plant tall-growing trees at least 15 feet or more to the side of overhead power lines.

Another option is to plant trees under power lines that, at maturity, will not reach overhead wires. The International Society of Arboriculture (ISA) recommends planting trees with a mature height of 20 feet or less within 15 feet of power lines (Fig. 4).

Some examples of trees that work well under power lines are: *Cercis canadensis*, *Lagerstroemia indica*, *Prunus bittersweet*, *Arbutus menziesii*, *Callistemon* spp., *Gelera purifolia* and *Rhino linden*. Your local nursery can suggest many other wonderful plants that, at mature height will only grow to around 20 feet tall.

Save the tallest trees for other locations. The ISA recommends medium size trees that grow up to 40 feet (12M) tall as you get further away from the lines. However, be aware of trees that have overhanging branches or chattering bark that could fall onto power lines or houses.

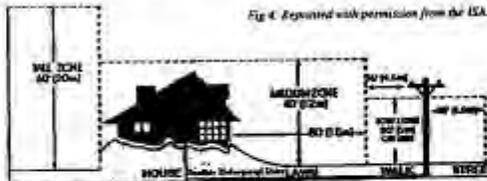


Fig. 4. Required with permission from the ISA.

There are thousands of species of trees in the world and countless varieties, so there is no reason to use the same trees repeatedly. A good source for suggestions and inspiration is the Select Tree site found on the internet at <http://selecttree.org/calpoly.edu>. For more information about planting trees under power lines, contact your local electric company or check out the International Society of Arboriculture's web page at [www.isa-arb.org](http://www.isa-arb.org), or Pacific Gas & Electric Company's web page at [www.pge.com](http://www.pge.com).



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

#### SUGGESTED LANDSCAPING PLANTS TO REDUCE FIRE HAZARD

**Century Plant (Agave)**  
*Agave americana*

**California Fuchsia**  
*Zauschneria spp.*

**California Poppy**  
*Eschscholzia californica*

**California Wax Myrtle**  
*Myrica californica*

**Creeping Sage**  
*Salvia rosmarinifolia*

**Dwarf Pomegranate**  
*Punica granatum "Nana"*

**Penstemon**  
*Penstemon spp.*

**Prostrate Rosemary**  
*Rosmarinus officinalis prostratus*

**Peristemon**  
*Peristemon spp.*

**Yarrow**  
*Achillea spp.*

**Here are some additional  
native plants recommended  
for  
fire resistive landscaping**

**Western Columbine**, *Agrostis formosa*  
**Sticky Monkeyflower**,  *Mimulus aurantiacus*  
**Deerweed**,  *Lotus scopulorum*  
**Wood Rose**,  *Rhus gymnocarpa*  
**Douglas' Iris**,  *Iris douglasiana*  
**Creeping Strawberry**,  *Symphoricarpos albus*  
**California Fescue**,  *Festuca californica*  
**California Canary**,  *Phacelia californica*  
**Ocean-Bluff Bluegrass**,  *Poa artemisioides*

## WHEN WILDFIRE APPROACHES

Should a house be threatened by wildfire, the occupants may be advised to evacuate by a fire or law enforcement official. The purpose of evacuation is to protect people from life-threatening situations. Homeowners, however, do have the right to stay on the property if they so desire and so long as their activities do not hinder fire fighting efforts. If the occupants are not contacted in time to evacuate or if the owners decide to stay with their homes, the suggestions provided in the following checklist will assist in protecting their property and the lives of their family.

- Evacuate, if possible, all family members not essential to operating the home, as well as pets.
- Contact a friend or relative and relay your plans.
- Make sure family members are aware of the prearranged meeting place.
- Tune into a local radio station and listen for instructions.
- Place vehicles in the garage, have been pointing out, and roll up windows.
- Place valuable papers and documents in the car.
- Close the garage door, but leave it unlocked. If applicable, disconnect the electric garage door opener so that the door can be opened manually.
- Place combustible items (furniture) in the house or garage.
- Shut off propane or the tank or natural gas in the house.
- Wear only cotton or wool clothes. Proper attire includes long pants, long sleeved shirt or jacket, and boots. Carry gloves, a head torch or to wear face, waxes to drive, and goggles.
- Close all exterior vents.
- Prop a ladder against the house so firefighters have easy access to the roof.
- Make sure that all garden hoses are connected to faucets and attach a nozzle set or "gun."
- Soak eggs, bricks, or small eggs with water to use as projectiles out embers or small fires.
- Break, fill tubs, sinks, and other containers with water. Do not do the same with garbage cans and buckets. Remember that the water heater and sink tank are available sources of water.
- Close all exterior doors and windows.
- Close all interior doors.
- Open the fire place damper, but place the screen over the hearth to prevent sparks and embers from entering the house.
- Leave a light on in each room.
- Remove lightweight and/or non-fire resistant curtains and other combustible materials from around windows.
- If available, close fire resistant drapes, shades, or louvers/blinds. Attach pre-cut plywood panels to the exterior side of windows and glass doors.
- Turn off all pilot lights.
- Move essential furniture (e.g. coffee table, end tables, etc.) to the center of the room.
- Keep wood shingle or shingle roofs moist by spraying water. Do not waste water. Consider placing a lawn sprinkler on the roof if water pressure is adequate. Do not throw small burning embers, debris, or fall on the roof.
- Continually check the roof and attic for embers, smoke, or fire.

If a fire should occur within the house, contact the fire department immediately. Continue to inspect your house and property for embers and smoke.

**Most importantly, STAY CALM!**

#### FIREBRANDS

Firebrands are burning embers produced by wildfire which are lifted high into the air and carried beyond the fire front. Firebrands are one of the major causes of homes burned due to wildfire. Typical firebrand materials include pine cones, twigs, and if leaves are involved, wood shakes and shingles. Depending on wind speed and size of materials, firebrands can be carried more than 1/2 mile ahead of the fire front.

A shower of thousands of firebrands can be produced during a major wildfire event. If these firebrands land in areas with easily ignited fuels, numerous spot fires can start. Homes located blocks away from the main fire front can be threatened.

#### San Mateo County Fire Safe Committee Members

<ul style="list-style-type: none"> <li>San Mateo County Fire Department</li> <li>San Mateo County Sheriff's Office</li> <li>San Mateo County GIS</li> <li>San Mateo County Parks</li> <li>Half Moon Bay Fire Protection District</li> <li>San Mateo City Fire Department</li> <li>Woodside Fire Protection District</li> <li>San Bruno Fire Department</li> <li>Stanford University-Jasper Ridge Biological Preserve</li> <li>South San Francisco Fire Department</li> <li>California Department of Forestry and Fire Protection</li> </ul>	<ul style="list-style-type: none"> <li>Mid Peninsula Regional Open Space District</li> <li>San Francisco Water Department</li> <li>South County Fire Authority</li> <li>Millbrae Fire Department</li> <li>Hillsborough Fire Department</li> <li>Rosewood City Fire Department</li> <li>Fireman's Funt Insurance</li> <li>Pacific Gas and Electric Company</li> <li>Daly City Fire Department</li> <li>Burlingame Fire Department</li> <li>Los Altos-Hill Citizens at Large, Bill Smith</li> </ul>
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### 3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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LETTER 158: RICHARD S. TAYLOR AND JANETTE SCHUE, SHUTE, MIHALY & WEINBERGER, LLP

*Response 158-1:* Comment noted. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

*Response 158-2:* Comment noted. The proposed Martis Valley Community Plan is considered substantially consistent with the Placer County General Plan and in several instances incorporates several General Plan policies. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

*Response 158-3:* The commentor's statements regarding the land use designations within the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR.

*Response 158-4:* 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 158-5:* The commentor states that the Draft EIR's setting description, impact analysis (including growth inducement and cumulative effects), mitigation measures and alternatives analysis are deficient, but fails to provide any specific data or evidence to support these statements. The Draft EIR and Revised Draft EIR provide an extensive analysis of project impacts and provides an adequate description of the environmental setting, impact analysis and alternatives analysis in compliance with the requirements of CEQA. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

*Response 158-6:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA and finds no reason for recirculation.

*Response 158-7:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The proposed Martis Valley Community Plan is considered substantially consistent with the Placer County General Plan and in several instances incorporates several General Plan policies. Since no comments

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

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regarding the adequacy of the Draft EIR were received, no further response is required.

*Response 158-8:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor notes several policies in the Placer County General Plan. As discussed in Section 4.1 of the Draft EIR, the revisions to the Martis Valley Community Plan are intended to be consistent with the policy provisions of the Placer County General Plan. The commentor should note that none of the policies that are quoted from the Placer County General Plan prohibit the land use designations contained in the Martis Valley Community Plan, or its revisions. Phrases such as "promote" or "encourage" are less regulatory than terms such as "shall" or "will". As a result, if a land use designation is proposed that isn't consistent with the reader's interpretation of the policy, the proposal may be consistent with the overall intent of the Martis Valley Community Plan or the Placer County General Plan. The determination of whether a specific project is consistent with the Placer County General Plan and the Martis Valley Community Plan is made during consideration of the project by Placer County. The County believes that the proposed project (Martis Valley Community Plan Update) is consistent with its adopted Placer County General Plan. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR.

*Response 158-9:* The commentor provides no specifics in questioning the ability of the plan to protect water quality. Section 4.7 of the DEIR addresses water quality and establishes a number of policies and mitigation measures designed to ensure existing water quality conditions. The commentor is referred to Master Response 3.4.3 (Water Quality).

*Response 158-10:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR. Impacts to biological resources in the Plan area are addressed in Section 4.9 (Biological Resources) of the Draft EIR. The commentor is referred to Response to Comment K-39 regarding the Lahontan cutthroat trout.

*Response 158-11:* The commentor is referred to Response to Comment 158-10.

*Response 158-12:* The commentor is referred to Response to Comment 158-10.

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

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- Response 158-13:* The commentor is referred to Response to Comment 158-10. Potential impacts to deer migration through the Plan area is addressed on Draft EIR pages 4.9-81 through -87.
- Response 158-14:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR. Impacts to biological resources in the Plan area are addressed in Section 4.9 (Biological Resources) of the Draft EIR. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).
- Response 158-15:* The commentor is referred to Response to Comment 158-14.
- Response 158-16:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR.
- Response 158-17:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR.
- Response 158-18:* The commentor is referred to Response to Comment 158-17.
- Response 158-19:* 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 158-20:* 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 158-21:* The commentor suggests that the project description is not consistent throughout the Draft EIR, but fails to provide any specific examples to support this assertion. 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).

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

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- Response 158-22:* 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 158-23:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 158-24:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 158-25:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 158-26:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 158-27:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area). The commentor notes that in their table 2, their estimate of commercial development potential is lower than what was utilized in the Draft EIR (Sections 4.2, Population/Housing/Employment, 4.4, Transportation and Circulation, 4.5, Noise, and 4.6, Air Quality). This observation is correct and thus the Draft EIR overstates the effect of commercial land uses on environmental impacts identified in the Draft EIR. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding further modifications of estimated commercial development in the Plan area.
- Response 158-28:* 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 158-29:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy). As noted in Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis), day user trips were considered in the traffic impact analysis of the Draft EIR (Section 4.4) and thus were considered in noise (Section 4.5) and air quality (Section 4.6) impacts disclosed in the Draft EIR. It is unclear what public service impacts the commentor is referred to. The public services impact analysis in the Draft EIR generally considers full occupancy of the Plan area. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) regarding consideration of other public service impacts at full occupancy of the Plan area.
- Response 158-30:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy). Sections 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), 4.8 (Geology and Soils), 4.9 (Biological Resources), and 4.10 (Cultural and Paleontological Resources) of the Draft EIR all consider construction impacts associated with subsequent development under the Martis Valley Community Plan. Section 3.0 (Project Description)

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

includes a list of large-scale development project proposed in the Plan area as of the release of the Draft EIR.

*Response 158-31:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy). Public service and infrastructure demands (including roadway improvements) associated with subsequent development under the Martis Valley Community Plan are addressed in Sections 4.4 (Transportation and Circulation) and 4.11 (Public Services) of the Draft EIR.

*Response 158-32:* The information provided in Table 4.6-2, 4.6-3 and 4.6-4 (Draft EIR pages 4.6-7 through -14) and Appendix 4.6 was accidentally labeled incorrectly. The following text changes are made to the Draft EIR.

- Pages 4.6-7 through -14, the following text changes are made to Tables 4.6-2, 4.6-3 and 4.6-4:

**TABLE 4.6-2  
CONSTRUCTION EMISSIONS, POUND PER DAY**

Alternative	ROG	NO <sub>x</sub>	PM <sub>10</sub>
Proposed Land Use Diagram (PP) (with Mitigation)	<del>11.2</del> <del>(10.9)</del> 10.4 <del>(10.1)</del>	<del>81.3</del> <del>(77.6)</del> 80.2 <del>(76.5)</del>	<del>157.8</del> <del>(31.1)</del> 157.5 <del>(30.9)</del>
Existing Martis Valley Community Plan Land Use Map (AA) (with Mitigation)	12.6 (12.3)	83.3 (79.5)	158.1 (31.5)
Alternative 1 (AB) (with Mitigation)	12.5 (12.2)	83.2 (79.4)	158.1 (31.5)
Alternative 2 (AC) (with Mitigation)	<del>10.4</del> <del>(10.1)</del> 11.2 <del>(10.9)</del>	<del>80.2</del> <del>(76.5)</del> 81.3 <del>(77.6)</del>	<del>157.5</del> <del>(30.9)</del> 157.8 <del>(31.1)</del>
PCAPCD Significance Threshold	82.0	82.0	82.0

Source: Ballanti, 2002

**TABLE 4.6-3  
PREDICTED WORST-CASE CO CONCENTRATIONS AT SELECTED INTERSECTIONS, IN PARTS PER MILLION**

	Proposed Land Use Diagram (2021)		Existing MV Community Plan (2021)		Alternative 1 (2021)		Alternative 2 (2021)	
	1-Hr	8-Hr	1-Hr	8-Hr	1-Hr	8-Hr	1-Hr	8-Hr
Northstar Dr./ S.R. 267	<del>7.2</del> 8.1	<del>5.4</del> 4.7	8.0	5.3	7.9	5.3	<del>7.2</del> 8.4	<del>4.7</del> 5.4
S.R. 267/Airport Road/Schaffer Mill	<del>9.7</del> 10.1	<del>6.5</del> 6.8	10.8	7.3	10.6	7.1	<del>9.7</del> 10.1	<del>6.5</del> 6.8
S.R. 267/S.R. 267Bypass/ Joeger/	<del>10.2</del> 10.5	<del>6.8</del> 7.1	11.4	7.7	10.9	7.3	<del>10.2</del> 10.5	<del>6.8</del> 7.1

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

	Proposed Land Use Diagram (2021)		Existing MV Community Plan (2021)		Alternative 1 (2021)		Alternative 2 (2021)	
	1-Hr	8-Hr	1-Hr	8-Hr	1-Hr	8-Hr	1-Hr	8-Hr
Brockway								
Most Stringent Standard	20.0	9.0	20.0	9.0	20.0	9.0	20.0	9.0

Source: Ballanti, 2002

**TABLE 4.6-4  
PROJECT DIRECT/INDIRECT EMISSIONS IN POUND PER DAY**

Alternative	Source	ROG		NOx		PM <sub>10</sub>	
		Summer	Winter	Summer	Winter	Summer	Winter
Proposed Land Use Diagram (PP)	Vehicle Exhaust/Road Dust	<del>425.7</del> <u>427.7</u>	<del>447.9</del> <u>497.6</u>	<del>1329.5</del> <u>1463.3</u>	<del>1451.3</del> <u>1597.2</u>	<del>727.2</del> <u>800.7</u>	<del>2562.0</del> <u>2821.0</u>
	Landscaping	<del>8.3</del> <u>11.3</u>	---	<del>0.7</del> <u>0.9</u>	---	0.2	---
	Wood Burning	---	<del>2633.8</del> <u>3071.6</u>	---	<del>390.2</del> <u>455.1</u>	---	<del>3004.5</del> <u>3503.9</u>
	Natural Gas Combustion	<del>10.6</del> <u>12.7</u>	<del>10.6</del> <u>12.7</u>	<del>138.0</del> <u>165.6</u>	<del>138.0</del> <u>165.6</u>	0.3	0.3
	Consumer Products	<del>386.7</del> <u>451.0</u>	<del>386.7</del> <u>451.0</u>	---	---	---	---
	<b>Total</b>	<del>831.3</del> <u>947.7</u>	<del>3479.0</del> <u>4032.9</u>	<del>1468.2</del> <u>1629.8</u>	<del>1979.5</del> <u>2217.9</u>	<del>727.7</del> <u>801.2</u>	<del>5566.8</del> <u>6325.2</u>
Existing MV Community Plan (AA)	Vehicle Exhaust/Road Dust	582.1	611.4	1790.2	1953.2	980.7	3455.1
	Landscaping	9.7	---	0.8	---	0.2	---
	Wood Burning	---	3850.3	---	570.4	---	4392.1
	Natural Gas Combustion	16.8	16.8	219.6	219.6	0.4	0.4
	Consumer Products	565.4	565.4	---	---	---	---
	<b>Total</b>	<b>1174.0</b>	<b>5043.9</b>	<b>2010.6</b>	<b>2743.2</b>	<b>981.3</b>	<b>7847.6</b>
Alternative 1 (AB)	Vehicle Exhaust/Road Dust	531.3	553.6	1656.0	1784.3	906.5	3153.1
	Landscaping	19.1	---	1.5	---	0.4	---
	Wood Burning	---	3525.4	---	522.3	---	4021.6
	Natural Gas Combustion	15.9	15.9	205.9	205.9	0.4	0.4
	Consumer Products	495.7	495.7	---	---	---	---
	<b>Total</b>	<b>1062.0</b>	<b>4570.6</b>	<b>1863.4</b>	<b>2512.5</b>	<b>907.3</b>	<b>7175.1</b>

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

Alternative	Source	ROG		NOx		PM <sub>10</sub>	
		Summer	Winter	Summer	Winter	Summer	Winter
Alternative 2 (AC)	Vehicle Exhaust/ Road Dust	<u>425.7</u> <del>427.7</del>	<u>447.9</u> <del>497.6</del>	<u>1329.5</u> <del>1463.3</del>	<u>1451.3</u> <del>1597.2</del>	<u>727.2</u> <del>800.7</del>	<u>2562.0</u> <del>2821.0</del>
	Landscaping	<u>8.3</u> <del>11.3</del>	---	<u>0.7</u> <del>0.9</del>	---	0.2	---
	Wood Burning	---	<u>2633.8</u> <del>3071.6</del>	---	<u>390.2</u> <del>455.4</del>	---	<u>3004.5</u> <del>3503.9</del>
	Natural Gas Combustion	<u>10.6</u> <del>12.7</del>	<u>10.6</u> <del>12.7</del>	<u>138.0</u> <del>165.6</del>	<u>138.0</u> <del>165.6</del>	0.3	0.3
	Consumer Products	<u>386.7</u> <del>451.0</del>	<u>386.7</u> <del>451.0</del>	---	---	---	---
	<b>Total</b>	<b><u>831.3</u> <del>947.7</del></b>	<b><u>3479.0</u> <del>4032.9</del></b>	<b><u>1468.2</u> <del>1629.8</del></b>	<b><u>1979.5</u> <del>2217.9</del></b>	<b><u>727.7</u> <del>801.2</del></b>	<b><u>5566.8</u> <del>6325.2</del></b>

*Response 158-33:* The technical sections of the Draft EIR (Sections 4.1 through 4.12) provide adequate setting information consistent with CEQA Guidelines 15125. The Draft EIR makes several references to the Tahoe Basin in the setting and impact discussions. The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

*Response 158-34:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 158-35:* The Draft EIR provides a extensive description of biological resources and wildlife corridors in the Plan area (Draft EIR pages 4.9-1 through -33), a description of public services and associated service provisions (Section 4.11, Public Services, of the Draft EIR), the extent of land uses (including commercial uses) within the Plan area, and current housing and demographic conditions in the Plan area and region (Draft EIR pages 4.2-3 through -14). The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding consideration of day trips. CEQA includes no requirements to specify existing commercial square footage or temporary facilities associated with the operation of the Northstar-at-Tahoe Ski Resort. The technical sections of the Draft EIR (Sections 4.1 through 4.12) provide adequate setting information consistent with CEQA Guidelines 15125.

*Response 158-36:* The commentor states that the Draft EIR is inadequate because it fails to support its conclusions with facts and analysis. The conclusions of the Draft EIR are based on technical studies prepared specifically for the Plan area, reports that address the environmental conditions associated with the project area, detailed modeling of the project's effects (e.g., traffic, air quality and noise), consultation with resource agencies (e.g.,

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

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California Department of Fish and Game) and public service agencies (e.g., Northstar Community Services District, Placer County Water Agency and Tahoe-Truckee Sanitation Agency), and analysis and expert opinion by environmental professionals. The basis of impact analyses provided in the Draft EIR is described in the document and reference material used is cited at the end of each technical section of the Draft EIR, consistent with the requirements of CEQA.

*Response 158-37:* Table 3.0-1 of the Draft EIR provides a description of each of the projects specifically referenced by the commentor (Draft EIR pages 3.0-11 through -16). CEQA does not require that the EIRs or applications of development projects that are part of the cumulative setting be provided in the Draft EIR of the project under evaluation. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) regarding the adequacy of the cumulative impact analysis provided in the Draft EIR. As explained on page 1.0-2 of the Draft EIR, Placer County has prepared a program level EIR for the adoption of the Martis Valley Community Plan and is not intended to contain the project-level details for subsequent projects in the Plan area.

*Response 158-38:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy). The setting and subsequent project impact analysis provided in the Draft EIR was based on existing conditions between release of the Notice of Preparation (July 11, 2001) and release of the Draft EIR (June 2002). Regarding the specific impact and analyses referenced by the commentor (Section 4.1 and 4.4), the impact analyses are based on evaluating buildout conditions under each of the land use map options under consideration to existing and future planned conditions of areas outside of the Plan area. These analyses do not assume conditions associated with buildout of the 1975 Martis Valley General Plan and the commentor provides no details or evidence to support this statement.

*Response 158-39:* The commentor suggests that the consistency analysis provided in Section 4.1 (Land Use) of the Draft EIR is inadequate, but fails to specify the deficiencies. Draft EIR pages 4.1-21 through -30 provide an analysis of the Martis Valley Community Plan's consistency with applicable plans. The proposed Martis Valley Community Plan is considered substantially consistent with the Placer County General Plan and in several instances incorporates several General Plan policies.

*Response 158-40:* The commentor is referred to Response to Comment 158-39. It should also be noted that the environmental effects of the Martis Valley Community Plan and the associated Proposed Land Use Diagram and the alternative land use maps considered are fully addressed in the Draft EIR and Revised Draft EIR.

*Response 158-41:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning

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

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Commission and Board of Supervisors as part of project consideration. The commenter is referred to Figure 3.0-5 Proposed Land Use Diagram (PP) in the Draft EIR. This figure illustrates the Forest (40-640 AC. MIN) land use designation. Table 1.1 of the Martis Valley Community Plan Update, identifies this Land Use Designation as being consistent with the Forestry (FOR), Timberland Production Zone (TPZ), Residential Forest (RF) and Open Space (O) zone districts. The discussion under C.1.1.1 of the Martis Valley Community Plan further describes this land use designation as being "...applied to mountainous areas of the Plan area where the primary land uses relate to the growing and harvesting of timber and other forest products..." Placer County believes that this land use designation, as described in the Martis Valley Community Plan Update, complies with Government Code Section 65302(a)(1).

- Response 158-42:* All TPZ lands are included in the Forest Land Use designation as described in the Martis Valley Community Plan. It is common for one general plan designation to have several compatible zone districts that direct and control land uses within the same designation. Commercial land use designations, for example, frequently have a number of commercial zone districts that are compatible. Removal from TPZ is a ten-year process, involving penalties if the property is removed prior to the ten year period. Placer County believes that the land use designation for Forest, can accommodate other zoning appropriate and compatible with forestry practices. The Draft EIR pages 4.1-30 through -40 specifically address land use conflicts and timberland conversion impacts, which includes the consideration of land areas currently zoned TPZ. These impacts are identified as significant and unavoidable.
- Response 158-43:* The commenter is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project).
- Response 158-44:* Draft EIR Impact 4.2.1 is specifically associated with whether the proposed Martis Valley Community Plan and the associated land use map options would be within holding capacity for the Plan area set forth by the Placer County General Plan. Sections 4.1 through 4.12 of the Draft EIR address the environmental effects associated with the extent of development provided under the Martis Valley Community Plan.
- Response 158-45:* The commenter is referred to Master Responses 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), 3.4.8 (Affordable and Employee Housing Effects of the Project) and Response to Comment F-4.
- Response 158-46:* The Draft EIR references the Hazardous Waste Management Plan adopted by Placer County in January 1989. Placer County General Plan policies 8.G.1, 8.G.2, 8.G.5 and 8.G.12 require consistency with state, local and federal standards, and require that the County strictly regulate the storage of hazardous materials and wastes. (Draft EIR page 4.3-14) Policy 6.H.22 of the Martis Valley Community Plan Update states that "The

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

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County shall encourage and work with the Truckee Fire Protection District and Northstar CSD to develop coordinated all-hazard disaster response procedures for the following types of disasters: wildfires, flooding, earthquake, severe winter storms, transportation accidents, acts of terrorism, civil disturbance, and hazardous materials releases." Policy 9.H.4. of the Martis Valley Community Plan Update states "The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and area wide source programs and transportation control measures (TCM) programs. Project review shall also address energy efficient building and site designs and proper storage, use, and disposal of hazardous materials." Implementation of the policies contained within the Placer County General Plan, the Martis Valley Community Plan Update and applicable local, federal and state regulations, addresses the potential for hazardous materials within the Plan area. In addition, the land uses designations set forth in the Martis Valley Community do not typically involve the use of significant quantities hazards materials.

*Response 158-47:* 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 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 158-48:* Quasi Public uses were assumed to be office uses for purposes of trip generation. Expansion in ski area capacity was incorporated in the traffic analysis. It is not standard professional practice for a community plan environmental document to base traffic analysis on special events (such as golf tournaments), given their infrequency of occurrence. 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 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 158-49:* The Draft EIR provides detailed information regarding study area roadways, year 2001 LOS conditions at study area intersections and roadway segments as well as provides accident data (Draft EIR pages 4.4-1 through -16). This information is utilized in the traffic impact analysis provided in the Draft EIR.

*Response 158-50:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 158-51:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 158-52:* Draft EIR page 4.4-57 notes the environmental effects anticipated from the construction of roadway improvements identified under Mitigation Measure MM 4.4.1a. The environmental effects of other minor roadway improvements internal to the Plan area (e.g., Schaffer Mill Road connection to Northstar) was included as part of the development under the project (Draft EIR page 4.0-2).

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

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- Response 158-53:* The commentor is referred to Response to Comment 158-52.
- Response 158-54:* The EIR concludes that the plan will not have a significant impact on parking in the area as adequate parking is required at the individual project level development. In addition, the plan implements many policies that would improve pedestrian and bicycle facilities in the area.
- Response 158-55:* 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 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 158-56:* The commentor is referred to Response to Comment 158-32.
- Response 158-57:* Draft EIR pages 4.6-7 through -9 and Appendix 4.6 specifically note the methodology and inputs associated with the air quality analysis. Given this, it is unclear what the commentor is suggesting is "unclear". 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 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 158-58:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Draft EIR page 4.6-19 specifically notes that the cumulative air quality analysis takes into account the entire Martis Valley area, Mountain Counties Air Basin and the Tahoe Basin.
- Response 158-59:* The commentor suggests that the hydrology and water quality analysis is inadequate because it fails to consider some of the components of development under the project, but fails to provide any specific details regarding the missed components. Draft EIR pages 4.7-30 through -73 provide an extensive analysis of water quality, water supply and drainage impacts associated with subsequent development under the Martis Valley Community Plan, including estimations on the extent of substantial land disturbance from development. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).
- Response 158-60:* The project consists of the adoption of the Martis Valley Community Plan, which is a policy document that regulates development of the Plan area, but does not specifically dictate the exact form that subsequent development may occur. Thus, it would be speculation to attempt to quantify impervious cover, tree removal and alterations associated with grading. Expansion of the Northstar-at-Tahoe Ski Resort is not a component of the Martis Valley Community Plan. As noted in Section 4.0 (Introduction to the Analysis and Assumptions Used), the Draft EIR does take into account conceptual ski terrain improvements identified in the "Northstar-at-Tahoe Completing the Vision". No application has been submitted for the expansion of the ski terrain area shown in Figure 4.0-1, thus the specific extent of disturbance cannot be quantified. However, as described in Section 4.7 (Hydrology and Water Quality) these

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

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conceptual improvements have been considered in the water quality impact analysis. The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

*Response 158-61:* The Draft EIR does acknowledge the extent of the Truckee River (Draft EIR page 4.7-1). However, the cumulative analysis is based on the same study area utilized by Desert Research Institute as part of the Water Quality Assessment and Modeling of the California Portion of the Truckee River Basin Report (Draft EIR page 4.7-67). The commentor is referred to Master Response 3.4.3 (Water Quality).

*Response 158-62:* The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.

*Response 158-63:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

*Response 158-64:* The Draft EIR provides a general description of existing land use conditions in the Plan area as well as estimates land area with the Plan area anticipated to remain in open space or in a low intensity use (Draft EIR page 4.7-52). The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.

*Response 158-65:* The commentor is referred to Master Response 3.4.3 (Water Quality).

*Response 158-66:* The project consists of the adoption of the Martis Valley Community Plan, which is a policy document that regulates development of the Plan area, but does not specifically dictate the exact form that subsequent development may occur. Thus, it would be speculation to attempt to quantify tree removal and alterations associated with grading. The information cited by the commentor is a reference to technical studies associated with the water quality studies for the Truckee River in the setting discussion and was not used in the Draft EIR as a standard for compliance. The commentor is referred to Master Response 3.4.3 (Water Quality).

*Response 158-67:* The Draft EIR specifically acknowledges the potential for new golf courses in the Plan area to result in surface water quality impacts (Draft EIR page 4.7-37). The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment 158-60.

*Response 158-68:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Response to Comment I-12. The Lahontan Region Basin Plan contains a waste discharge prohibiting individual domestic wastewater facilities (e.g., septic tanks and leachfield systems).

*Response 158-69:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project). Draft EIR pages 4.7-18 through -20 specifically notes Public Law 101-618 (Truckee-Carson-Pyramid Lake

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

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Settlement Act), which sets forth the requirement of establishing the Truckee River Operating Agreement. Thus, it is not speculative to assume that TROA will be implemented.

*Response 158-70:* The commentor is referred to Master Response 3.4.3 (Water Quality). The Revised Draft EIR includes several alternatives that provide reduced development that could provide for improved surface water quality.

*Response 158-71:* The commentor is referred to Section 4.8 (Geology and Soils) of the Draft EIR for a discussion of geologic conditions, soil types and slope. The project consists of the adoption of the Martis Valley Community Plan, which is a policy document that regulates development of the Plan area, but does not specifically dictate the exact form that subsequent development may occur. Thus, it would be speculation to quantify land alterations associated with grading and other improvements. The Draft EIR adequately addresses geologic stability concerns associated with subsequent development.

*Response 158-72:* The commentor is referred to Response to Comment 158-71. It should be noted that the Draft EIR does utilize geotechnical reports that have been prepared for the Eaglewood, Hopkins Ranch, Siller Ranch and Northstar areas.

*Response 158-73:* The commentor is also referred to Figure 4.8-3 and Table 4.8-2 in the Draft EIR for a discussion of soil types and erosion potential within the Plan area. The project consists of the adoption of the Martis Valley Community Plan, which is a policy document that regulates development of the Plan area, but does not specifically dictate the exact form that subsequent development may occur. Expansion of the Northstar-at-Tahoe Ski Resort is not a component of the Martis Valley Community Plan. As noted in Section 4.0 (Introduction to the Analysis and Assumptions Used), the Draft EIR does take into account conceptual ski terrain improvements identified in the "Northstar-at-Tahoe Completing the Vision". No application has been submitted for the expansion of the ski terrain area shown in Figure 4.0-1 of the Draft EIR, thus the specific extent of disturbance cannot be quantified. As specifically noted on Draft EIR page 4.0-2, the environmental effects associated with subsequent development under the Martis Valley Community Plan disclosed in the Draft EIR includes anticipated roadway improvements.

*Response 158-74:* The Draft EIR specifically notes areas within the Plan area where development (including potential ski terrain expansions associated with the Northstar-at-Tahoe Ski Resort) could occur that would be exposed to avalanche hazards (Draft EIR pages 4.8-37 and -38). Analysis and consideration for avoiding avalanche hazards in undeveloped portions of the Plan area will only be necessary when development is proposed that exposes future residents and users to this hazard. The commentor is referred to Response to Comment 156-21.

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

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- Response 158-75:* The commentor suggests that the biological resources analysis in the Draft EIR is inadequate and does not fully address the project's direct, indirect and cumulative impacts. Section 4.9 (Biological Resources) of the Draft EIR utilizes several sources of information and studies, biological resource evaluations for individual properties within the Plan area as well as detailed vegetative and habitat mapping. This section also notes applicable local, state and federal policies and regulations associated with biological resources. Thus, Section 4.9 of the Draft EIR is consistent with the setting requirements of CEQA Guidelines 15125. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 158-76:* Section 4.9 (Biological Resources) of the Draft EIR provides an extensive discussion of existing biological conditions within the Plan area, including detailed habitat mapping. Reports and surveys used in the analysis were specifically cited in the references portion of the Section (Draft EIR pages 4.9-90 and -91). Each of these reference materials provided appropriate information for the description of biological resources in the Plan area as well as consideration of project impacts. The locations of known occurrences of special-status plant and animal species as well as deer migration through the Plan area are specifically noted in the Draft EIR (Draft EIR pages 4.9-24 through -33).
- Response 158-77:* The Draft EIR provides detailed mapping and resource information for the Plan area and connection with surrounding areas associated with current areas of substantial disturbance in the Plan area and wildlife movement through the Plan area (Figure 4.9-5 of the Draft EIR), habitat and vegetation conditions (including forested areas, Figures 4.9-1 and 4.9-2 of the Draft EIR) and waterways/wetland areas (Figure 4.9-4 of the Draft EIR). Disturbance in the region (i.e., Sierra Nevada Range), due to logging, residential and commercial development, and fire suppression has occurred for decades. Additionally, much of the area (e.g., developed areas within the Plan area, Town of Truckee and Tahoe Basin) is already developed and/or disturbed. Given the history of disturbance and the level and/or proximity to existing development, it is not anticipated that the project will significantly change fire regimes.
- Response 158-78:* Proposed Martis Valley Community Plan policies, implementation programs and mitigation measures identified in the Draft EIR consist of performance standards that subsequent development within the Plan area would be required to comply with, consistent with type of project under evaluation (adoption of a new community plan). The use of performance standard mitigation is allowed under CEQA Guidelines 15126.4(a) and is supported by case law (*Sacramento Old City Association v. City Council of Sacramento* [3d. Dist. 1991] 229 Cal.App.3d 1011, 1028 [280 Cal.Rptr. 478]).
- Response 158-79:* The Draft EIR addresses biological resource impacts associated with special-status species that are not limited to the Plan area, including

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

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wildlife movement and deer migration (Draft EIR pages 4.9-39 through – 89). In addition, the Draft EIR considers the cumulative effect of the proposed Martis Valley Community Plan on biological resources in the region (Draft EIR pages 4.9-88 and –89).

*Response 158-80:* Impacts to common species are considered less-than-significant unless the proposed project has the potential to affect a common species throughout a large portion of its known range (i.e., threatens to eliminate the species), has potential to cause populations of common species to fall below self-sustaining levels, or the proposed project has the potential to affect the movement of the common species from one seasonal range to another. Draft EIR pages 4.9-39 and –40 identifies that the vegetation and habitat types to be impacted by the project (mixed conifer forest, red fir forest, Great Basin sage scrub, montane chaparral, and ruderal habitats) are widespread throughout the Sierra Nevada and currently receive no protection from federal, state, or local resource agencies. Thus, their conversion as a result of subsequent development in the Plan area would not be considered significant. However, the Draft EIR does acknowledge where conversion of such habitats may impact special-status species and deer migration (Draft EIR pages 4.9-51 through –87).

*Response 158-81:* The commentor suggests that the Draft EIR did not consider all environmental effects and extent of habitat loss from the adoption Martis Valley Community Plan associated with roadway widening, new golf course development, ski terrain expansion, timber harvesting and other allowed land uses. Draft EIR page 4.9-39 specifically notes that the vegetation impact acreage estimates are based on the direct impacts from substantial development set forth under the land use map options. However, the Draft EIR also considers that biological resource impacts associated with roadway widening, new golf course development, ski terrain expansion, timber harvesting and other allowed land uses (Draft EIR pages 4.9-39 through –89). The commentor misstates the Draft EIR that the use of forest parcels is not considered in the impact analysis. The intent of the statement on Draft EIR page 4.9-39 was to specifically note that the proposed Martis Valley Community Plan does not specifically propose timber production in the Plan area, rather it acknowledges and regulates this allowed land use.

*Response 158-82:* The commentor is referred to Response to Comment 158-81.

*Response 158-83:* The impact analysis associated with Section 4.9 (Biological Resources) of the Draft EIR specifically acknowledges increased human presence as an indirect effect on biological resources in the Plan area, which includes such aspects of increased human presence as water quality concerns and the expansion of roadway facilities (Draft EIR pages 4.9-51 through –89).

*Response 158-84:* The impact analysis provided in Section 4.9 (Biological Resources) of the Draft EIR specifically acknowledges that some land areas designated as

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

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Open Space or another low intensity land use may be impacted by recreational development associated with new golf courses and ski terrain expansions that are not specifically a component of the Martis Valley Community Plan (Draft EIR pages 4.9-39 through -89).

*Response 158-85:* The commenter is referred to Master Responses 3.4.1 (Project Description Adequacy) associated with Placer Legacy and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

*Response 158-86:* The commentor is referred to Response to Comment 158-85. Section 4.9 (Biological Resources) of the Draft EIR analyzes the biological resource impacts associated with the Proposed Land Use Diagram.

*Response 158-87:* The Draft EIR specifically addresses potential impacts to deer migration (Draft EIR pages 4.9-81 through -87). Implementation of proposed Martis Valley Community Plan policies and mitigation measures MM 4.9.11a and b would mitigate this impact to less than significant. The commentor provides no evidence that counters the conclusions in the Draft EIR.

*Response 158-88:* The commenter is referred to Response to Comment K-39 regarding the Lahontan cutthroat trout. The Draft EIR does address potential impacts to the California wolverine (Draft EIR pages 4.9-72 through -76). However, the Draft EIR does acknowledge that the project would contribute to cumulative impacts on special-status species and habitat conditions in the region (Draft EIR pages 4.9-88 and -89).

*Response 158-89:* The commentor is referred to Response to Comment 158-88. The project is not expected to result in any direct loss in old growth stands adjacent to the Plan area. The commentor provides no evidence to support to statement that the project would result in direct off-site old growth stand impacts.

*Response 158-90:* The commentor is referred to Response to Comment 158-88 and Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).

*Response 158-91:* Comment noted. Placer County believes that the biological resources analysis in the Draft EIR is adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA. The Revised Draft EIR analyzed several alternatives that would reduce biological resource impacts associated with reduced development in the Plan area.

*Response 158-92:* The commenter is referred to Response to Comment 158-75 through -90.

*Response 158-93:* The Draft EIR's analysis of project impacts on wastewater service is based on consultations with the Truckee Sanitary District, Northstar Community Services District and the Tahoe-Truckee Sanitation Agency (Draft EIR pages 4.11-51 through -62), while the commentor provides no evidence of why the analysis is inadequate. 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).

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

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- Response 158-94:* Draft EIR page 4.11-57 notes that until specific nonresidential land use types are known, it is not possible to specifically estimate nonresidential wastewater usage. Nonresidential wastewater generation rates were provided in the Draft EIR. However, based on consultations with T-TSA, the expanded Water Reclamation Plant (WRP) would provide adequate capacity to serve buildout of the Plan area and the T-TSA service area under cumulative conditions (a projected service population of 143,000) (Draft EIR page 4.11-57 and -61).
- Response 158-95:* Given the growth rates in the Plan area, buildout of the Plan area is not expected to occur by the year 2005. The Draft EIR pages 4.11-52 and -53 specifically note that the WRP has been received its waste discharge requirements from RWQCB as well as how T-TSA plans to fund the expansion. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Response to Comment 158-94.
- Response 158-96:* Based on consultations with the Northstar Community Services District, wastewater conveyance facilities from the Northstar-at-Tahoe resort community have been sized to provide adequate capacity for buildout of Northstar, including capacity for commercial uses and the ski resort. The potential insufficient provision of restrooms at the Northstar-at-Tahoe Ski Resort is not related to the conveyance capacity of the community.
- Response 158-97:* The Draft EIR specifically notes that the planned expansion of wastewater treatment facilities associated with the WRP (which would provide wastewater treatment service for the Plan area) were previously addressed in the certified T-TSA Water Reclamation Plant Expansion Project EIR (State Clearinghouse No 98052005).
- Response 158-98:* The Draft EIR identifies the anticipated water source (groundwater) for the Plan area and evaluates the environmental effects of utilizing this source. The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 158-99:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.4 (Water Supply Effects of the Project).
- Response 158-100:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 158-101:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 158-102:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).
- Response 158-103:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

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

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- Response 158-104:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project). Mitigation Measure MM 4.7.5 consists of a performance standard and is based on the requirements of the Truckee-Carson-Pyramid Lake Water Settlement Act. The use of performance standard mitigation is allowed under CEQA Guidelines 15126.4(a) and is supported by case law (*Sacramento Old City Association v. City Council of Sacramento* [3d. Dist. 1991] 229 Cal.App.3d 1011, 1028 [280 Cal.Rptr. 478]).
- Response 158-105:* The Draft EIR specifically addresses impacts to fire protection and emergency service and law enforcement as a result of subsequent development under the Martis Valley Community Plan (Draft EIR pages 4.11-7 through -24). This analysis was based on consultations with service providers. The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) as well as Comment Letter A (Truckee Fire Protection District).
- Response 158-106:* Draft EIR page 4.11-12 specifically notes portions of the Plan area that are of special concern for wildland fire hazards. The Martis Fire did not occur in the Plan area and did not result in substantial losses of residential units. The Plan area is anticipated to have four roadway access points outside of the Plan area. These include SR 267 Bypass, SR 267 south into the Tahoe Basin, Brockway Road through the Downtown area of the Town of Truckee and the future east river crossing within the Town of Truckee. In addition, Draft EIR pages 4.11-13 specifically identifies proposed Martis Valley Community Plan policies 6.H.9, 6.H.13, 6.H.14, 6.H.17 and 6.H.21 that require County coordination with the local fire protection agencies regarding the adequacy of fire protection and safety for development projects as well as requiring that new development meet local standards for fire protection. This specifically includes fuel breaks and emergency access routes (Policy 6.H.17). The environmental impact analysis provided in the Draft EIR considers the effects of all aspects of subsequent development under the Martis Valley Community Plan, which includes roadway improvements and other activities anticipated to support development. The commentor is also referred to Response to Comment 158-106.
- Response 158-107:* As a program document, the Martis Valley Community Plan establishes policies that must be followed by project-specific development proposals. The Draft EIR acknowledges that subsequent projects will be required to complete CEQA because site-specific information cannot be presented in this programmatic document. Section 4.12 of the Draft EIR addresses visual impacts, and establishes policies that must be followed when specific design information is presented. The commentor misstates information provided in the Draft EIR regarding treatment of the future widening of SR 267, potential ski terrain expansions and new golf courses. As specifically noted on Draft EIR pages 4.12-12 through -37, the visual resource analysis considers the potential visual resource impacts associated with the widening of SR 267 and future recreation facilities as well as residential and nonresidential development.

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

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- Response 158-108:* Figures 4.12-2 through 4.12-5 of the Draft EIR are based on the visual resource sensitivity mapping that was previously performed as part of the 1975 Martis Valley General Plan based on landforms and vegetation conditions (Figure 4.12-1 of the Draft EIR). Given the forested condition of the area associated with the High Density Residential site in the Northstar-at-Tahoe resort community, it is not expected that it would be a dominant visual feature from views along SR 267.
- Response 158-109:* The project consists of the adoption of the Martis Valley Community Plan, which is a policy document that regulates development of the Plan area, but does not specifically dictate the exact form that subsequent development may occur. Thus, it would be speculation to attempt to quantify tree removal and alterations associated with grading and development that are necessary for conducting a visual simulation.
- Response 158-110:* The commentor states that the Draft EIR lacks evidence that the identified mitigation measures and proposed policies would mitigate project impacts and fails to identify other feasible mitigation measures. However, the commentor does not provide any specifics in regards to what Draft EIR mitigation measures are of concern. As identified in several sections of the Draft EIR, the mitigation measures identified the Draft EIR are based on consultations with applicable public agencies, recommendations from technical studies and reports that are referenced in the Draft EIR, evidence referenced in this document, applicable agency standards and the expert opinion of qualified professionals associated with the preparation of the Draft EIR.
- Response 158-111:* Raptors and migratory birds have varying levels of tolerance regarding human presence. It should be noted that the Plan area is already disturbed and includes substantial human presence. Mitigation Measure MM 4.9.6 would ensure that no birds or their active nests are disturbed during construction activities. The project would involve minor reductions to total available nesting habitat in the region and thus, no significant indirect impacts to raptors and migratory birds are expected. The commentor refers to Mitigation Measure 4.9.6 that does not suggest that roosts can be removed once nesting is completed. The mitigation measure states "Trees containing nest sites **that must be removed** shall be removed during the non-breeding season." *Emphasis added. Draft EIR page 4.9-67.* The Mitigation Measure also requires compliance with the Endangered Species Act and concurrence by the California Department of Fish and Game and the United States Fish and Wildlife Service to ensure no "take" of habitat occurs.
- Response 158-112:* Comment noted. The Martis Valley Community Plan already includes several policies that would preserve habitat conditions for the mountain yellow-legged frog associated with protecting waterways in the Plan area from development and the inclusion of buffers, in addition to Mitigation Measure MM 4.9.4. The commentor is referred to Master Response 3.4.3 (Water Quality).

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

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*Response 158-113:* The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-39 and 10-28.

*Response 158-114:* Comment noted. The Proposed Land Use Diagram provides land uses that generally maintain existing wildlife movement corridors as well as deer migration routes. Biological resource evaluations cited in Section 4.9 (Biological Resources) of the Draft EIR provide detailed information regarding the movement of deer through the northwestern and western portion of the Plan area. Mitigation measures MM 4.9.11a and b specifically ensure that subsequent development projects identify the specific path of deer migration and provide adequate and appropriate open space corridors to allow continued use of the corridors.

*Response 158-115:* Draft EIR mitigation measures and proposed Martis Valley Community Plan policies cited in the Draft EIR as providing mitigation consist of performance standards to ensure that impacts are adequately mitigated as a result of subsequent development. The use of performance standard mitigation is allowed under CEQA Guidelines 15126.4(a) and is supported by case law (*Sacramento Old City Association v. City Council of Sacramento* [3d. Dist. 1991] 229 Cal.App.3d 1011, 1028 [280 Cal.Rptr. 478]).

*Response 158-116:* Section 7.0 (Long-Term Implication) of the Draft EIR specifically addresses the growth-inducing effects of the adoption of the Martis Valley Community Plan. Draft EIR page 7.0-2 specifically notes that implementation of the project would result in the subsequent development of residential, commercial and recreational uses as well as the expansion of infrastructure and roadway facilities within the Plan area. However, the Draft EIR specifically notes that the range of land uses and buildout potential considered under the Proposed Land Use Diagram and the land use map alternatives would all be within the growth projections set forth under the Placer County General Plan. The growth inducing analysis does note that this growth would result in significant effects on the environment that were generally in the Placer County General Plan EIR and in more detail in the Martis Valley Community Plan Update Draft EIR.

*Response 158-117:* The commentor is referred to Master Response 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).

*Response 158-118:* The commentor is referred to Response to Comment 158-116. The environmental effects of this roadway widening is addressed on Draft EIR page 4.4-57.

*Response 158-119:* The commentor is referred to Response to Comment 158-116. The environmental effects of potential expansion of ski terrain within the Plan area is addressed throughout the Draft EIR.

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

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- Response 158-120:* Several components of the major infrastructure intended to support development within the Plan area currently exists or planned to be in place (e.g., wastewater pipelines along SR 267 and Schaffer Mill Road and expansion of the WRP). Further extension of infrastructure facilities within the Plan area would be limited to serve planned development under the Martis Valley Community Plan, which has been previously assumed to develop under the Placer County General Plan. The project is not expected to result in growth inducing impacts to the Tahoe Basin, given the development restrictions set forth by the Tahoe Regional Planning Agency. While development of the Plan area would add to current growth pressures on the Town of Truckee, it would not necessitate development that is inconsistent with the Town of Truckee General Plan.
- Response 158-121:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 158-122:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 158-123:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 158-124:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 158-125:* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) regarding consideration of development projects in advance of the adoption of the Martis Valley Community Plan.

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

Letter 159

*H. Miller*  
*Comment Letter* ①

August 13, 2002

**PLACER COUNTY**  
DATE RECEIVED  
AUG 18 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.

Dear Ms. Lawrence,

I am a part-time resident of Northstar, and have been actively following the planning process for the Martis Valley for two years. Many aspects of the county's preferred alternative plan and the associated Draft Environmental Impact Report concern me. In this letter, I am enclosing a couple of articles from the local newspapers regarding traffic which I would like Placer County to analyze.

The first was published in the Vol. 134-No. 32 of the Sierra Sun. In the starred article, "Martis Talk Continues", Town of Truckee Councilman Josh Sussman was quoted, "I was just incredulous when I saw the volume of traffic and circulation...". Community Development Director Tony Lashbrook said the town's two main traffic concerns are keeping Highway 267 a two-lane road and minimizing the amount of traffic signals that will need to be placed along 267 if the current plans go through. But Lashbrook noted, development would have to be reduced 90 percent from the current plan to avoid "four laning" 267.

During the Citizen's Advisory Committee Meetings for the Martis Valley Community Plan Update, members of the community have requested a plan which does not require the four-laning of Highway 267. It is not clear to me that the Plan has set a threshold level for development which does not require the widening of 267. Certainly nothing has been proposed that approximates Mr. Lashbrook's figure of a reduction of 90% from the current plan. From an intuitive basis, I believe Mr. Lashbrook's figure is right. However, he may have model information which goes beyond my intuition. Please determine what the basis for Mr. Lashbrook's comment is. Many times I encounter stop-and-go traffic on 267 as I travel to either Lake Tahoe or the town of Truckee. This road already has an inadequate level of service. At what level of development do we avoid widening 267 to four lanes? What level of service will we be provided with? Is it worse than what we currently have?

In the Aug. 9, 2002 edition of the Lake Tahoe Bonanza, the starred article, "Advisory group to hear changes to Ponderosa Community Plan", TRPA is credited with estimating that new development under the Martis Valley Community Plan update could increase basin car traffic by at least twenty percent. I believe that only one intersection (267 at King's Beach) was analyzed in the Draft Environmental Impact Report. Highway 89 was not analyzed; Incline Village traffic was not analyzed. The effect of the additional

159-1

159-2

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

*K. Welch*  
*Communit. Plan Update*

(2)

pollutants on Lake Tahoe itself was not analyzed, even though a recent article by Leo Poppoff "Basin Watch" states that atmospheric deposition accounts for significant portions of the pollutant load for the Lake. I believe that if atmospheric deposition accounts for Lake Tahoe pollution, the same must be true for Martis Creek and the Truckee River. Please analyze how atmospheric deposition from vehicle related issues such as road sanding and automobile exhaust affect the surface water in the Martis Valley.

159-2  
Cont'd

Thank you for giving me the opportunity to express my concerns regarding the effects of traffic and roads on the Martis Valley and surrounding areas. I look forward to seeing these issues addressed in a revised and recirculated Draft Environmental Impact Report. Please do not certify this Draft Environmental Impact Report for the Martis Valley Community Plan. Instead, recirculate it and fully analyze the effects of traffic and additional roads on the Martis Valley and the surrounding areas, including at least the North and West shores of Lake Tahoe.

159-3

Sincerely yours,

*Kathy Welch*  
Kathy Welch  
111 Sandringham Rd.  
Piedmont, California  
94611

*1707 Grouse Ridge Rd.  
Northstar  
Truckee 96161*

NEWS • VOL. 134 - NO. 32

WEEK OF AUGUST 8-14, 2003

*H. Helber*  
Community Editor

# Sierra Sun

"IT SHINES FOR ALL"

Serving the Truckee Community Since 1869

## Signature tally falls short

### Old Greenwood reversal will not make fall ballot

By Erich Sommer  
Sierra Sun

A referendum petition that would have forced the town to reconsider its approval of the Old Greenwood resort came up fewer than 50 signatures short of the minimum requirement.

"I knew it was going to be really close," said a disappointed Beth Ingalls after getting the news from Town Clerk Pat Oxborne on Tuesday.

Ingalls is one of the organizers of the petition.

The referendum petition would have required that the Town Council rescind or put to a vote two ordinances that are central to the resort development's approval.

One ordinance approved the development agreement between the town and East West and a second ordinance that rezoned more than 300 acres on the southern end of the proposed 371-acre Old Greenwood resort.

The council unanimously approved both of those ordinances and the project itself in June.

See PETITION, on page 16A

### Martis talk continues

In an attempt to make sure Truckee's needs are being met, the town council discussed possible recommendations regarding the Martis Valley General Plan.

Although the final decision rests with the Placer County Planning Commission, the town council will have an opportunity to voice its opinion regarding the future of the neighboring area.

The council will draft a letter stating the town's collective recommendation after further reviewing the draft environmental impact report.

See MARTIS, on page 16A

### Things inside Week



### Shakespeare's 'A Midsummer Night's Dream' stalls in Action



## Woman breaks ground arrest

JULIEE S.O.S. managed to collect 1,001 signatures on one petition and 982 on the other within a two-week period. The town contracted with the county to verify which sign-

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**LA COUNTY**

7-11-2002

15/Kids \$2

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- Monster & Tuff Trucks Aug 10, 7 pm
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Town Clerk Wednesday to review the signatures and figure out why some were ruled invalid.

If in fact the count stands, Jim Porter, who represents East West Partners, the project developer, said he would be happy for two reasons.

"If it turns out there are not enough signatures, I will be pleased for East West, but also pleased the town will not undergo a divisive election, which is never good for a community," Porter said in a prepared statement. "I encourage residents to get involved in land use planning, but 'ballot box planning'

According to Wright, it is unlikely that the petition will have enough signatures even after the review process.

Before the counting process even began, the petition ran into another roadblock.

The petitioner is required to sign every page of signatures, but this was omitted.

After the town accepted the referendum petition on July 26, a clerk in the Nevada County Elections Department discovered the possible omission on July 29.

Town Attorney Dennis Crabb solicited arguments for and against the format of the peti-

Truckee SOS.

At Thursday night's town council meeting, Crabb announced his decision. The petitions were ruled valid, despite the omission.

"We're talking about palliatively now instead of law," Crabb said.

The philosophy of the referendum, he said, is that it is the right of the citizens and it should only be superceded if the referendum is against the law or if it deceives the voters in any way.

While the petition appears to have fallen just short, there is still a lawsuit filed by the Mountain Area Preservation

ject's approval by the town.

"There is still a lawsuit filed by MAPP, and we are considering our options in light of that," Lessman said. "We expect to make a decision early next week."

The suit challenges the adequacy of the town's general plan and its compliance with state planning and zoning laws.

It also claims the town's approval of Old Greenwood violates the California Environmental Quality Act.

In a related event, the town has scheduled a public workshop on East West's other proposed development, Gray's Crossing, this Tuesday at 6 p.m. at Town Hall.

**MARTIS, from page 1A**

The council said Placer County will implement a system to compensate the town for the additional traffic impact, but that plan has yet to be discussed in detail.

"There's no collaboration on what that system may be and that concerns me," Susman said.

Community Development Director Tony Lashbrook said the town's two main traffic con-

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**STABBING, from page 1A**

Truckee Police Commander Scott Berry said Martin-Hintze woke her ex-husband around 5 a.m. and continued to argue with him.

She told Hintze that he pushed her to this, and then stabbed him in the left side of his back with a kitchen knife.

No bail has been set.

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*J. Welch Comment Letter*

"It should be a community of mixed income status instead of creating the ghetto of the high income or the ghetto of the low income," Lashbrook said.

While Truckee residents have expressed concern about the number of homes slated in the Martis plan, the council was skeptical that all of the proposed homes would be built in the near future.

"I don't want to see 7,000 homes out there, but I don't think I'll see it in my lifetime," Councilman Ted Owens said.

One benefit of the plan would be the increase in sales tax revenues from an expanded customer base.

Because the plan area is located outside the town's boundaries, the town council can only make a recommendation to the planning commission.

"The bottom line is: we don't get to choose," Lashbrook said.

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Bonanza Photo - Brian D. Schultz

at a fire would do, but with a chainsaw, Keegan Schafer, a squad leader for North Lakes Tahoe Fire Protection District's hand crew, is to create defensible space on state land on upper Tyner.

## Tree removal now requires written requests

### Tahoe Regional Planning Commission Department of Forestry funding problems force changes by TRPA

**Rick Adair**  
A STAFF WRITER

Tahoe Regional Planning Commission announced Wednesday it has to require written requests for tree removal permits, a change from the past practice of accepted requests.

The change stems from funding problems at the California Department of Forestry, which usually handles the bulk of tree inspections in California. Instead, a lone tree specialist will do most inspections on the California side of the Tahoe Basin, work that is a procedure change is expected

to allow the specialist Jesse Jones to spend more time in the field inspecting trees. To increase efficiency, inspections will be grouped by location, said Jill Keller, agency spokeswoman.

However, TRPA is pursuing other avenues to help with the situation. "We're working on assisting CDF with funding," said Steve Chilton, Chief of TRPA's Environmental Compliance Division, adding that private contractor help was also being considered.

Tree removal inspections on the Nevada side of the lake are handled by the Nevada Department of Forestry.

The TRPA does not require a tree removal permit to remove a dead tree or a live tree less than 6 inches in diameter at breast height, which measures about 4 1/2 feet.

To get a copy of an inspection request form, call the Tree Removal Request Hotline at (775) 588-4547, ext. 310 or download a copy from [www.trpa.org/Applications/Tree\\_request\\_form.pdf](http://www.trpa.org/Applications/Tree_request_form.pdf).

The agency also publishes a brochure about tree cutting and removal regulations that apply to the Lake Tahoe Basin. Pick up the brochure at the TRPA, 308 Dorla Court at Round Hill, or call the agency at (775) 588-4547.

—Greg Crofton contributed to this story

X. Wale  
Comments  
let's  
(5)

---

## Plan for review again

### Advisory group to hear changes to Ponderosa Community Plan

**Rick Adair**  
BONANZA STAFF WRITER

Changes to the Ponderosa Community Plan that will allow a favorable transfer of commercial square-footage will be reviewed next Wednesday by the Advisory Planning Commission of the Tahoe Regional Planning Agency.

The changes would designate an area adjacent to the Ponderosa Ranch as a preferred industrial area, which would double the amount of commercial floor space allowed to be transferred out, boosting it to a 1-to-1 ratio, instead of the current 2-to-1 ratio. This favorable designation requires, among other things, that satisfactory best management practices be in place.

Also before the commission will be discussion on:

- Placer County's draft Environmental Impact Report for its proposed Martis Valley Community Plan update. Though the 35 square mile area is north of the Tahoe Basin, the county wants comments from both local and surrounding areas. TRPA thinks new development under the update could increase basin car

See **TRPA - A16**

See **Scenic - A16**

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yield investment program, and another unnamed investor contributed \$100,000, according to the document.

"Having a gaming license wasn't a contingency of bidding," Knudson said. The buyers will need to get a gaming license only if they want to use the property for gambling, she said.

"They were the successful bidders," Knudson said. "I was trying every way I could to get this case closed." She said her goal is to liquidate

the assets of the debtor to pay off the creditors.

Nick Strozza, assistant United States trustee at the Reno office, confirmed that the trustee "has a statutory mandate to get returns for unsecured creditors."

If the funds are not in place by today, the trustee will go to the back-up bidder, Tom Gonzales, Incline Village businessman whose final bid was \$4.25 million. Another consideration is the appeal of the sale filed early this week by Josh Ketcham

and other Tahoe-Crystal Bay, Inc. shareholders.

"He will have to post a bond," Knudson said of Ketcham's effort. The group will need to offer the purchase price equal to the \$4.35 million offered by The Bristol Group, she said.

If The Bristol Group hasn't deposited the purchase price by the end of the day, court officials just might have to go back to square one, Knudson said.

"We're giving written notification that if funds are not

transferred by tomorrow, the property will go out to bid again," Knudson said Thursday.

During the court hearing on July 23, Knudson told Judge Goldwater she did background checks on all the bidders. When asked what these background checks entailed Knudson said she checked licenses, credit and letters of credit. She also said there is no policy in place for how background checks are conducted.

screen and reduce color contrast of the structure.

Hasty said large structures are meant to dominate.

"Think of a 50 foot by 20 foot billboard," he said. "That 1,000 square feet is designed to catch your eye. We're allowing more than twice this."

Galloway has requested that the issue of retroactive application of ordinance be scheduled for Governing Board meeting either this month, or next, and that it be resolved before adopting the scenic quality ordinances.

**TRPA**

*Continued from page A1*

traffic by at least 20 percent. The presentation will be made at 3:30 p.m.

The Threshold Evaluation Report passed last month by the Governing Board. The commission last month tabled discussion and recommendations on the report because presentations and community com-

ments on scenic and building permit allotments ran longer than expected.

Elimination of hotel, motel and transient dwelling units as permissible uses in an area at Fallen Leaf's south end that over time has become completely residential.

Proposed ordinance and plan revisions that could allow a Tahoe Research

Group facility on California State land in the Lake Forest area, north of Tahoe City. The proposed project has been the focus of local protest.

The meeting starts at 9:30 a.m. in the North Lake Tahoe Conference Center, 8318 N. Lake Blvd. For more information, call (775) 588-4547 or visit the Web site [www.trpa.org](http://www.trpa.org).

**Read the Bonanza Online at [www.tahoe.com](http://www.tahoe.com)**

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**July 17, 2002**

**The Nevada Fire Safe Council**

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

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LETTER 159: KATHY WELCH, RESIDENT

*Response 159-1:* The commentor states that SR 267 already has an inadequate level of service and a certain level of development could require the widening of SR 267 to four lanes. Table 4.4-26 of the Draft EIR as well as **Appendix B** of this document specifically notes that that trip generation associated with the Proposed Land Use Diagram would need to be reduced by 90 percent.

*Response 159-2:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding estimated project traffic volumes in the Tahoe Basin and 3.4.6 (Consideration of Impacts to the Tahoe Basin). Draft EIR pages 4.7-37 through -68 consider water quality impacts associated with roadway maintenance and sanding.

*Response 159-3:* Comment noted. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

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

Letter 160

August 13, 2002

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

PLACER COUNTY  
DATE  
RECEIVED  
AUG 19 2002  
PLANNING DEPARTMENT

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

Dear Ms. Lawrence,

I am a part-time resident of Northstar, and have been actively following the planning process for the Martis Valley for two years. Many aspects of the county's preferred alternative plan and the associated Draft Environmental Impact Report, concern me. However, because the plan is so complex and lengthy, I need additional time to comment fully. Please extend the time for comments until the end of August, at a minimum. At this point, I believe that the Community Plan and the associated Draft Environmental Impact Report are so flawed that the document should be revised and recirculated for additional comments. I formally request that Placer Co. do this.

160-1

I am a retired plant pathologist with a Ph.D from the University of California, Berkeley. As such, I am particularly interested in the flora of the Martis Valley. Some of the environmental articles from the Tahoe World, North Lake Tahoe Bonanza and Sierra Sun have been particularly pertinent because they correlate with my own observations about the Martis Valley. I am enclosing the following:

- Poppoff, Leo, "A New look at restoring disturbed areas with vegetation", North Lake Tahoe Bonanza. July 26, 2002.
- Poppoff, Leo, "Many campaign to rid Tahoe of obnoxious squatters", Tahoe World. Summer, 2002.
- Sommer, Eric, "Mysterious red stuff growing in Martis reservoir. Sierra Sun. July, 2002.

160-2

These articles deal with invasive exotic plants and revegetating efforts in the Tahoe/Martis Valley area. Construction, because it disturbs soil and vegetation cover, predisposes areas to invasion by non-native plant species such as Bull Thistle and Spotted Knapweed. The Big Springs area in Northstar was hydroseeded in an effort to control erosion resulting from construction, ongoing for at least the past five years. I was told by representatives from Northstar that only native plant species would be used in this effort. However, many non-native grasses, and noxious weeds such as Bull Thistle have appeared. Either the hydroseeding mixture was contaminated, and/or the bare soil resulting from construction was hospitable to seeds blown in from neighboring areas. Revegetation of ski slopes can also be difficult. Many of Northstar's slopes are covered by a non-native grass with a few yarrow mixed in and not much else. Oftentimes, there

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

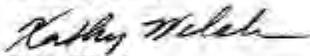
are expanses of bare soil. Near the Day Lodge on the ski slopes is a noxious weed, whitetop, *Lepidium latifolium*. Steve Matson, California Native Plant Society member, has reported to me that he has also seen this plant at Lahontan. This is not the first sighting, as I noticed that it was reported in a biological study done by KEA for Northstar. These examples from my own experience, coupled with the recent news articles referenced above, concern me for the future of our native flora in the Martis Valley and nearby communities. Please implement programs that protect our native flora. How do invasives such as *Lepidium latifolium* (whitetop) get to mid-mountain at Northstar? How should developers eradicate invasive exotic species once they are established? Does *L. latifolium* travel in stream systems? If so, it could rapidly invade much of the Martis Valley.

The invasion of Martis Creek Lake by Eurasian milfoil is an example of an exotic creating havoc in the Tahoe/Martis Valley area. The attached article details the problems associated with this plant.

How will Placer County regulate the revegetation efforts which must accompany development? One possible solution may be close at hand. Mike Hogan's efforts at revegetation are referred to in "A new look at restoring disturbed areas with vegetation". He has helped Northstar with some of their revegetation as well. Success is not impossible but certainly requires care and special techniques including the proper seed mix (seeds collected at elevations between five-hundred feet below and above the site to be vegetated, and no more than five miles away). Martis Valley has an incredibly diverse flora. It would be short-sighted of the County to jeopardize this ecosystem by failing to have a Best Management Practice in place for revegetating this area as construction occurs. Please develop such a system, using local expertise, in a revised Draft Environmental Impact Report.

There is of course, a direct correlation between properly revegetating disturbed areas and controlling erosion, which has a direct effect on our air and water quality. I hope the County will take the opportunity of the Martis Valley Community Plan Update to make certain that what development occurs does not further damage this special place.

Sincerely yours,



Kathy Welch  
111 Sandringham Rd.  
Piedmont, Ca. 94611

1707 Grouse Ridge Rd.  
Northstar  
Truckee, Ca. 96161

160-2  
Cont'd

A10

**environment**

*Martis Lake Tahoe Basin*

# A new look at restoring disturbed

When vegetated, natural slopes soak up rain and snow melt. Usually, there's no runoff or erosion. So, it's rational to treat disturbed and eroding slopes by trying to duplicate natural vegetation. But, experience has shown a big difference between this theory and actual practice. There are way too many examples of revegetation failures in the Tahoe Basin.

Initial growth usually looks good. Yet, after a few years, grasses and plants disappear. Perhaps maintenance wasn't adequate. Maybe the plantings weren't watered. There might've been a drought. Or there could've been other reasons. Who knows?

Michael Hogan wasn't satisfied with these hand-waving explanations. He believed strongly in revegetation as a preferred BMP (Best Management Practice), and decided to find out why it fails. Hogan is a restoration specialist, with a business (Integrated Environmental Services) in Tahoe. He describes himself as a facilitator, bringing science to the

practice of revegetation.

Hogan and Davis Professor V. P. Claassen surveyed revegetated areas to learn why some areas prospered and others didn't. They measured crop cover, recorded soil types, and determined nutrient content.

Eroding slopes are usually vegetated by spraying them with mixtures of seeds, fertilizer, and mulch (often straw). The application is then irrigated until vegetation is established. This often works for a while. But then, growth declines.

When Hogan and Claassen analyzed their survey data, they realized what was going on. Plants need sustained nutrient sources and water. Slopes cut along roadways obviously have lost the topsoil that naturally supplies

nutrients and holds water. They're hostile environments for vegetation.

Hogan and Claassen found that sites with more than 40 percent crop cover had sustaining sources of nitrogen. Because phosphorus is associated with mineral soil, there was plenty of that nutrient at all sites. But well-vegetated sites also had pools of organic nitrogen.

Soil microbes convert organic nitrogen to the nitrates and ammonia used by vegetation. This is called mineralization. It's a slow, natural, ongoing process that maintains the health of plants. Organic nitrogen pools are known to gardeners as compost.

In addition, microbes treat soil mechanically. Microbes exude a material that coats grains of soil and promotes formation of aggregates. This makes the soil more friable, allows oxygen and water to penetrate, and makes the soil more stable.

To control erosion, plants must develop roots deep enough to stabilize soil. Native plant roots can reach

a couple of feet surface, according to Claassen, while created varieties of grasses usually have shallower roots. In the nutrient supply be deeper than the Hogan's first attempt to mix compost and fertilizer mixture tried tilling soil of several inches, was more successful compost into the even better. Hogan pine needles for Eventually, nitrogen needles is released.

fungi. Now this might be but placing fine-gr on slopes, and the them with seed, for amendments, take deal of care. Continue to carefully set a "reach forklift" gently work into the soil. If it's right, the soil will be the slope.

While spreading materials on slopes, stablbing them with lift's prongs. This



**Leo Poppoff**  
Basin Watch

# VIRONMENT

*F. Webb  
Comment  
letter*

## Many campaign to rid Tahoe of obnoxious squatters

**T**ahoe Basin agencies have formed a posse to root out obnoxious squatters.

It's called the Tahoe Weed Coordinating Group. The 20 members include TRPA, the Forest Service, Agriculture departments of Nevada and California, University Extensions of both states, abundant water quality control, Sierra Pacific Power Company, Calans, etc.

The list of undesirable includes some fifteen plants that have been deemed noxious, and there's a contract out on them. Susan Donaldson chairs the Tahoe Weed Coordinating Group and is deadly serious about stopping the alien invasion. Dr. Donaldson is with the University of Nevada Cooperative Extension. She is a Water Quality Education Specialist.

Donaldson points out that one of the fifteen no-goods, spotted knapweed, has invaded most of Montana. That state has spent millions of dollars trying to control it. Another one, yellow starthistle, has already invaded 15 to 20 percent of California's landscape. By comparison, infestations in the Tahoe Basin are small, but they're growing, and it's worrisome.

Why are these weeds obnoxious? Donaldson explains that they compete aggressively with native plants and displace them. Erosion is greater by almost 200 percent in some cases where spotted knapweed is

attempts to stabilize the watershed, increases stream sedimentation and is bad for water quality. Spotted knapweed contains material that inhibits the growth of other plants and it irritates human skin.

Yellow starthistle, which has recently been reported in the Basin, reduces wildlife habitat and forage, depletes soil moisture and its thorns can puncture tires.



By Leo Poppoff

### BASIN WATCH

Diffuse knapweed quickly invades disturbed and undisturbed

grassland and riparian plant communities, impairs wildlife habitats and increases soil erosion. It's found in Alpine County gravel lots and along highway 50 in El Dorado County. Bull thistle is widespread in disturbed areas. Tall whitetop grows anywhere at altitudes as high as 10,000 feet.

Spotted knapweed is well suited to the conditions in the basin and could spread rapidly. It's found along I-80 from Truckee to Blue Canyon and along highway 89 from Homewood to I-80. Musk thistle isn't in the basin yet, but it's already in Truckee and is spreading fast in Reno.

How did these obnoxious squatters get into the basin? Donaldson points out that some came with straw bales used to control erosion. Some arrived on automobile tires, construction material, and seed mixes. Some weeds, like whitetop, spread by invasive roots. Others, like thistles, have seeds that are spread readily by winds. It's

fined and out of the basin.

Donaldson explains that the most undesirable fifteen noxious weeds are divided into three groups. She notes that the first group (musk thistle, Scotch thistle, Canada thistle and Russian knapweed) consists of weeds that aren't here yet, but are just outside the door. The second group (yellow starthistle, Scotch broom, and diffuse knapweed) has been found in small infestations and must be eradicated immediately before they spread. The third group includes weeds that are already established and must be managed to keep from spreading further. This notorious gang includes bull thistle, Eurasian watermilfoil, spotted knapweed, Klamathweed, Dalmatian toadflax, yellow toadflax, and oxeye daisy.

Bull thistle is widespread in disturbed areas. Eurasian watermilfoil is an aquatic weed that's taken over much of the Tahoe Keys and is spreading to marinas around the lake. Klamathweed is widespread in the basin, especially in volcanic soils. Dalmatian toadflax is found from Tahoe City to Camp Richardson. A huge population of yellow toadflax is growing at the Upper Truckee dam; it's also found on South Shore beaches and in yards. Tall whitetop already inhabits some 80 sites in the basin.

How can these weeds be identified? Knapweed flowers (some are white, some are purple, and some are yellow) resemble thistles, though they're really not thistles, and most don't have stickers. Thistles are easy to identify. Scotch broom (Genista), with its yellow spring bloom, is a shrubby thistle all over the state, and familiar to most people. Klamathweed is a perennial aquatic weed that's found in the Tahoe Basin and is spreading to marinas around the lake. Klamathweed is widespread in the basin, especially in volcanic soils. Dalmatian toadflax is found from Tahoe City to Camp Richardson. A huge population of yellow toadflax is growing at the Upper Truckee dam; it's also found on South Shore beaches and in yards. Tall whitetop already inhabits some 80 sites in the basin.

the coordinating group warns, it's not St. John's Wort.

How can these weeds be eradicated? Well, the answer is "carefully" or you might just stimulate more growth and spread the problem. Donaldson cautions that folks don't try. Instead, she suggests that if you spot any of these invasive weeds, call one of the following experts to make a sure identification and advise on eradication methods.

■ Douglas County, call the Douglas County Weed District, (775) 782-9835.

■ Washoe County, call the UNR cooperative Extension, (775) 784-4848.

■ Nevada County, call the Agriculture Commissioner, (530) 273-2648.

■ Placer County, call the Agriculture Commissioner, (530) 889-7372.

■ El Dorado County, call the Agriculture Commissioner, (530) 621-5520.

The Tahoe Weed Coordinating Group is organizing a massive effort to find the locations of these noxious weeds. During a future weekend, they'll be asking folks to call in and report sightings of plants suspected of being invasive weeds. Keep an eye out for the announcement, descriptions and photos. And report suspected noxious weeds. As Dr. Donaldson puts it, "Don't let them choke the blue out of Tahoe."

Comments? Send them to [basinwatch@earthlink.net](mailto:basinwatch@earthlink.net)

— Leo Poppoff is a retired atmospheric physicist with NASA and has been a member of the Tahoe Regional Planning Agency's advisory planning commission since 1983. He is also a former member of the Lahontan Water Quality Control

*K Welch Comment name - (3)*

# Mysterious red stuff growing in Martis reservoir

By Erich Sommer

Sierra Sun

Despite its red flowers, it's a bloom that many fail to see any beauty in.

The flowers are part of an ever-growing vegetative mass in the United States Army Corp of Engineers' Martis Creek Reservoir.

It is not known what the plant is, or if it is native or non-native.

What is known is that it is growing, and so is the foreboding among those who frequent the lake.

Local fishing guru Bruce Ajari said that after noticing a gradual increase of the plant over the last several years, it took over the reservoir last year to such an extent that fishing was virtually impossible.

And this year may be even worse, Ajari said. "There is more weed formation than I have seen in over 20

years," Ajari said. "There is something going on out there."

Army Corp of Engineers officials said they don't know what the weed is either, only that weed blooms are common in area lakes, especially in the summer.

Jack Hiscox, a California Department of Fish and Game fisheries biologist based in Nevada City, and Jill Wilson, an environmental scientist for the Lahontan Regional Water Quality Control Board were both unavailable.

The non-native Eurasian watermilfoil has, however, become increasingly common in and around Lake Tahoe.

During the summer months, it produces rigid pink flowers that protrude above the water, similar to that of the unidentified plant in Martis Creek Reservoir.

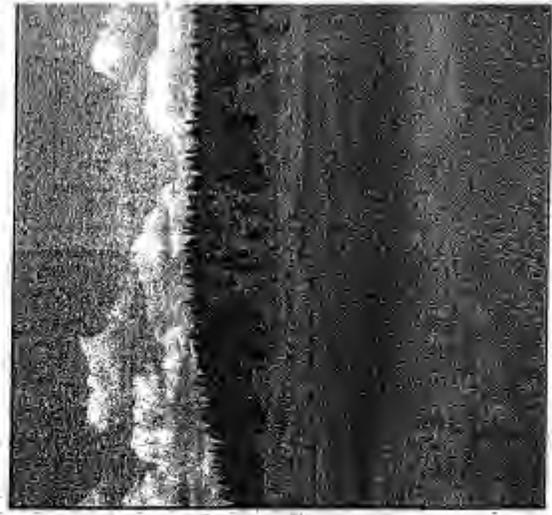
Eurasian watermilfoil has been identified in Emerald Bay, the Sunnyside Marina, Crystal Bay and in the Truckee River

behind the dam. According to Wayne Johnson, an integrated pest management specialist and a professor at UNR, all it will take to identify the weed is a trip to his office. "Bring it in, and if I can't identify it, we have the resources to get it identified in a couple of days," he said.

Johnson co-authored a University of Nevada, Reno Cooperative Extension center report on watermilfoil.

According to the report, the watermilfoil's rapid growth and decay can degrade water quality, crowd out native plant species and deplete oxygen in the water needed by fish populations. And because of the dense, matted vines, it also presents problems for boat propellers, water skiers and fishermen.

"Let's hope it's not watermilfoil. Because if it is, Martis Creek Reservoir is in big trouble," Johnson warned.



Under Physical Safety  
An invasive plant with a reddish hue has taken over part of Martis Creek Reservoir. Tests are being conducted to determine its origin.

*July 2002*

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

---

**LETTER 160: KATHY WELCH, RESIDENT**

*Response 160-1:* The commenter is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

*Response 160-2:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Proposed Martis Valley Community Plan policies 9.D.4, 9.E.3, 9.F.1 and 9.F.2 already specifically requires and encourages the preservation of natural open space areas, conservation of areas of native vegetation and prohibition of non-native plants, while encouraging revegetation of disturbed areas. The commentor is referred to Master Response 3.4.3 (Water Quality).

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

Letter 161

1707 Grouse Ridge Road  
Northstar, CA 96161

August 16, 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:

I have directed several letters to you regarding this Plan; each letter addresses a general topic which I would like to see discussed in a revised and recirculated DEIR.

Placer County has many commendable policies in its general plan which address habitat conservation. Biologists (Dr. Rowan Rowntree, Conservation Biology Institute) whom I have consulted about this plan believe that the Preferred Plan for the Martis Valley is in conflict with these policies. Most of the development being proposed for Eaglewood, Hopkins Ranch, Siller Brothers, Waddle Ranch and the Sierra Pacific Property (Martis Ranch) are single family second homes. All but Martis Ranch involve a golf course. At the moment, there seems to be little demand for this type of house in the Martis Valley. The last I heard from a realtor, Lahontan had about 30 houses for sale and almost 100 lots for sale. This is a huge percentage of the houses built and land available in the Lahontan development, which seems to be the model for the above-mentioned projects. Northstar seems to have another type of project in mind; however, currently there are at least 24 houses for sale at Northstar, 24 condominiums, and timeshares available at the Northstar Club.

161-1

Since there seems to be no pressing demand for most of the projects contemplated, I believe the public interest would be best served by evaluating how this land should be used in light of Placer County's policies. Since the Martis Valley Community Plan is the "Constitution" for the Martis Valley, I encourage the County to ensure that the Plan is in harmony with Placer County's own policies regarding habitat conservation.

Thank you.

  
Kathy Welch

PLACER COUNTY  
DATE  
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

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

---

LETTER 161      KATHY WELCH, RESIDENT

*Response 161-1*      Comment noted.                      The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA. Since no specific comments regarding the adequacy of the Draft EIR were received, no further response is required.

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

Letter 162

PLACER COUNTY  
DATE  
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

1707 Grouse Ridge Road  
Northstar, CA 96161

111 Sandringham Road  
Piedmont, CA 94611

August 14, 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:

My wife Kathy and I are part time residents at Northstar and have followed various planning issues in the Martis Valley and neighboring communities for more than two years. We are members of a number of local groups interested in the MVCP including the Northstar Property Owners Association, the Mountain Area Preservation Foundation, and the Sierra Club. We are also board members of Sierra Watch, a citizens group, whose mission statement and activities are described at [www.sierrawatch.org](http://www.sierrawatch.org). We plan to comment on a number of aspects of the DEIR and the Proposed Plan. Our comments are personal and do not necessarily reflect the views of any of the organizations with which we are affiliated.

We have attended a number of meetings of the Martis Valley Community Plan Citizens' Advisory Committee and the North Tahoe Regional Advisory Council. We appreciate the opportunity to learn about the planning process and to contribute our views. Since many of our comments will focus on potential improvements to the evaluation of the Proposed Plan or to the Proposed Plan itself, it may be appropriate to start by commending the Planning Department for attempting to frame policies for development which express "a vision of the future of the community and directions for growth so that Martis Valley can continue to flourish as a community where people and the natural environment exist in harmony".

In reviewing this letter and other comment letters from members of the public, please bear in mind that we are not versed in appropriate procedure and that we may not make our points following legal or other requirements. Nonetheless, we do want Placer County to hear our concerns and to use our comments and suggestions to develop a better plan for the Martis Valley.

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

This letter will focus on some aspects of the traffic model. For reasons discussed below the set of nodes used in traffic modeling should be expanded and the trip generation assumptions should be revised. Nodes and road segments which should be explicitly evaluated include, at a minimum, SR 89 segment, SR 89/West River Street intersection in Truckee, SR 89/SR 28 intersection in Tahoe City, SR 28 segment crossing the Nevada border, and SR 28 some distance south of the SR 89/SR28 intersection. The communities affected, many of which are outside of the geographic boundary of the study area, should have the information generated by the traffic model.

162-1

The next topic concerns the assumptions underlying the trip generation estimates developed by the County to guide the consultant. Clearly, trip generation assumptions are fundamental to the traffic analysis. To ensure that the estimates supplied would not be biased on the low side the County used a "conservative" 20 % permanent occupancy figure for many of the units in the project area. The conservatism of the estimate was determined by asking for views on occupancy of the Citizens Advisory Committee. Ultimately, the County decided that the resort communities in the project area have a permanent occupancy of about 5 % which means that assuming 20 % permanent occupancy would be "conservative". This thought process may or may not lead to a reasonable estimate of occupancy many years in the future.

162-2

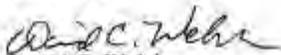
Notwithstanding the reasoning process followed, a permanent occupancy rate in excess of 20 % is certainly a realistic possibility. Tahoe Donner, a nearby resort community, has approximately 25 % permanent residents today based on information from the Tahoe Donner Association. Even if no example of a nearby community were available to make the point, there are other grounds for questioning the adequacy of the 20 % permanent occupancy assumption. First, look at the applications on hand for the project area. There are current applications for approximately 1,000 dwelling units out of a total allowable of approximately 6,800 new units. Clearly, many of the remaining 5,800 units may be different from what is planned for the 1,000 or so units in the pipeline. Second, there is a growing trend of families moving to resort communities to establish permanent residence. This trend may or may not continue, but the existence of the trend, combined with current California demographics, may result in permanent occupancy figures well in excess of 20 %.

For all these reasons, the trip generation estimates used by the traffic consultant may significantly understate the traffic impacts of the Proposed Plan and the alternatives evaluated as part of the Draft EIR. Please address this potential underestimate in the next version of the EIR and please also include the node expansion previously suggested in this letter.

162-3

Thank you for the opportunity to comment on the Draft EIR.

Sincerely,

  
David C. Welch

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

---

**LETTER 162**      **DAVID C. WELCH, RESIDENT**

*Response 162-1:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 162-2:* The commenter is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and 3.4.10 (Adequacy of the Traffic Impact Analysis).

*Response 162-3:* The commenter is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) 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 163

PLACER COUNTY  
DATE  
RECEIVED

AUG 19 2002

1707 Grouse Ridge Road  
Northstar, CA 96161

PLANNING DEPARTMENT August 15, 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 specific subjects of this comment letter concern selected wildlife in the Martis Valley, the land use diagram in the Proposed MVCP, and management practices in mountain resort communities.

As the County is aware there are many wildlife species in the Martis Valley. The purpose of this comment is to encourage the County to check with some local sources on their experience with bears in the Martis Valley. I believe this new information will be useful to the drafters who prepare the Final Environmental Impact Report ("FEIR"). Specifically, the information gained may lead County Planning staff to alter their recommendations for the land use diagram described as PP for Proposed Plan in the DEIR. Further, the information may lead Planning staff to incorporate various mitigation measures in the FEIR.

163-f

Briefly, the background underlying this suggestion is that the interaction between bears and human communities often leads to disastrous results for individual bears. At Northstar a number of factors, including the expansion of the development footprint of the resort (i.e., the Big Springs subdivision and similar development) and poor garbage disposal practices on the part of a few property owners, have led at times to increased numbers of bear sightings and incidents. Data on this matter is available through local homeowners with an interest in bears. (Please check with Bear Team members at Northstar Property Owners Association ("NPOA") or the Northstar Community Services District and with the Bear League for more details on their efforts and their assessment of local bear issues.)

Both NPOA and Northstar-at-Tahoe have taken steps to improve garbage management which is a significant attraction for bears. Improper management of garbage encourages bears to visit developed areas. So, as a preliminary suggestion I believe the County should recognize that the proposed development will seriously diminish the available undeveloped and undisturbed lands available for bears. Accordingly, I believe the proposed development footprints should be reviewed in light of known information about

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

bear habitat, bear sightings and best management practices. Perhaps some of the undeveloped lands slated for development in the Proposed Plan should be reserved for bear habitat. I believe this is an important issue which should be carefully studied before deciding on land uses.

Further, whatever development is ultimately authorized in the project area should, under the direction of appropriate regulations or mitigation measures adopted by the County, be required to manage garbage in a manner designed to discourage bear interaction with the human community. Beyond garbage, there are several other "normal" things people do around their houses (e.g., bird feeders) which do not contribute to a program of minimizing contact with bears.

Additionally, bear relocation is an expensive and a difficult proposition. I hope the County will recommend some methods of insuring that bears who do become nuisances meet some humane fate.

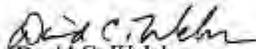
As a last suggestion for the County to consider as part of a mitigation measure, note that a number of Northstar residents and property owners have supported a program of plantings designed to supplement food sources available to bears in areas well away from the developed areas. I do not know if these efforts have been successful in reducing the "conflicts" between bears and residents at the resort, but I do think this type of program should be evaluated but the County and incorporated into the plans for further development in the area.

If we can not find a way to leave appropriate room for the bears and do not take the necessary steps for them to not perish individually because we have taken over part of their habitat for ourselves, we will all be the poorer for it.

I hope these comments will help the County in its planning efforts for the Martis Valley.

Thank you for the opportunity to comment and share my views on this topic.

Sincerely,

  
David C. Welch

163-1  
Cont'd

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

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**LETTER 163:      DAVID C. WELCH, RESIDENT**

*Response 163-1:* Comment noted. Black bears are a common wildlife species and implementation of the Martis Valley Community Plan is not expected to significantly impact this species to the extent that their population would substantially diminish. However, Draft EIR pages 4.9-88 and -89 acknowledge that the project would cumulatively contribute to conflicts between wildlife and human activity.

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

Letter 164

PLACER COUNTY  
DATE  
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

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

1707 Grouse Ridge Road  
Northstar, CA 96161

111 Sandringham Road  
Piedmont, CA 94611

August 15, 2002

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

Dear Ms. Lawrence:

This comment letter notes that the consultant or consultants hired to evaluate the impacts of the proposed MVCP failed to evaluate and adequately inform report readers about the environmental setting for the project. The project description in the DEIR is defective in a number of ways. This comment letter deals only with the DEIR's failure to address important known issues concerning development in the Sierras and its failure to adequately describe the range of future climate conditions which might have a major impact on the project area. Adequate discussion of these issues might materially assist the Board of Supervisors in making decisions about development in the Martis Valley.

The scope of the proposed project, allowing up to 9,220 dwelling units according to the Proposed Plan, is a multiple of the dwelling units in the closest Placer County community, Kings Beach. The land use diagram contemplated involves some high resource consumption uses (e.g., golf courses) and the potential to disturb a major portion of the privately owned lands in the Martis Valley. The proposed project is the largest single project ever advanced in this part of the Sierras. Given the magnitude of the project and its significance to the region, County Planning staff has appropriately projected the allowable development in the Proposed Plan to full build out as a fundamental part of the analytical framework for the project. The consultants did not exercise the same level of care in preparing the project description.

For a project of this magnitude and potential importance to the region, the consultants charged with providing the project setting for the evaluation of the Martis Valley Community Plan should have reviewed the relevant historic, current and future contexts. For example, in describing the historic context, the consultants should have reviewed and incorporated appropriate summaries of the principal findings of the Final Report of the

164-1

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

Federal government's Sierra Nevada Ecosystem Report ("SNEP") which confirms what many have long feared: poorly planned urban and industrial development in the Sierra is destroying the air and water quality, farmland, and fragile network of ecosystems that make the Sierra Nevada one of the most diverse and magnificent regions in the world. The issue which should have been addressed in the DEIR is how should development allowed by Placer County in the Martis Valley proceed in a manner which avoids the mistakes documented in the SNEP report? The DEIR provides no guidance on this key question.

164-1  
Cont'd

Turning to the future context, the consultants do not take appropriate notice of global climate change. Many of the principal elements of climate change have been known and studied for years. Admittedly, there is some controversy over what will ensue as a consequence. An article in the Sacramento Bee on June 4, 2002 by Science Writer Edie Lau summarizes the findings of a recently completed study by scientists at the University of California, Santa Cruz, and Lawrence Livermore National Laboratory. The lead paragraph of that news account warrants repeating here.

"In one of the most comprehensive studies to date on the effects of global warming in California, scientists predict that within this century, average temperatures will rise everywhere, especially in the Sierra Nevada and Cascade ranges, and winter snowpack in the Sierra will diminish by as much as 82 percent."

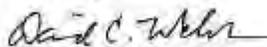
164-2

The seriousness of the impacts reviewed in this news account illustrates the need for some discussion of the potential impact of climate change in describing the setting for the evaluation of the Proposed Martis Valley Community Plan. To restate the obvious: the DEIR consultants ignore the possibility that the project area may experience a significant change in the availability of water associated with near and long term climactic changes. Decision makers and the public are entitled to an informed assessment of how climate change might affect the range of development decisions before the Board of Supervisors. The drafters of the DEIR do not discuss this critical issue for development in the Sierra.

Please ask the consultants to provide the information described in this comment letter to the Board of Supervisors and interested members of the public.

164-3

Sincerely,

  
David C. Welch

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

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**LETTER 164: DAVID C. WELCH, RESIDENT**

*Response 164-1:* Comment noted. The commenter is referred to Master Response 3.4.1 (Project Description Adequacy) and 3.4.2 Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area). CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Thus, the Draft EIR is not intended to “guide” the planning process associated with the Martis Valley Community Plan. The County considers the Draft EIR and the Revised Draft EIR adequate for consideration of the Martis Valley Community Plan and in compliance with CEQA.

*Response 164-2:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding consideration of global climate changes.

*Response 164-3:* Comment noted. Responses to comment letters received on the Draft EIR are provided in this document.

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

Letter 165

1707 Grouse Ridge Road  
Northstar, CA 96161

August 15, 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:

This comment letter discusses a portion of the Public Review Draft of the Martis Valley  
Community Plan, dated May 23, 2002 comparing it to the January Draft.

Policy 1.B.8 of the January Draft includes: "The County shall discourage the  
development of isolated, remote, and/or walled residential projects that do not contribute  
to the sense of community desired for the area." This protective Policy is omitted from  
the May 2002 Draft.

165-1

First, the earlier draft incorporates a specific policy consistent with the discussions of the  
character of the community in meetings of the Citizens Advisory Committee. To my  
knowledge the Citizens Advisory Committee did not vote to omit Policy 1.B.8. To my  
knowledge the Committee did not even discuss the possibility of omitting Policy 1.B.8.  
Accordingly, I request that the subject policy be reinstated in the next version of the  
Martis Valley Community Plan.

If adding this modest level of protection is not now considered desirable by County  
Planning Staff, I request that the omission of Policy 1.B.8 be discussed in the Staff  
response to comments on the Draft EIR for the project.

Thank you for considering this issue and thank you for the opportunity to comment.

Sincerely,

*David C. Welch*  
David C. Welch

PLACER COUNTY  
DATE  
RECEIVED

AUG 9 2002

PLANNING DEPARTMENT

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

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**LETTER 165:      DAVID C. WELCH, RESIDENT**

*Response 165-1:* The commentor's statements regarding the Martis Valley Community Plan are 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.

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

Letter 166

1707 Grouse Ridge Road  
Northstar, CA 96161

August 15, 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:

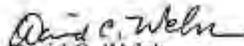
This comment letter discusses a portion of the Public Review Draft of the Martis Valley  
Community Plan, dated May 23, 2002.

In Policy 1.E.4 the Review Draft incorporates "The County shall protect and enhance,  
through its land use polices and programs, Martis Lake's wild-trout sport-fishery." First,  
this is an appropriate and worthwhile addition to policies specific to the Martis Valley.  
Second, is there a risk that by using the phrase "wild-trout" to modify "sport-fishery"  
inadvertently limits the protection actually intended? Please add an appropriate  
clarification to insure that all sport-fishery activities are protected.

166-1

Thank you for the opportunity to comment.

Sincerely,

  
David C. Welch



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

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**LETTER 166:      DAVID C. WELCH, RESIDENT**

*Response 166-1:* The commentor's statements regarding the Martis Valley Community Plan are noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Response to Comment K-39 and 10-28.

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

Letter 167

1707 Grouse Ridge Road  
Northstar, CA 96161

August 15, 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:

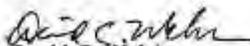
The purpose of this comment letter is to share with Placer County Planning Staff an observation on traffic based on a number of conversations with Truckee and Northshore residents. Briefly, many of the comments reflect concerns that Saturday and Sunday traffic conditions merit closer review in the traffic studies. Many residents believe that the summer afternoon peak period used by the traffic consultants is not the peak period based on their experience.

167-1

Please revisit the analysis and presentation of traffic impacts, including information on Saturday and Sunday conditions.

Thank you for your attention to this observation and for the opportunity to comment.

Sincerely,

  
David C. Welch

PLACER COUNTY  
DATE  
RECEIVED

AUG 15 2002

PLANNING DEPARTMENT

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

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**LETTER 167:**     **DAVID C WELCH, RESIDENT**

*Response 167-1:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).

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

Letter 168

1707 Grouse Ridge Road  
Northstar, CA 96161

August 15, 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:

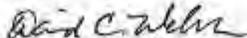
This comment letter discusses a portion of the Public Review Draft of the Martis Valley  
Community Plan, dated May 23, 2002.

The May 2002 Draft includes more than a 33 per cent increase in General Commercial  
acreage from 29 acres in the January version to 39 acres in the most recent version.  
Please explain how and why the additional 10 acres were added to the plan.

168-1

Thank you for considering this issue and thank you for the opportunity to comment.

Sincerely,

  
David C. Welch

PLACER COUNTY  
DATE  
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

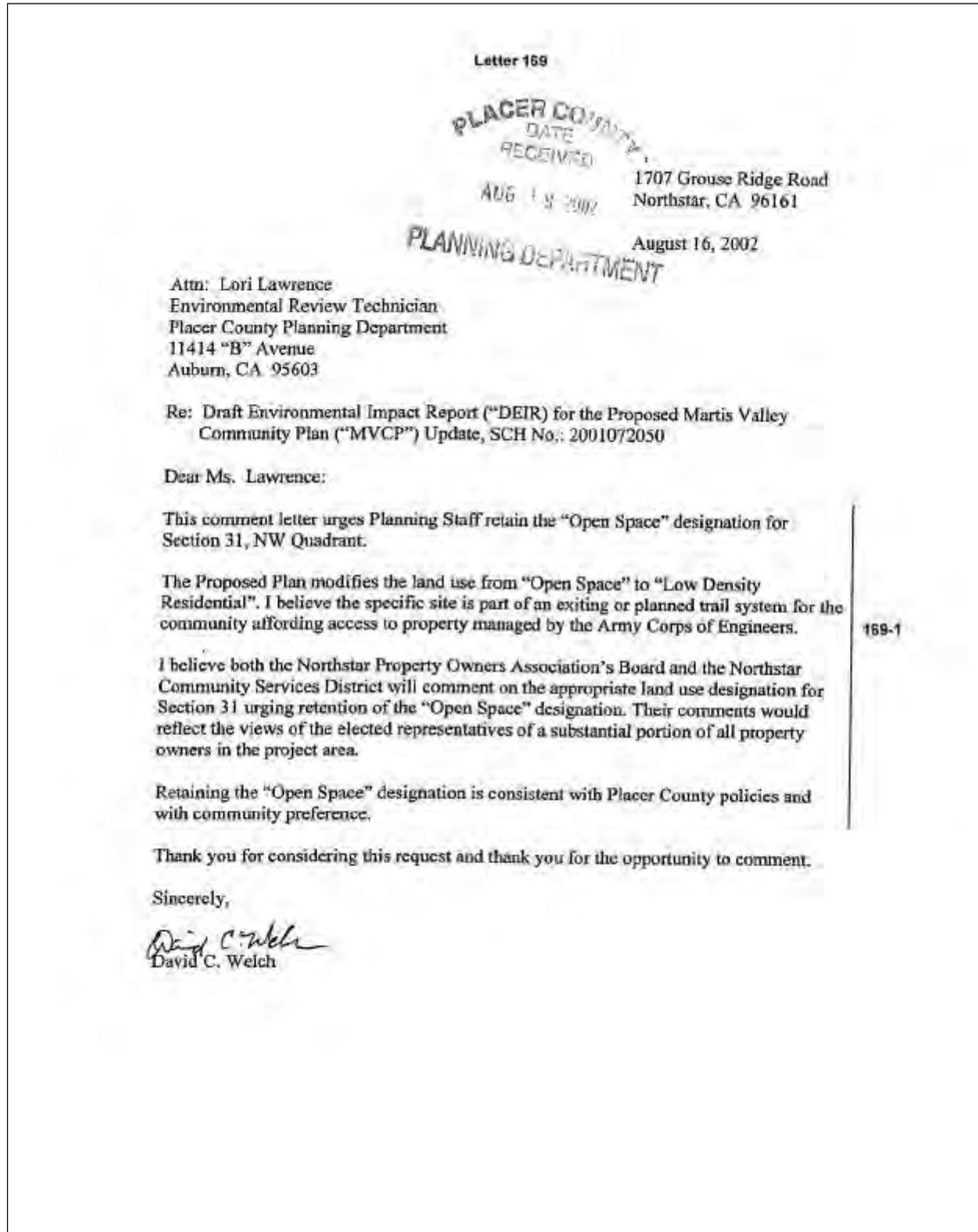
### **3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR**

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**LETTER 168:      DAVID C WELCH, RESIDENT**

*Response 168-1:* The commentor's statements regarding the Martis Valley Community Plan are 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.

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



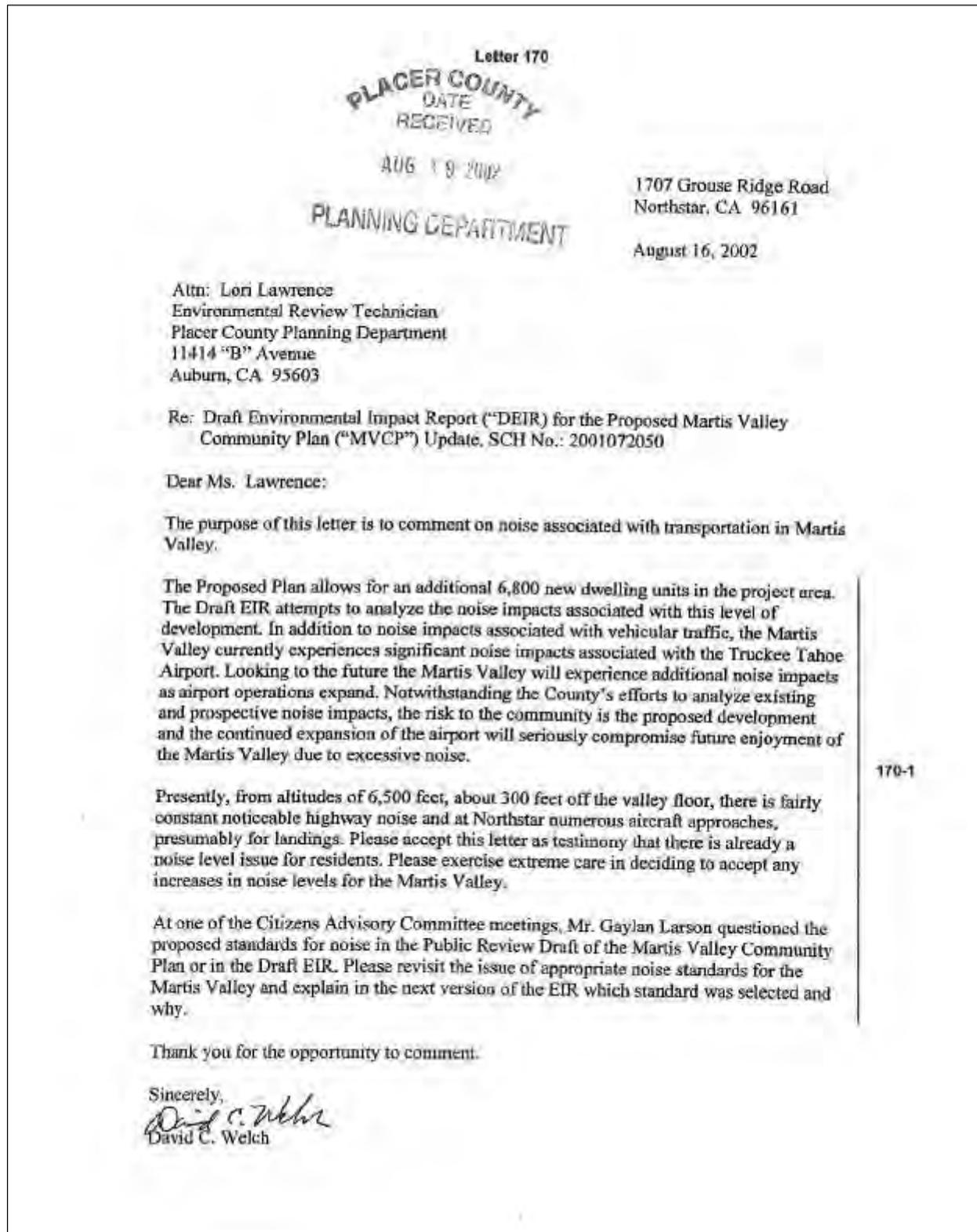
### 3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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**LETTER 169:      DAVID C WELCH, RESIDENT**

*Response 169-1:* The commentor's concerns regarding the proposed land use designation associated with Section 31 under the Proposed Land Use Diagram and its use as open space and trail usage is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. This is a policy issue associated with the proposed Martis Valley Community and not a specific comment regarding the adequacy of the Draft EIR. The Draft EIR currently evaluates it as Low Density Residential. Conversion of this proposed land use designation to Open Space would not result in any new significant impacts on the environment that were not evaluated in the Draft EIR.

### 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

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**LETTER 170:**      **DAVID C WELCH, RESIDENT**

*Response 170-1:* Section 4.5 (Noise) of the Draft EIR provides an extensive analysis of various noise impacts associated with implementation of the Martis Valley Community Plan. As shown in Draft EIR Figures 4.5-1 and 4.5-2, the Northstar-at-Tahoe resort community is outside of the noise exposure contours of the Truckee-Tahoe Airport. Appendix 4.5 of the Draft EIR identifies anticipated traffic noise volumes from SR 267 at buildout of the Plan area. The noise standards set forth in the Martis Valley Community Plan (Draft EIR page 4.5-22 through -29) are consistent with the Placer County General Plan noise standards and are generally consistent with noise standards used by other rural jurisdictions in the state.