

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

Fred Yeager - Martis Valley EIR Page 1

Letter 1

From: Paul Vatistas <vatistas@yahoo.com>
To: Fred Yeager <fyeager@placer.ca.gov>
Date: 6/20/02 6:56AM
Subject: Martis Valley EIR

*BC ✓
f.v.i.
then to have
as EIR cover
FY.*

I wanted to thank you and your team for the presentations that you have made here in North Tahoe over the last two weeks. Thank you also for the copy of the EIR which I am working through.

I have two initial comments on the EIR which echo my comments during both public meetings. Please print out this e-mail and enter it into the official legal record of comments on the EIR. If you have any concerns about format, please let me know as I wish to fully comply with all requirements for providing legal comment on the EIR. Please note that I have bcc'd myself to retain a legal copy of this e-mail, bcc'd my Board, and copied the Tahoe World.

My first comment on the process is that the Citizens Advisory Committee is fundamentally flawed. While it includes representatives of the land developers and representatives of Truckee, it does not properly represent the citizens living on the eastern slope of Placer County, namely representatives from the major areas of Kings Beach and Tahoe City. While it is highly commendable that the citizens of Truckee who will be affected by this development are represented, I do not understand why the citizens of Kings Beach in particular (which is actually in Placer County) were not equally represented. I think that further formal review with a citizens committee representing the citizens of the eastern slope of Placer County is required - for example, a sub-committee of NTRAC with additional community representatives focused solely on the Martis Valley issue. 1-1

My second comment relates to the alternatives examined in the EIR. As I stated at the meeting on Monday, our group believes it is imperative that Placer County add another alternative which is much lower impact, so that the true environmental effects of this plan can be evaluated. The current scenarios are really variants of the same plan, rather than true alternatives. The alternative that we wish to see evaluated is one including:

- no more than 1,000 new residential units in Martis Valley
- no more than one "private play" golf course
- conservation of all lands within 2 miles of the Tahoe Basin Rim, primarily the SPI land currently zoned as TPZ.

The logic for this alternative is that our traffic analysis (and I am working with Richard to reconcile our analysis and the EIR figures) - and consideration of water issues (witness the contamination and water supply failures in Squaw Valley) and air quality issues - all suggest that the area can only support an additional 1,000 new homes. Note also that there are already plans for over 2,000 new homes in and around Truckee, and that build out of vacant lots on the North Shore will likely add another 2,000 new homes to the North Tahoe area. I would like to see Placer County acknowledge the cumulative impact of these new projects on the area, rather than continuing to look at Martis Valley in isolation. 1-2

Golf courses are high users of the water supply, and golf course management and use of fertilisers consistently has a negative impact on the water supply and the environment. The property developers in Martis Valley are currently proposing four new private play golf courses in the area. This number of courses will have a highly negative impact on the water supply for this part of Placer County, Truckee, and ultimately Reno. Ron Parr correctly noted on Monday that none of the golf courses will be open to the general public in this area (the residents of Placer County and the residents of Truckee), and hence these golf courses provide no benefit whatsoever to local voting residents, and will cause a huge negative effect on the water supply for those residents. This is not acceptable public policy. 1-3

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

Sierra Pacific Industries (SPI) owns a large tract of land immediately adjacent to the Tahoe Basin. The Tahoe Basin has been recognized nationally and by the Placer County Board of Supervisors as a unique area, and implementation of the TRPA mandate is evidence of this. TRPA is currently out of compliance on all its thresholds, including air quality, wood smoke impact, traffic impact, and VMT targets. In order to protect the lake and support TRPA's goals, it is vital to maintain a natural fully conserved buffer between the Basin and possible development immediately adjacent to the Basin. Our group would therefore like to see the large tract of land owned by SPI in this area set aside, possibly as a CA State Park for example. 1-4

One additional fact. During the meeting your colleague in the green shirt who sat between Richard and you said publicly that the currently proposed developments totaled only 981 units. Hence a maximum limit of 1,000 new homes would not impinge on any current plans as you have represented them to local residents. Thus this additional alternative for consideration in the EIR process is highly relevant, and should be fully evaluated. 1-5

Please re-evaluate the alternatives in the EIR to include an evaluation of the option described above. I remain available to answer any questions on this issue. 1-6

Kind regards,

Paul Vatislas

Executive Director, North Tahoe Conservation Coalition

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CC: Ted Gaines <tgaines@placer.ca.gov>, Will Garner <wgarner@placer.ca.gov>, Rex Bloomfield <bloomfield@foothill.net>, <moorehead@placer.ca.gov>, Charles Levinson <clevinso@yahoo.com>

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LETTER 1: PAUL VATISTAS, NORTH TAHOE CONSERVATION COALITION

- Response 1-1:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project.
- Response 1-2:* The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.10 (Adequacy of the Traffic Analysis) 3.4.3 (Water Quality), 3.4.4 (Water Supply Effects of the Project) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Air quality impacts associated with the project have been adequately addressed in Section 4.6 (Air Quality) of the Draft EIR.
- Response 1-3:* Water supply usage and water quality impacts of potential future golf courses were considered in the Draft EIR (Draft EIR pages 4.7-37 through -73). The commenter is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 Water Supply Effects of the Project).
- Response 1-4:* The commenter's statements regarding the Sierra Pacific Industries property within the Plan area is noted. The commenter is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 1-5:* Comment noted. The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 1-6:* The commenter is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

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

Letter 2

Patrick Angell

From: Johnston, Bob [rajohnston@ucdavis.edu]
Sent: Monday, June 24, 2002 4:03 PM
To: (bcombs@placer.ca.gov)
Cc: Johnston, Bob; Mooers Thomas (sterrawatch@msn.com); Welch Kathy (kwelch@cssitech.com)
Subject: MV Plan Stream WQ Policies and EIR Mitigation Measures

Bill,

Pls consider this as a comment on the DEIR, as well as advice for the Plan revision.

Re. stream setbacks, I checked the Salmon Recovery Plan for the Columbia and Snake basins and it's 100' of no dev. and another 100' of limited dev. for all fish-bearing streams. The setbacks are less for other streams, generally 100' total. [TMDLs being written in Calif. often regulate pollutants in all streams, including ephemeral ones, which are mapped and are many.] 2-1

No pesticides are allowed in the buffers and all pesticide application everywhere is regulated to prevent runoff (can't apply when raining or will rain soon). Groundwater pollution is prohibited and so lots on monitoring is required. [It seems like the County ought to require third-party drawing of water samples from test wells downhill from all golf courses.] 2-2

All habitat-forming processes must be kept or restored. This means the full stream meander is left open and all floodplains are left undeveloped. No streambank hardening and no stream narrowing. [In some of Calif., logging is regulated to provide for a range of terrestrial habitat types, including old growth and late seral.] 2-3

Erosion controls everywhere too, such as no grading in rainy season, slope limits for logging and development, reveg. requirements, etc. 2-4

All stormwater treated. This is expensive. [The clear trend in Calif. WQ is for the reg'l boards to require on-site capture of about 80% of all runoff by projects and stormwater separation and treatment for all urbanized areas.] [The general rule in watershed mgmt. is to require stormwater treatment for all subwatersheds that are 25% or more suburban.] 2-5

This is all at 50CFR223, Final rule, 7/10/2000, on Web at CFR and at Nat'l Marine Fisheries Service, NW Office, Salmon Recovery Plan. The bracketed comments are mine and refer to TMDL and other WQ regulatory trends in Calif. 2-6

Bob

Robert A. Johnston
Dept. of Env. Science & Policy
University of California
One Shields Ave.
Davis, CA 95616
Ph: 530 582-0700
Fx: 530 582-0707

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LETTER 2: ROBERT A. JOHNSTON, RESIDENT

- Response 2-1:* Policy 6.A.1 of the Placer County General Plan and Policy 9.D.1 of the Martis Valley Community Plan require the provisions of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 2-2:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as pages 4.7-37 to -44 of the Draft EIR for a discussion of operational impacts from the use of pesticides. The Martis Valley Community Plan contains an implementation measure (15) that requires Best Management Practices (BMPs) to be implemented with every development project in the Martis Valley. Also refer to Mitigation Measure MM 4.7.2a – c (Page 4.7-42 through 4.7-44 of the Draft EIR) which require best management practices (BMPs), Chemical Application Management Programs (CHAMPs), water quality monitoring programs, and other such mechanisms to prevent water quality impacts associated with golf courses. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 2-3:* The commentor is referred to Response to Comment 2-1 and Master Response 3.4.3 (Water Quality). This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 2-4:* Both the Placer County General Plan and the proposed Martis Valley Community Plan update contain policies regulating grading activities to prevent erosion and requiring revegetation and other stabilization techniques on disturbed slopes. Policy 6.A.4 of the Placer County General Plan and Policy 9.D.4 of the Martis Valley Community Plan requires public and private developments to use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding or water pollution) and include erosion and sediment control practices. Policy 6.A.8 of the Placer County General Plan and Policy 9.D.8 of the Martis Valley Community Plan requires project proponents to restore stream environment zone that have been previously been modified by channelization, fill, or other human activity, the County through landscaping, revegetation, or similar stabilization techniques as a part of development activities. Policy 9.D.7 of the Martis Valley Community Plan prohibits grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The Commentor is referred to Master Response 3.4.3 (Water Quality).

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Response 2-5: The commentor is referred to Master Response 3.4.3 (Water Quality) and *Placer County General Plan* Policy 9.D.1 (reiterated in the Draft EIR) regarding concerns relating to stream setbacks. Additionally, mitigation measures MM 4.7.1b and 4.7.2a include requirements for treating stormwater runoff. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 2-6: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

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

Letter 3

July 8, 2002

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

PLACER COUNTY
DATE
RECEIVED
JUL 15 2002
PLANNING DEPARTMENT

We are homeowners residing on Rancho View Ct., Truckee and wish to strongly oppose further development within the Martis Valley. Our property adjoins the "Joerger Ranch" property which is now to be part of the Eaglewood development.

3-1

It has been so disheartening to see the soul of this valley—the open vistas, the wildlife, the tranquility—continually disappear. When we first moved into our home, the skies were brightly lit with stars, undimmed by urban development. Deer, coyote, and other wildlife frequently passed through our lot. We could sit on our deck and enjoy the peace without the noise of frequent, large aircraft or the demolition of boulders or bulldozers. Daily, these unique attributes that make the Tahoe/Truckee basin so special are vanishing. Once developed, Martis will never offer its beauty to further generations. Its crowded space will no longer provide rest for the eyes.

3-2

We implore you to scale back existing and future plans for further encroachment to this beautiful valley. Let the remaining wildlife roam, let our eyes see sage brush and wild grasses rather than more golf courses and carts. Let our ears hear the wind rush through the branches rather than construction vehicles and constant aircraft. Let our spirits receive some respite from the pressures that increased development in California has brought.

3-3

Sincerely
Dan and Alysia Pearson
Dan and Alysia Pearson

11175 Rancho View Ct.
Truckee, CA 96160

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

LETTER 3: DAN AND ALYSA PEARSON, RESIDENTS

Response 3-1: The commentor notes their opposition to the project but does not raise any specific issue relating to the Draft EIR. Therefore, no further response is necessary.

Response 3-2: Comment noted. The Draft EIR eliminates the environmental effects of the project.

Response 3-3: Comment noted, no response required. The Draft EIR eliminates the environmental effects of the project.

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

Letter 4

July 16, 2002

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

PLACER COUNTY
DATE
RECEIVED

JUL 22 2002

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

As a resident of Truckee, CA for the past 13 years, I am deeply upset with the EIR for the Martis Valley Community Plan. The plan, as I see it, does not give us anything – it just takes away from our quality of life. These Sierra Nevada mountains, these pristine creeks, this gentle rolling valley will never, never be the same if this project is allowed to be developed.

4-1

The plan says it will permit an increase of up to 9,220 new homes over a 20-year period from the existing 2,000 that are now in the Placer County portion of Martis valley. Have any of you considered the impact that these additional homes will have on this peaceful valley? The number of residences in the Truckee region is currently is around 11,000-12,000. We're talking about another town...and all for the sake of the developers' dollar.

4-2

I would like to offer the following specific comments for your consideration:

1) First, there is insufficient time to review the voluminous data and information, plus occurring during summer vacations. It is essential that the members of this community have more time to comment. The comment period must be extended by an 90 additional days.

4-3

2) The alternative analysis presents an insufficient range of development to effectively demonstrate the potential for reduced impact. An alternatives in the range of 2,000 residential units over the 20 year period must be considered – that would be double the size of the existing 2,000 homes. Furthermore, this should be stated as a cap on all future development. This cap should be stated for the current case as well, as inappropriate as it is.

4-4

3) Traffic impacts to its neighboring community are inadequately considered. Definite mitigations are not considered – it is deferred without positive steps.

4-5

4) Nowhere in this report do I see mention of the long range – after these 15,000 to 20,000 people have moved here, lived their lives and then depart. Just where are they all going to be buried?

4-6

5) As a flyfisherman, I am deeply distressed with the set back requirements for streams and tributaries. 50 feet from tributaries and 100 feet from Martis Creek are not far enough. Stream setbacks of at least 300 feet should be evaluated.

4-7

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6) And, do we really need an additional 2 golf courses added to five that already exists. Surely this increase in runoff of fertilizers and chemicals into these waterways will not be beneficial to the Truckee's wonderful fly fishing sport. And, then why would golf courses be considered open space? Open space for the golfers, maybe, but not for habitats that will be destroyed and forever lost. I see absolutely NO argument in support of building new golf courses. 4-8

7) Lake Tahoe is fast losing its clarity. While not in the Lake Tahoe watershed, this area is not that far from this beautiful gem. The entire project, as it stands now, will have a negative impact on this lake through increased traffic and "people activity" at the lake, as well as other support infrastructure that will occur in the watershed. 4-9

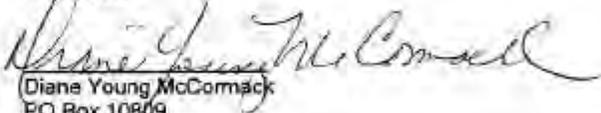
Workforce housing has been given inadequate consideration. The plan must include definite policies on how job creation is determined, and how housing is to be provided for the employees. Consideration must also be given to jobs created outside of the various projects due to tourism growth. It is insufficient to create a policy alternative of a simply stated, undefined mitigation fee, when such a fee cannot be shown to provide adequate funding to create the employee affordable housing, especially the cost of land. Housing should be required on the project site, or alternatively on another site. The alternate of a mitigation fee must serve as a disincentive to not providing the actual housing. 4-10

8) While not directly an environmental impact comment, the process for development of this plan is totally flawed. The plan considers (and unfairly) only the Placer County portion of the Martis Valley, and the participants on the advisory committee were heavily overbalanced by the development community. What sort of insight and objectivity would you expect from such a plan. Where was Truckee representation, and where was the consideration of Truckee impacts? The plan suffers from lack of a regional vision as a starting point, depending instead on the wish list of developers. Wrong—dead wrong. 4-11

I could list many more reasons why this development should be questioned. You, yourself, Ms. Lawrence, should walk through these forests, fish these waters, spot a mamma deer with her still spotted fawn, watch for nighttime satellites and falling stars in these still dark skies, or sip a glass of wine while watching the alpenglow on the mountains to realize that once the spade is put into these grounds — Martis Valley will never be the same. 4-12

It is essential that this project go back to ground zero with an adequate process, and a new DEIR.

Thank you.


(Diane Young McCormack
PO Box 10809
Truckee, Ca 96162

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

LETTER 4: DIANE YOUNG McCORMACK, RESIDENT

- Response 4-1:* The commentator notes their opposition to the project but does not raise any specific issue relating to the Draft EIR. Therefore, no further response is necessary.
- Response 4-2:* Comment noted. The commentator is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 4-3:* Comment noted. The commentator is referred to Master Response 3.4.9 (Adequacy of the Public Review Period) on requests that the review period be extended.
- Response 4-4:* The commentator is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 4-5:* The commentator is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting) and Impact Analysis in the Draft EIR and 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding concerns relating to cumulative impacts on traffic in the Plan area and surrounding communities.
- Response 4-6:* The commentator is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Death and burial/cremation are social issues that are not subject to CEQA. It is unknown where or how families would want to handle funeral arrangements.
- Response 4-7:* The County requires stream setbacks ranging from 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. The commentator is referred to Master Response 3.4.3 (Water Quality) and Policy 9.D.1 regarding concerns relating to setbacks for streams and tributaries. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 4-8:* Comment noted. The commentator is referred to Master Response 3.4.3 (Water Quality) and Mitigation Measure MM 4.7.2a – c (Page 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns relating to runoff of fertilizers for the proposed golf course. The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.
- Response 4-9:* The commentator is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin).
- Response 4-10:* The commentator is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 of the Draft EIR regarding concerns relating to housing. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North

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Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.

Response 4-11: Comment noted. The Draft EIR considered regional environmental impacts as well as local environmental impacts, including impacts on the Town of Truckee. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting) and Impact Analysis in the Draft EIR, which discusses the projects impacts on the Town of Truckee. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

Response 4-12: Comment noted, no response required.

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

Letter 5

July 22, 2002

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



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

Dear Ms. Lawrence:

Thank you for the opportunity to comment on the above referenced Plan Update and Draft Environmental Impact Report. I am particularly concerned about the long-term effects the Proposed Plan will bring to the already problematic situations that exist in this section of Placer County. These are concerning to the citizens and visitors to the Truckee-Tahoe Regions; mainly the traffic impact, employee/affordable housing impact, water impact, and growth impact.

5-1

Traffic is a main concern and a problem for all citizens and visitors to the Truckee-Tahoe Region. It appears that there are monies for capital improvements to our transportation problems (ie. purchase of buses), but there are not any funds for the day to day operation of these busses. I urge the County to require of the new developments to help subsidize such costs as salaries for the bus drivers in order that the bus services can be expanded to a wider schedule and areas. I also urge you not to accept a payment of an in-lieu fee, unless this fee can and will be used to pay the bus drivers to provide the expanded services that are desperately needed.

5-2

The DEIR does not take into consideration the day trip usage of SR 267 and 28 into the Tahoe Basin, and how it will make traffic conditions on the North Shore worse. This is not addressed in the Plan.

5-3

Employee/affordable housing is another problem impacting our local economy. This Plan does not require construction of affordable housing. Even if the County "encourages" the second home owners to rent to resort workers, there will still be a shortage of employee/affordable housing. Therefore, I urge the County to follow through and require from the developers to provide employee housing. And again I urge the

5-4

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County not to accept a payment of an in-lieu fee, the same as has been accepted from Infracore. Consequently, we will again be facing this problem, unless this fee can and will be used to construct employee/affordable housing in the areas needed. This housing must be strategically located in order that those living there will be able to commute to their place of employment. (A long distance commute will not contribute to the solution of existing traffic problems, only add to it.)

5-4
cont'd

There is no analysis of the degradation of traffic or air quality if employees must commute from cities such as Reno or Auburn. Nor is there even an estimate of the number of local employees who already make similar commutes. Likewise, there is no analysis of the infrastructure demands for employees who may live in to-be-constructed employee housing, for example at the proposed Northstar Employee Housing project. Similarly, the County does not calculate the housing demands for construction workers employed in the development of the Proposed Plan.

5-5

These impacts are potentially significant and should be evaluated as to how they will further degrade traffic service, air quality and habitat and place increased demand on public services.

5-6

For example, since our only hospital is Tahoe Forest Hospital in Truckee, I urge a change to the DEIR to consider only allowing the amount of growth that will not overburden our hospital and put us in situation where we will not be able to provide medical care. Currently the Plan provides for 17,000 people, which would be over four times the current full-time population of Kings Beach. The increase demand on our hospital, police, sheriff, and fire services needs to be re-evaluated and the proper procedures established to ensure health and safety for residents and visitors.

5-7

Water supply already seems to be a problem; Truckee resident currently have water rationing. This is obviously in direct contradiction of an availability of long-term, reliable, and adequate supply of water for the new developments. Water here in the west is relatively scarce. Let's be certain that water in the Martis Valley is not wasted on amenities such as private golf courses unless there is sufficient water for all necessary uses first.

5-8

The DEIR fails to prove that there is sufficient water supply because it failed to consider all planned land uses such as landscaping and snow making which would generate demand for water. Please provide detailed

5-9

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information about the water demands of these and other potential uses.

5-9
cont'd

Recent newspaper accounts of the effect of global warming (now widely believed by both the federal government and scientists to be real) on the western states indicates that snow pack in the Sierras will be greatly reduced in as few as 30 years. Since most of the residential and commercial water for this region is a result of snowmelt, water should be conserved, not wasted on private golf courses which will serve only a small percentage of the local population. I urge the County to take a long-term view toward land and water use rather than one based on short-term economic gains for developers. There are already five golf courses, out which two are private. How many more exclusive golf courses do we need?

5-10

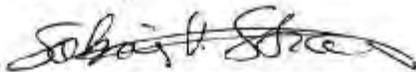
As one of the many that moved here to escape the "concrete jungle", I urge a change to the DEIR to consider only allowing the amount of growth that will not require Highway 267 and other roads to be expanded to four lanes.

5-11

In addition, because the DEIR is so long and complicated, I request that you extend the period for comments until the end of August 2002. Furthermore, because of the incomplete studies and/or evaluations of the DEIR, I request that the DEIR be revised and re-circulated.

5-12

Sincerely,



Sabina V. Strauss
P.O. Box 6031
355 Granlibakken Road
Tahoe City, California 96148
Phone (530) 583-2323
Fax (530) 583-8855
grg-sbn@prodigy.net

CC: Rex Bloomfield
Tahoe World

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

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LETTER 5: SABINA V. STRAUSS, RESIDENT

- Response 5-1:* The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), 3.4.4 (Water Supply Effects of the Project) and 3.4.8 (Affordable and Employee Housing Effects of the Project) and Section 4.2 (Population/Housing/Employment) of the Draft EIR. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 5-2:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis). In Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) mitigation measure MM 4.1.1a has been revised to require the County to form a CSA or similar funding mechanism to fund transit services in the Martis Valley.
- Response 5-3:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) as well as Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 5-4:* The commentor is referred to Response to Comment 5-1.
- Response 5-5:* The commentor is referred to Response to Comment 5-1.
- Response 5-6:* The commentor is referred to Response to Comment 5-1.
- Response 5-7:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Emergency services are covered in Section 4.11 (Public Services and Utilities) in the Draft EIR. In regards to hospital and medical infrastructure, this is not an environmental issue that is evaluated under CEQA. However, Dave Bottenmiller, Chief Financial Officer of the Tahoe Forest Hospital, was contacted to determine potential impacts associated with implementation of the Martis Valley Community Plan. The Tahoe Forest Hospital is planning and constructing expansions that will meet existing and future demands, which includes the population increase associated with the Plan area. The hospital does not foresee any service issues associated with implementation of the Martis Valley Community Plan.
- Response 5-8:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns relation to adequate water supply.
- Response 5-9:* The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) and Section 4.7 Hydrology and Water Quality (Table 4.7-4 on

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

Page 4.7-55) of the Draft EIR regarding concerns relating to water supply for landscaping and snowmaking.

Response 5-10: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project) regarding concerns related to the effects of global warming on water supply availability.

Response 5-11: The commentor is referred to Master Responses 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), 3.4.10 (Adequacy of the Traffic Impact Analysis), and 3.4.5 (Adequacy of the Alternatives Analysis) regarding concerns relating to the possible expansion of State Route 267 and evaluating the environmental impacts associated with varying amounts of growth within the Plan area.

Response 5-12: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). The County considers this Draft EIR and Revised Draft EIR adequate for consideration of the project and in compliance with CEQA.

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

Letter 6

Date: July 23, 2002

PLACER COUNTY
DATE
RECEIVED

JUL 29 2002

PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

I am a REGISTERED VOTER in NEVADA county; I LIVE in TRUCKEE
which shares itself with PLACER county as well. I DO NOT own
A HOME, primarily because of the EXCLUSIVE DEVELOPMENTS
driving realstate prices too high for moderate income families
to purchase. I AM NOT AGAINST DEVELOPMENT, this is A FREE
COUNTRY, but I AM REQUESTING A RE-EVALUATION OF THE DEIR
for the proposed MARTIS VALLEY Community PLAN UPDATE. Specifically,
the OVER DEVELOPMENT of the MARTIS VALLEY WITH TOO MANY
HOMES IS MY CONCERN, there IS MUCH SEVERE to this
ACTION that IS NOT DETAILED AND CONSISTANT THROUGH THE
D.E.I.R. FOR EXAMPLE, DOES OUR WATER SUPPLY MEET THE
PROJECTED DEMAND AND POTENTIAL ADDITIONAL PROJECTS? Will
OUR WATER QUALITY remain adequate? Does the DEIR specify
SOURCES AND LOADS OF SPECIFIC POLLUTANTS AND THEIR EFFECTS
ON AERIAL RESOURCES AND GROUND WATER? Will the GOLF
COURSES be allowed to use OUR WATER to STAY GREEN in A
DROUGHT YEAR? Why ARE there APPROXIMATELY 4-5 GOLF COURSES,
PRIVATE, being allowed to be used AS OPEN SPACE? DEVELOPMENT
IS INEVITABLE AND A RIGHT, yet WHY NOT GO FORTH AND A RESPECTABLE
PACE AND WITH THOROUGH ANALYSIS ON IMPACT TO THE WATER
ISSUES, BIOLOGICAL IMPACT AND RESOURCES, CONGESTION FROM TRAFFIC
AND POLLUTION AND RESPONSIBLE PLANNING? Thank you for your

6-1

6-2

6-3

6-4

6-5

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

pg. 1

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

Attention in this matter.

Sincerely yours,

(Print Name)

LIANA M. DICUS

(Print Address)

P.O. Box 8794 / 14605 Royal Way
Tombler, CA 96162 / Tombler, CA 96161

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

pg. 2

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

LETTER 6: LIANA M. DICUS, RESIDENT

- Response 6-1:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) and Master Response 3.4.7 (Adequacy of the Cumulative Impacts) regarding concerns relating to the overdevelopment of the Martis Valley.
- Response 6-2:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) and Mitigation Measures MM 4.7.2 a – c, (Page 4.7-42 through 4.7-44 of the Draft EIR) regarding pollution and water quality.
- Response 6-3:* The commentor is referred to Response to Comment 6-2.
- Response 6-4:* The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private. The commentor does not offer a comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 6-5:* The commentor states that the EIR needs to include a thorough analysis on impacts but does not identify what is inadequate in the Draft EIR. Sections 4.1 through 4.12 of the EIR provide an extensive analysis of the environmental impacts of the Martis Valley Community Plan per CEQA. No further response is necessary.

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

Letter 7

PLACER COUNTY
DATE
RECEIVED

JUL 31 2002
LL

PLANNING DEPARTMENT

28 July, 2002

ATTN: Lois Lawrence
Environmental Review Technician
Placer County Planning Dept.
11514 "B" Ave.
Auburn, CA 95603

RE: DEIR for proposed Martis Valley Plan Update, SCH #2001072050

Dear Ms. Lawrence:

I appreciate this opportunity to comment on the Martis Valley DEIR--
however, I feel that much more time should be allowed for review.

7-1

Among the numerous flaws in the Report, the inadequacy of the water supply
for the project is paramount. Water is a precious commodity in this semi-
arid part of the country and too much is already being wasted needlessly.
Golf courses are particularly disagreeable in this regard, in addition to
severe pollution problems associated with their chemical-laden run-off.
They should never be considered as open space.

7-2

7-3

I am not at all satisfied that the DEIR proves that there is sufficient
water supply even in a good year for the whole project, since all possible
uses and contingencies have not been addressed. This amounts to a gross
underestimation of the actual demands. This large-scale water withdrawal
is likely to place an undue stress on the balance of water on the whole
ecosystem in Martis Valley. (Springs and streams could be severely compro-
mised as a result.)

7-4

In addition to water concerns, the general project description does not
at all fit with the small town community environment traditionally en-
joyed by residents of the area: the project is a sub-urban monstrosity
in our own back yard. There has been insufficient discussion of alter-
natives. The traffic impacts will be horrendous. The ecological integrity
will be compromised due to reduction of woodlands, wetlands, grasslands/
chaparral resulting in extensive paving, and air and water pollution.

7-5

7-6

The project will only encourage further unwanted growth in the area.
It is an altogether bad plan, and one which would certainly be rejected
in the Truckee-Tahoe area if it were an actual ballot measure.

7-7

Again I suggest that the public comment period be extended. Thank you.

Sincerely,

Stephen Harris
P.O. Box 223
Truckee, CA 96160

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

LETTER 7: STEPHEN HARRIS, RESIDENT

- Response 7-1:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period).
- Response 7-2:* The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) and 3.4.3 (Water Quality).
- Response 7-3:* The commentor is referred to Master Response 3.4.4 (Water Quality) and Section 4.7 of the Draft EIR (Hydrology and Water Quality). Specifically, mitigation measures MM 4.7.2 a – c (Pages 4.7-42 through 4.7-44) mitigate the use of pesticides and require surface water quality control programs for all projects and Chemical Application Management Plans (CHAMPs) for golf courses. Regarding the consideration of golf courses as open space, the Placer County General Plan allows recreational uses in their Open Space Land Designation.
- Response 7-4:* The commentor is referred to Master Responses 3.4.4 (Water Supply Effects of the Project) regarding concerns relating to the cumulative impact on the water supply for the entire Martis Valley.
- Response 7-5:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy).
- Response 7-6:* The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.7 Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR, and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 7-7:* Comment noted. The commentor does not raise any specific issue relating to the Draft EIR. Therefore, no further response is necessary.

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

Letter #

**Dr. Lanny H. Fisk, PhD, RG
PaleoResource Consultants**

5325 Elkhorn Boulevard, #294, Sacramento, CA 95842
Office Phone: 916-339-9594; Mobile/Cell Phone: 916-947-9594
E-mail: Lanny@PaleoResource.com

29 July 2002

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

PLACER COUNTY
DATE
RECEIVED

JUL 29 2002

PLANNING DEPARTMENT

Ms. Lawrence,

I have reviewed the Martis Valley Community Plan Update Draft EIR (hereinafter DEIR) and offer the following comments. Overall, I find this DEIR to be quite comprehensive, well written, and addressing most environmental impact issues with clarity. I specifically commend the Placer County Planning Department and their consultants for including in this DEIR a discussion of potential adverse impacts to paleontological resources (fossils). Because of the confusion created by CEQA including paleontological resources as a subset of cultural resources, contrary to the intent of CEQA, paleontological resources are often totally overlooked in EIRs. My comments below primarily address the DEIR section dealing with cultural and paleontological resources.

8-1

The Cultural and Paleontological Resources section of the DEIR lacks the clarity found in the remainder of the document. Perhaps this results from the lack of either a professional paleontologist or archaeologist on the team that prepared the DEIR. At least, the list of Report Preparers on page 9.0-1 does not identify either. As a result, the cultural and paleontological sections of the DEIR could benefit from a thorough editing by a professional paleontologist and a professional archeologist.

8-2

The DEIR is inconsistent in its use of language and terminology in regard to paleontological and cultural resources. The inconsistencies cause the lack of clarity, create the need for interpretation, and open the door for possible misinterpretation of what the document is really saying. The inconsistency begins in the Table of Contents, which gives the title of Section 4.10 as "Cultural Resources". However, the title of Section 4.10 on page 4.10-1 is "Cultural and Paleontological [sic] Resources". [Please note that Paleontological is misspelled in the title at the top of each page in this section.] Throughout the DEIR, it is unclear whether the term cultural resources does or does not include paleontological resources. Some places in the text even refer to archaeological, historical, paleontological, *and* cultural resources, as if cultural resources are separate from and do not include the first three. These inconsistencies make it difficult to determine what resources are being addressed. From the context, the term cultural resources appears sometimes to refer to archaeological, historical, *and* paleontological resources. However, in other places the context (and even the title of the section) makes it clear that the term cultural resources does NOT include paleontological resources. Although they have many similarities, paleontological and cultural resources also have many differences and should not be confused.

8-3

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

Comments on Martis Valley Community Plan Update DEIR
from Dr. Lanny H. Fick, PhD, RG
29 July 2002
page 2 of 4

Except for the abnormal and unfortunate inclusion of paleontological resources under the title cultural resources in CEQA, the term cultural resources usually includes both archaeological and historical resources, but NOT paleontological resources. Thus, your title for Section 4.10 Cultural and Paleontological Resources is appropriate and should be continued. This entire section of the DEIR needs to be edited to ensure that usage of these terms is consistent. 8-4

Now let me address a few specific items:

1) In the third paragraph on page 4.10-8 the reference to "settled volcanic flows" is unclear. As a professional geologist and paleontologist I have never heard of a "settled" volcanic flow, nor for that manner have I ever heard of an unsettled volcanic flow. 8-5

2) The statement in the seventh paragraph on page 4.10-8 ("*Within Placer County, there have been four findings of paleontological significance.*") is a gross understatement. The University of California Museum of Paleontology at Berkeley has fossil specimens from seventeen (17) separate localities in Placer County. Some of these localities have produced hundreds or even thousands of specimens. In addition, Sierra College has in its paleontological collection fossil specimens from numerous localities from which the UCMP does not have specimens. To this total must be added fossils at other colleges and universities and a dozen or so fossil localities mentioned in reports from the U. S. Geological Survey and California Division of Mines and Geology. Placer County has a rich fossil record which needs to be protected and preserved for future generations to study and enjoy. 8-6

3) Section 4.10-2 on page 4.10-9 entitled Regulatory Framework does not address regulations pertaining to paleontological resources, only those pertaining to cultural resources. To be complete, laws protecting fossils should also be reviewed in this section. 8-7

4) The first sentence in the second paragraph on page 4.10-11 is incomplete. Perhaps the word "and" was left off between "significance" and "recommends". 8-8

5) The second paragraph on page 4.10-11 "*recommends that prior to approval or implementation of any major projects, archaeological surveys should be completed.*" Should not historical and paleontological resource surveys also be completed? 8-9

6) The last sentence in the fourth full paragraph on page 4.10-12 has one too many potentials. The first one could and probably should be removed. 8-10

7) The first sentence in the first full paragraph on page 4.10-13 does not make sense: "*Under the Proposed Land Use Diagram could conflict with existing known cultural resources....*" 8-11

I am in full agreement with the conclusions in the DEIR regarding the presence of geologic units in the Martis Valley that have a high potential to bear paleontological resources. I applaud Policy 8.A.6 "*to avoid impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data.*" However, in my professional opinion, this lofty policy statement, along with Placer County's Goal 5.D. ("*To identify [and] protect...Placer County's important...paleontological...sites and their contributing environment.*"), will NOT be achieved with mitigation measure MM 4.10.1. In practice, this mitigation measure provides inadequate protection for paleontological resources, places an unnecessary financial burden on the County, and could result in frustrating and costly delays to developers. Let me explain. 8-12

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

Comments on Martis Valley Community Plan Update DEIR
from Dr. Lanny E. Fish, PhD, RG
29 July 2002
page 3 of 4

First, mitigation measure MM 4.10.1 provides inadequate protection for paleontological resources because it depends on inexperienced personnel to recognize fossils. Most untrained and inexperienced persons would walk over and never recognize highly significant fossils. Just one example will illustrate. When PG&E put an 850-mile long natural gas pipeline from Alberta to Southern California without trained paleontological monitors, not a single fossil was reported. When that pipeline was "twinned" by putting the same size pipeline parallel with the first and trained paleontological monitors were present, over 25,000 fossil specimens were discovered and preserved, including the remains of 14 mammoths and seven tusks! There is no doubt that during construction of the first pipeline a similar number of fossils were destroyed but never recognized. Alternatively, some of these fossils were recognized but not brought to anyone's attention for fear that construction activities would be suspended. The latter concern results in many fossils being destroyed or reburied to decay away. And, yes, it happens regularly in Placer County. By not having paleontological monitors on excavation sites, there is also increased probability that fossils will be taken by construction workers either for their own collection, to give to family and friends, or to sell. Just last week a construction worker showed me more than a dozen fossils (petrified wood, fossil leaves, and stromatolites) that he had collected on a project in Placer County. Rock shops in the Sacramento and Roseville area are regularly approached by construction workers attempting to sell fossils that they have collected from construction sites in Placer County. If the County is serious in achieving its goal of protecting paleontological resources, mitigation measure MM 4.10.1 needs to be changed.

B-13

Second, mitigation measure MM 4.10.1 places an unnecessary financial burden on the County. Under MM 4.10.1, the County is required to retain a qualified paleontologist to do the assessment, develop mitigation measures, and remove paleontological resources. Most other lead agencies require these costs to be born by the project sponsor.

B-14

Third, mitigation measure MM 4.10.1 could result in frustrating and costly delays to developers. There are few things more frustrating to a project sponsor than to have all the personnel and equipment finally mobilized for a large construction project and then have the job (or even a portion of it) shut down because paleontological (or archaeological) resources are discovered. Rather than waiting until paleontological resources are discovered to retain a paleontologist to do an assessment and develop mitigation measures for the protection, recordation, and removal of the paleontological resources, I strongly recommend that the standard guidelines developed by the Society of Vertebrate Paleontology (SVP) for the mitigation of construction-related adverse impacts on paleontological resources be adopted for this and other projects in Placer County. The SVP standard guidelines represent a consensus of professional paleontologists in the United States. They have been widely accepted by both federal (USFS, BLM, NPS, FERC, etc.) and California state agencies (CEC, CPUC, Caltrans, etc.) with responsibility to protect paleontological resources. A copy of the SVP standard guidelines are appended to this letter.

B-15

Briefly, SVP guidelines require that each project have a paleontological resource impact assessment, including literature and museum archival reviews and a field survey before a project begins. Then, if the assessment concludes that there is a high potential for disturbing significant fossils during project construction, a mitigation monitoring plan is prepared that includes monitoring by a qualified

B-16

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

Comments on Martis Valley Community Plan Update DRIE
From Dr. Lanny H. Fisk, PhD, RG
29 July 2002
page 4 of 4

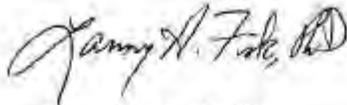
paleontologist to salvage fossils encountered, identification of any salvaged fossils, determination of their significance, and placement of curated fossil specimens into a permanent public museum collection (such as the University of California Museum of Paleontology at Berkeley). These mitigation measures ensure that adverse impacts to paleontological resources will be less than significant. Without an impact assessment by a professional paleontologist before a project begins and appropriate mitigation measures during Project construction, adverse impacts to significant paleontological resources are NOT reduced to a less than significant level as required by CEQA. Therefore, I strongly recommend that before the Final EIR for this Project is prepared that the SVP standard guidelines be studied and included.

8-16
cont'd

Again, thank you, for the opportunity to participate in the environmental review process for this Project. If you have questions regarding my comments, please feel free to contact me via either e-mail (Lanny@PaleoResource.com) or phone (916-339-9594 or 530-885-9696). I am a Placer County resident concerned that the record of the prehistoric past be protected and preserved for my children and my children's children to enjoy in the future. As the County becomes covered with more and more concrete and asphalt, our fossil record is being either destroyed or rendered inaccessible. Thank you for listening and responding to my concerns.

8-17

Respectfully,



Lanny H. Fisk, PhD RG
Senior Paleontologist

LHF/ibm

Enclosure

**ASSESSMENT AND MITIGATION OF ADVERSE IMPACTS
TO NONRENEWABLE PALEONTOLOGIC RESOURCES:
STANDARD GUIDELINES**

**Society of Vertebrate Paleontology
Conformable Impact Mitigation Guidelines Committee
Robert E. Reynolds, Chairman**

Society of Vertebrate Paleontology News Bulletin Number 163, pages 22-27

February 1995

INTRODUCTION

Vertebrate fossils are significant nonrenewable paleontological resources that are afforded protection by federal, state, and local environmental laws and guidelines. The potential for destruction or degradation by construction impacts to paleontologic resources on public lands (federal, state, county, or municipal) and land selected for development under the jurisdiction of various governmental planning agencies is recognized. Protection of paleontologic resources includes: (a) assessment of the potential for property to contain significant nonrenewable paleontologic resources which might be directly or indirectly impacted, damaged, or destroyed by development, and (b) formulation and implementation of measures to mitigate adverse impacts, including permanent preservation of the site and/or permanent preservation of salvaged materials in established institutions. Decisions regarding the intensity of the Paleontological Resource Impact Mitigation Program (PRIMP) will be made by the Project Paleontologist on the basis of the paleontologic resources, not on the ability of an applicant to fund the project.

ASSESSMENT OF THE PALEONTOLOGICAL POTENTIAL OF ROCK UNITS

Sedimentary rock units may be described as having (a) high (or unknown) potential for containing significant nonrenewable paleontologic resources, (b) low potential for containing nonrenewable paleontologic resources or (c) undetermined potential.

It is extremely important to distinguish between archaeological and paleontological (fossil) resource sites when defining the sensitivity of rock units. The boundaries of archaeological sites define the areal extent of the resource. Paleontologic sites, however, indicate that the containing sedimentary rock unit or formation is fossiliferous. The limits of the entire rock formation, both areal and stratigraphic, therefore define the scope of the paleontologic potential in each case. Paleontologists can thus develop maps which suggest sensitive areas and units that are likely to contain paleontological resources. These maps form the bases for preliminary planning decisions. Lead agency evaluation of a project relative to paleontologic sensitivity maps should trigger a "request for opinion" from a state paleontologic clearing house or an accredited institution with an established paleontological repository.

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

The determination of a site's (or rock unit's) degree of paleontological potential is first founded on a review of pertinent geological and paleontological literature and on locality records of specimens deposited in institutions. This preliminary review may suggest particular areas of known high potential. If an area of high potential cannot be delimited from the literature search and specimen records, a surface survey will determine the fossiliferous potential and extent of the sedimentary units within a specific project. The field survey may extend outside the defined project to areas where rock units are better exposed. If an area is determined to have a high potential for containing paleontologic resources, a program to mitigate impacts is developed. In areas of high sensitivity, a pre-excavation survey prior to excavation is recommended to locate surface concentrations of fossils which might need special salvage methods.

The sensitivity of rock units in which fossils occur may be divided into three operational categories.

A. HIGH POTENTIAL

Rock units from which vertebrate or significant invertebrate fossils or significant suites of plant fossils have been recovered are considered to have a high potential for containing significant non-renewable fossiliferous resources. These units include, but are not limited to, sedimentary formations and some volcanic formations which contain significant nonrenewable paleontologic resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. Sensitivity comprises both (a) the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, or botanical, and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, ecologic, or stratigraphic data. Areas which contain potentially datable organic remains older than Recent, including deposits associated with nests or middens, and areas which may contain new vertebrate deposits, traces, or trackways are also classified as significant.

B. UNDETERMINED POTENTIAL

Specific areas underlain by sedimentary rock units for which little information is available are considered to have undetermined fossiliferous potentials. Field surveys by a qualified vertebrate paleontologist to specifically determine the potentials of the rock units are required before programs of impact mitigation for such areas may be developed.

C. LOW POTENTIAL

Reports in the paleontological literature or field surveys by a qualified vertebrate paleontologist may allow determination that some areas or units have low potentials for yielding significant fossils. Such units will be poorly represented by specimens in institutional collections. These deposits generally will not require protection or salvage operations.

MEASURES TO MITIGATE ADVERSE IMPACTS RESULTING FROM DEVELOPMENT

Measures for adequate protection or salvage of significant nonrenewable paleontologic resources are applied to areas determined to have a high potential for containing significant fossils. Specific mitigation measures generally need not be developed for areas of low paleontological potential. Developers and contractors should be made aware, however, that it is necessary to contact a qualified paleontologist if fossils are unearthed in the course of excavation. The paleontologist will then salvage the fossils and assess the necessity for further mitigation measures, if applicable.

A. AREAS OF HIGH POTENTIAL

In areas determined to have a high potential for significant paleontologic resources, an adequate program for mitigating the impact of development should include:

1. a preliminary survey and surface salvage prior to construction;
2. monitoring and salvage during excavation;
3. preparation, including screen washing to recover small specimens (if applicable), and specimen preparation to a point of stabilization and identification;
4. identification, cataloging, curation, and storage; and
5. a final report of the finds and their significance, after all operations are complete.

All phases of mitigation are supervised by a professional paleontologist who maintains the necessary paleontologic collecting permits and repository agreements. The Lead Agency assures compliance with the measures developed to mitigate impacts of excavation during the initial assessment. To assure compliance with the start of the project, a statement that confirms the site's potential sensitivity, confirms the repository agreement with an established institution, and describes the program for impact mitigation, should be deposited with the Lead Agency and contractors before work begins. The program will be reviewed and accepted by the Lead Agency's designated vertebrate paleontologist. If a mitigation program is initiated early during the course of project planning, construction delays due to paleontologic salvage activities can be minimized or avoided.

RECOMMENDED GENERAL GUIDELINES

These guidelines are designed to apply to areas of high paleontologic potential.

A. ASSESSMENT BEFORE CONSTRUCTION STARTS

Preconstruction assessment will develop an adequate program of mitigation. This may include a field survey to delimit the specific boundaries of sensitive areas and pre-excavation meetings with contractors and developers. In some cases it may be necessary to conduct field surveys and/or a salvage program prior to grading to prevent damage to known resources and to avoid delays to construction schedules. Such a program may involve surface collection and/or quarry excavations. A review of the initial assessment and proposed mitigation program by the Lead Agency before operations begin will confirm the adequacy of the proposed program.

B. ADEQUATE MONITORING

An excavation project will retain a qualified project paleontologist. In areas of known high potential, the project paleontologist may designate a paleontologic monitor to be present during 100% of the earth-moving activities. If, after 50% of the grading is completed, it can be demonstrated that the level of monitoring should be reduced, the project paleontologist may so amend the mitigation program.

Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to divert equipment temporarily while removing fossils. They should be properly equipped with tools and supplies to allow rapid removal of specimens.

Provision should be made for additional assistants to monitor or help in removing large or abundant fossils to reduce potential delays to excavation schedules. If many pieces of heavy equipment are in use simultaneously but at diverse locations, each location may be individually monitored.

C. MACROFOSSIL SALVAGE

Many specimens recovered from paleontological excavations are easily visible to the eye and large enough to be easily recognized and removed. Some may be fragile and require hardening before moving. Others may require encasing within a plaster jacket for later preparation and conservation in a laboratory. Occasionally specimens encompass all or much of a skeleton and will require moving either as a whole or in blocks for eventual preparation. Such specimens require time to excavate and strengthen before removal and the patience and understanding of the contractor to recover the specimens properly. It is thus important that the contractors and developers are fully aware of the importance and fragility of fossils for their recovery to be undertaken with the optimum chances of successful extraction. The monitor must be empowered to temporarily halt or redirect the excavation equipment away from the fossils to be salvaged.

D. MICROFOSSIL SALVAGE

Many significant vertebrate fossils (e.g., small mammal, bird, reptile, or fish remains) are too small to be visible within the sedimentary matrix. Fine-grained sedimentary horizons and paleosols most often contain such fossils. They are recovered through concentration by screen washing. If the sediments are fossiliferous, bulk samples are taken for later processing to recover any fossils. An adequate sample comprises 12 cubic meters (6,000 lbs or 2,500 kg) of matrix for each site horizon or paleosol, or as determined by the supervising paleontologist. The uniqueness of the recovered fossils may dictate salvage of larger amounts. To avoid construction delays, samples of matrix should be removed from the site and processed elsewhere.

E. PRESERVATION OF SAMPLES

Oriented samples must be preserved for paleomagnetic analysis. Samples of fine matrices should be obtained and stored for pollen analysis. Other matrix samples may be retained with the samples for potential analysis by later workers, for clast source analysis, as a witness to the source rock unit and possibly for procedures that are not yet envisioned.

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

F. PREPARATION

Recovered specimens are prepared for identification (not exhibition) and stabilized. Sedimentary matrix with microfossils is screen washed and sorted to identify the contained fossils. Removal of excess matrix during the preparation process reduces storage space.

G. IDENTIFICATION

Specimens are identified by competent qualified specialists to a point of maximum specificity. Ideally, identification is of individual specimens to element, genus, and species. Batch identification and batch numbering (e.g., "mammals, 75 specimens") should be avoided.

H. ANALYSIS

Specimens may be analyzed by stratigraphic occurrence, and by size, taxa, or taphonomic conditions. This results in a faunal list, a stratigraphic distribution of taxa, or evolutionary, ecological, or depositional deductions.

I. STORAGE

Adequate storage in a recognized repository institution for the recovered specimens is an essential goal of the program. Specimens will be cataloged and a complete list will be prepared of specimens introduced into the collections of a repository by the curator of the museum or university. Adequate storage includes curation of individual specimens into the collections of a recognized, nonprofit paleontologic specimen repository with a permanent curator, such as a museum or a university. A complete set of field notes, geologic maps, and stratigraphic sections accompany the fossil collections. Specimens are stored in a fashion that allows retrieval of specific, individual specimens by researchers in the future.

J. SITE PROTECTION

In exceptional instances the process of construction may reveal a fossil occurrence of such importance that salvage or removal is unacceptable to all concerned parties. In such cases, the design concept may be modified to protect and exhibit the occurrence with the project's design, e.g., as an exhibit in a basement mall. Under such circumstances, the site may be declared and dedicated as a protected resource of public value. Associated fragments recovered from such a site will be placed in an approved institutional repository.

K. FINAL REPORT

A report is prepared by the project paleontologist including a summary of the field and laboratory methods, site geology and stratigraphy, faunal list, and a brief statement of the significance and relationship of the site to similar fossil localities. A complete set of field notes, geological maps, stratigraphic sections, and a list of identified specimens accompany the report. The report is finalized only after all aspects of the program are completed. The Final Report together with its accompanying documents constitute the goals of a mitigation project. Full copies of the Final Report are deposited

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

with the Lead Agency and the repository institution.

L. COMPLIANCE

The Lead Agency assures compliance with measures to protect fossil resources from the beginning of the project by:

1. requesting an assessment and program for impact mitigation which includes salvage and protection during the initial planning phases;
2. by arranging for recovered specimens to be housed in an institutional paleontologic repository; and
3. by requiring the Final Report.

The supervising paleontologist is responsible for:

1. assessment and development of the program for impact mitigation during initial planning phases;
2. the repository agreement;
3. the adequacy and execution of the mitigation measures; and
4. the Final Report.

Acceptance of the Final Report for the project by the Lead Agency signifies completion of the program of mitigation for the project. Review of the Final Report by a vertebrate paleontologist designated by the Lead Agency will establish the effectiveness of the program and adequacy of the report. Inadequate performances in either field comprise noncompliance, and may result in the Lead Agency removing the paleontologist from its list of qualified consultants.

DEFINITIONS

A QUALIFIED VERTEBRATE PALEONTOLOGIST is a practicing scientist who is recognized in the paleontologic community and is proficient in vertebrate paleontology, as demonstrated by:

1. institutional affiliations or appropriate credentials;
2. ability to recognize and recover vertebrate fossils in the field;
3. local geological and biostratigraphic expertise;
4. proficiency in identifying vertebrate fossils; and
5. publications in scientific journals.

A PALEONTOLOGICAL REPOSITORY is a publicly supported, not-for-profit museum or university employing a permanent curator responsible for paleontological records and materials. Such an institution assigns accession and catalog numbers to individual specimens which are stored and conserved to ensure their preservation under adequate security and climate control. The repository will also retain site lists of recovered specimens, and any associated field notes, maps, diagrams, or associated data. It makes its collections of cataloged specimens available to researchers.

SIGNIFICANT NONRENEWABLE PALEONTOLOGIC RESOURCES are fossils and fossiliferous deposits here restricted to vertebrate fossils and their taphonomic and associated environmental indicators. This definition excludes invertebrate or botanical fossils except when present within a given vertebrate assemblage. Certain plant and invertebrate fossils or assemblages may be defined as significant by a project paleontologist, local paleontologist, specialists, or special interest groups, or by Lead Agencies or local governments.

A SIGNIFICANT FOSSILIFEROUS DEPOSIT is a rock unit or formation which contains significant nonrenewable paleontologic resources, here defined as comprising one or more identifiable vertebrate fossils, large or small, and any associated invertebrate and plant fossils, traces and other data that provide taphonomic, taxonomic, phylogenetic, ecologic, and stratigraphic information (ichnites and trace fossils generated by vertebrate animals, e.g., trackways, or nests and middens which provide datable material and climatic information). Paleontologic resources are considered to be older than recorded history and/or older than 5,000 years BP.

A LEAD AGENCY is the agency responsible for addressing impacts to nonrenewable resources that a specific project might generate.

PALEONTOLOGIC POTENTIAL is the potential for the presence of significant nonrenewable paleontological resources. All sedimentary rocks, some volcanic rocks, and some metamorphic rocks have potential for the presence of significant nonrenewable paleontologic resources. Review of available literature may further refine the potential of each rock unit, formation, or facies.

PALEONTOLOGIC SENSITIVITY is determined only after a field survey of the rock unit in conjunction with a review of available literature and paleontologic locality records. In cases where no subsurface data are available, sensitivity may be determined by subsurface excavations.

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Conformable Mitigation Committee Members

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David P. Whistler Vertebrate Paleontology\ Natural History Museum\ 900 Exposition Boulevard\ Los Angeles CA 90007. Phone: (213) 744-3310.

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

Letter 8: Dr. Lanny H. Fisk, Paleo Resource Consultants

Response 8-1: The commentor commends the Draft EIR for being comprehensive, well written, and inclusive of environmental impacts. No response is necessary.

Response 8-2: The EIR team did not include a paleontologist or archaeologist. The information was derived from numerous cultural and paleontological resources reports prepared for proposed projects in the Martis Valley and Truckee, as well as information contained in the 1975 Martis Valley General Plan. The commentor does not comment on the adequacy of the Draft EIR; therefore, no further response is necessary.

Response 8-3: Comment noted. The FEIR will change the text to reflect the change in name from Paleontological to Paleontological. Additionally, the term cultural resources will not be used to describe paleontological resources.

Response 8-4: The commentor is referred to Response to Comment 8-3.

Response 8-5: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.10-8 (Paragraph 3), the following text changes are made:

“The Martis Valley area has been under study from universities and academics from all over the country. The area consists of mostly ~~settled~~ volcanic flows that have been carved out by glaciation.”

Response 8-6: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.10-8 (fifth paragraph), the following text changes are made:

“Within Placer County, there ~~have been four~~ are more than thirty localities where substantial fossil specimens findings of paleontological significance have been found.”

Response 8-7: Comment noted. The Draft EIR considers subsequent impacts on paleontological resources resulting from implementation of the Martis Valley Community Plan.

Response 8-8: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.10-11 (second paragraph), the following text changes are made:

“The Martis Valley General Plan identifies the area as having a rich cultural significance and recommends that prior to approval or implementation of any major projects, archaeological surveys should be conducted.”

Response 8-9: Comment noted. The 1975 Martis Valley General Plan does not specifically recommend historical and paleontological surveys to be.

Response 8-10: Comment noted. The following text changes are made to the Draft EIR.

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

- Page 4.10-12 (fourth paragraph), the following text changes are made:

“In addition to information provided by the North Central Information Center, existing documents prepared for the Plan area were reviewed and utilized. For paleontological resources, geologic mapping for the Plan area was reviewed for the potential presence if geologic units that have potential to bear paleontological resources.”

Response 8-11: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.10-12 (first paragraph), the following text changes are made:

“Subsequent development Under the Proposed Land Use Diagram could conflict with existing known cultural resources as well as areas considered culturally sensitive in the Plan area.”

Response 8-12: Comment noted. The commentor does not feel that Mitigation Measure MM 4.10.1 will protect paleontological resources and would place unnecessary financial burden on the County. The commentor is referred to Reponse to Comment 8-16.

Response 8-13: Comment noted. The commentor is referred to Response to Comment 8-16.

Response 8-14: Comment noted. The commentor is referred to Response to Comment 8-16.

Response 8-15: Comment noted. The commentor is referred to Response to Comment 8-16.

Response 8-16: Comment noted. The following text changes are made to the Draft EIR.

- Page 4.10-17 (MM 4.10.1), the following text changes are made:

MM 4.10.1 ~~The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., structural features, unusual amounts of bone or shell, human remains, artifacts, human remains, architectural remains or significant paleontological resources) are discovered. In the event cultural resources or paleontological resources are discovered, the County shall retain a qualified cultural resource specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Commission on cultural resource finds. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner will notify~~

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

~~the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.~~

Prior to commencing construction, the project applicant shall prepare a mitigation monitoring plan in accordance with the Society of Vertebrate Paleontology guidelines. The mitigation monitoring plan shall include monitoring by a qualified paleontologist during construction and a program for the evaluation of paleontological resources discovered. If paleontological resources are discovered during construction, the paleontologist shall be responsible for recovery of any fossils discovered, determining their significance, identification of potential subsurface investigations based on fossils discovered, and placing the fossils in a museum collection.

Response 8-17: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.

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

Letter 9

25-02

PLACER COUNTY
DATE
RECEIVED

JUL 29 2002

PLANNING DEPARTMENT

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

RE:DRAFT EIR FOR THE PROPOSED MARTIS VALLEY COMMUNITY PLAN
UPDATE

Dear Ms. Lawrence,

My husband and I have lived in the Ponderosa Palisades subdivision of Truckee for approx. 30 years and have walked many times each week in the Martis Valley. Recently, we have noted changes in the streams and algae formations in the Martis Lake. I have walked on the "Old Joerger Property" many times and noted the lovely streams and springs on the property over the years. Since the BLASTING began on phase #2 of the Lahontan development, one of the main springs has almost totally dried up and the stream out of that spring has gone dry. In the new proposed DEIR for the Martis Valley, I could find no mention of how this situation could have been prevented and how you will keep it from happening again. Could you please answer what preventative measures you will be taking to prevent this from happening in future projects and what guarantees you can give me? WHO IS MONITORING WHAT GOES ON DURING THE DEVELOPMENT STAGES and who is monitoring the blasting issue?. You definitely cannot rely on the developers. Will an independent agency be hired to oversee the blasting? If you rely on the developers, it is like a fox watching over a chicken coop!! One day, while walking along the streams looking for my lost dog, I noted what appeared to be Gahnite that had washed down stream from the Lahontan development. The stream was a MESS!!! I called Lahontan Water quality and they came to view the issue. Their representative agreed that this had occurred but it was too late to rectify the situation as the damage had already been done. No more utilities should be allowed to run under the wetlands as this occurred during the construction of the vault system. This gahnite appeared to be like liquid cement that had not set up as yet. What type of fines were involved? This appeared to be an issue that should have required a fine to be paid by Lahontan as they knew that it was going on and did nothing to rectify the issue. What guarantee can you give to me that this will not happen again? Now that a main stream has dried up and a spring has been damaged that has kept the area fertile for years, it is too late to bring it back but you can certainly do something in the future to prevent this from ever happening again!!

9-1

9-2

9-3

9-4

9-5

We were shocked that the plan denotes a golf course is listed as OPEN SPACE. The word OPEN means—affording approach, passage or access because of absence or removal of barriers, restrictions, and etc. unobstructed 2. Public; accessible to all. SPACE means—that which is characterized by dimensions extending indefinitely in all directions from any given point, and within which all material bodies are located.2. An interval or area between or within points or objects. Please tell me how a golf course that is CLOSED for use by the public or for general use [hiking, walking, etc.] could possibly

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

qualify as open space. How is it considered OPEN? I definitely request an answer to this question!!

9-5
cont'd

We are in extremely short supply of employee housing for our area and the plan calls for developers to provide 50% of the housing for their employees. You also note that a fee can be paid by the developers to will avoid this situation.[in-lieu-of fee] Where did the fee go that Lahontan paid to avoid providing employee housing? I can see no new housing that went into the area that was paid for from the fee. Please provide me with details of where the housing was located. Who will oversee in the future what happens when a fee is paid to avoid building employee housing? Will that housing be built within a short distance of the project or must the employees commute for long distances to get their affordable homes? Also, the county does not calculate the housing demands for construction workers employed in the development of the proposed plan. These impacts, I feel , are potentially significant and should be evaluated as to how they will further degrade traffic service, air quality and habitat and place increased demand on our limited public services.

9-6

Each year, our air quality has worsened especially during the winter months to a point that it becomes difficult to breathe from the pollution that appears to settle in the valley area. What measures will be taken to reduce the pollution in the Martis Valley: not increase it? Common sense dictates that with increased growth, the pollution issue will only worsen. The increase in airport traffic and larger planes flying in daily only makes the matter worst. . Since Truckee- Tahoe airport is an uncontrolled airport, very few pilots are following suggested departure/ arrival routing and the noise impact from the increase traffic directly over our homes has greatly increased. What have you done to address this issue in the plan? I would like an answer!!

9-7

The plan reflects that there appears to be an abundance of water in the Martis Valley. I would like to know who were the principal groups that funded the studies for the plan. What type of study has been done on the quantity and quality of the water? Were hydrologists hired and did a group other than those hired by the developers complete the study and who paid for the studies?

9-8

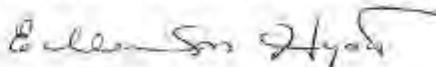
Lastly, I have attended many meetings and asked if the proposed road between Northstar and Lahotan[former Siller Brothers property] would be used for Biking/hiking/ walking and was told in a public meeting that Yes, the roads would be open to the public to be used for the above plus a shuttle bus would run between the 2 areas. Why, suddenly in the DEIR, has this been changed to Low Density Housing? This is at the East end of the Siller Property. That area has been used by so many for years to walk and the paths are well marked. Why are we being told one thing by you and then we read a totally different version in the DEIR? How can a person have any confidence in any public official again?

9-10

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

9-11

Sincerely,
Ellen M. Hyatt
11330 Skyline Ct.
Truckee, Calif. 96161



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

LETTER 9: ELLEN M. HYATT, RESIDENT

- Response 9-1:* The commentor is referred to Sections 4.7 (Hydrology and Water Quality), 4.8 (Geology and Soils), and 4.9 (Biological Resources) of the Draft EIR, which include an analysis of environmental impacts associated with construction of new projects in the Martis Valley. The commentor is also referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 9-2:* Comment noted. The commentor is referred to Response to Comment 9-1.
- Response 9-3:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 9-4:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 9-5:* The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.
- Response 9-6:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and Policies and Mitigation Measures contained within Section 4.2 (Population/Housing/Employment), of the Draft EIR. As specifically noted in Master Response 3.4.8, a survey regarding where current employees in the North Tahoe/Truckee area reside was completed in 2002 by the North Tahoe Resort Association. The results of the survey identify that approximately 89 to 91 percent of area employees reside in the North Tahoe/Truckee area. This information is consistent with external traffic distribution assumptions in the Draft EIR, which was the basis of the air quality and noise analyses for project traffic effects.
- Response 9-7:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Section 4.6 (Air Quality) of the Draft EIR.
- Response 9-8:* Consideration of the environmental effects of the Airport expansion were considered in Sections 4.4 (Transportation and Circulation), 4.5 (Noise), and 4.6 (Air Quality) of the Draft EIR. The commentor is also referred to mitigation measures MM. 4.5.4a and b on Page 4.5-32 of the Draft EIR. It should be noted that the Truckee-Tahoe Airport is predominately located outside of Placer County and within Nevada County and Truckee. Additionally, the Truckee-Tahoe Airport District operates and maintains the airport.
- Response 9-9:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project), as well as and Section 4.7 (Hydrology and Water Quality) of the Draft EIR for an in-depth discussion of water supply, the relationship between ground and surface water, and water quality. As stated in the text, numerous studies have been conducted to determine the available water supply, including the *Ground Water Availability in the Martis Valley Ground Water Basin* study and report by

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

Nimbus Engineers, which was commissioned by the Placer County Water Agency.

Response 9-10: The commentor is referred to Response to Comment C-3.

Response 9-11: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period). County considers this Draft EIR and Revised Draft EIR adequate for the purposes of CEQA

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

Letter 10



Mail P.O. Box 8535
Truckee, CA 96162

Ship 10550 Olympic Blvd.
Truckee, CA 96161

Phone 530/587-8702
530/587-8789 fax

PLACER COUNTY
DATE
RECEIVED

AUG 02 2007

PLANNING DEPARTMENT

31 July 2002

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

Re: Comments on the Martis Valley Community Plan Update Draft Environmental Impact Report

Dear Ms. Lawrence:

Thank you for the opportunity to provide comments on the DEIR that has been prepared for the current iteration of the *Martis Valley Community Plan*. As someone who represents the constituency of sport anglers, it strikes me that the document is inadequate — woefully so — with regard to analysis of Plan-related impacts to the ecological health of Martis Creek Reservoir and its tributaries, and, more particularly, with regard to analysis of Plan-related impacts to the impoundment's wild-trout sportfishery and Lahontan trout population (a species listed as threatened under the federal Endangered Species Act).

10-1

Why Martis Creek Reservoir Needs Protection

Martis Creek Reservoir has the distinction of being the first stillwater designated by the California Fish and Game Commission for Wild Trout management. Only a handful of lakes in California have been awarded the Wild Trout designation. By conferring this status on Martis Creek Reservoir more than two decades ago, the state recognized the lake's significance as a sportfishery, and has subsequently applied to it special regulations intended to enhance the angling experience. Given the impoundment's central location within the Truckee/Tahoe region, it undoubtedly will become even more important among vacationers and residents as a recreational resource. Indeed, the current draft of the *Martis Valley Community Plan* presents several policies specifically intended to protect Martis Creek Reservoir and its trout.

10-2

Martis Creek Reservoir and its primary tributary, Martis Creek, also provide a number of other beneficial uses aside from recreation. These beneficial uses have been identified in the *Water Quality Control Plan for the Lahontan Region*, adopted by the California Regional Water Quality Control Board, and include: Cold Freshwater Habitat; Rare, Threatened, or Endangered Species; Spawning, Reproduction, and Development; Wildlife Habitat; and Migration of Aquatic Organisms.

Water Quality Impacts

The DEIR notes the Martis Creek watershed includes "approximately 46 miles of channels that drain an area approximately 39.6 square miles in size." Virtually all of the developable land depicted in the *Martis Valley Community Plan* lies within this region and is upstream of Martis Creek Reservoir. Yet, the DEIR presents, at best, a cursory and incomplete analysis of the harmful effects of future development on the lake and its tributary streams. In essence, the DEIR draws conclusions regarding significance of potential impacts without having the data necessary to support these conclusions. The final EIR should therefore explicitly include the following items:

10-3

1. Current water quality conditions, and (if possible) historical trends in these conditions, for Martis Creek Reservoir and its tributaries.

10-4

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

Comments on MVCP DEIR

31 July 2002

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2. Water quality parameters necessary for protecting the ecological health of Martis Lake, using trout as the primary indicator species. These parameters should consist not only of chemical components, but also, given the inherent complexity of lacustrine environments, biological components such as aquatic flora (phytoplankton, algae, other vegetation) and macroinvertebrate populations.

Please recognize that water quality standards now in use by the Lahontan Regional Water Quality Control Board for Martis Creek are, in general, considerably less stringent than those applied by the board to other streams along the Truckee River. As explained in chapter 4 of the *Water Quality Control Plan for the Lahontan Region*, the Martis Creek standards were developed to take into consideration discharge from the wastewater treatment plant operated by the Tahoe-Truckee Sanitation Agency, which is located downstream from Martis Creek Reservoir. These standards may disregard, inadvertently, the beneficial uses provided by the reservoir and its tributaries, and given their probable laxity could be contributing to eutrophication of the reservoir and loss of the reservoir's sportfishery. For example, water quality data collected under the Chemical Application Management Plan for the Lahontan golf course indicates potentially harmful levels of biostimulatory nutrients are flowing through and possibly from that residential subdivision, yet these levels often fall within the limits defined for the stream by the LRWQCB. The FEIR should specifically discuss the adequacy of the LRWQCB's Martis Creek water quality standards and present if necessary alternative standards that will in fact protect the impoundment's fish.

10-5

3. Quantification of the relationship between land development within the watershed and water quality parameters. Such modeling, which can help assess the effect of Plan-related land development on the health of Martis Creek Reservoir, is certainly within the capability of analytical techniques employed by the planning profession.

10-6

4. Quantification of the extent to which BMPs and other mitigation measures will reduce the influx of Plan-related pollutants into Martis Creek Reservoir and its tributaries. The DEIR states that its mitigation measures will reduce to below-significant levels potential water quality impacts that derive from construction activities, from post-construction land use, from stormwater drainage, and from movement of groundwater through the upper aquifer. Yet nowhere does the DEIR attempt to quantify or otherwise justify this conclusion. And although one can assume that BMPs and other mitigation measures may reduce to below significant levels the water-quality impacts that derive from a particular development project, entirely ignored in the DEIR is the cumulative effect of these (presumably) less-than-significant impacts — which, in sum, could become considerable — on Martis Creek Reservoir, its tributaries, and trout.

10-7

Accordingly, the FEIR should examine, on a development-area by development-area and tributary by tributary basis, the effect of Plan implementation and mitigation on biologically-related water quality parameters, and it should then total these impacts, even if they're individually less than significant, into an estimate of cumulative impact to Martis Creek Reservoir and its fish. Doing so will not only provide a relatively complete analysis of the issue in question, it can assist policy makers in modifying the *Martis Valley Community Plan* to reduce potential water quality and biological impacts.

Specific comments regarding Section 4.7 of the DEIR are as follows:

• Page 4.7-8: The second paragraph states "Quality of surface waters is generally excellent in the upper reaches of the Plan area's stream network with few contaminants and nutrients." Yet the subsequent discussion that is intended to support this conclusion focuses solely on fecal coliform and sediment, and ignores nutrients despite data being available from Plan-area CHAMPs, Army Corps of Engineers samples collected at Martis Creek Reservoir (which, by the way, may be flawed due to questionable reporting standards), TTSA samples collected downstream from Martis Creek Reservoir, and samples collected upstream by volunteers during

10-8

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Comments on MVCP DEIR

31 July 2002

Page 3

Truckee River Snap Shot Day and by the Sierra Nevada Aquatic Research Laboratory. Please note too that the LRWQCB has in fact placed Martis Creek on its "watch list" for phosphorus loading. The FEIR should present much more than a partial examination of water quality in Martis Creek Reservoir and its tributaries. Indeed, the document should (at the very least) identify the extent to which nutrients are now flowing into the lake and the extent to which the lake can absorb or pass along these nutrients without suffering an increase in its rate of eutrophication.

10-8
cont'd

- Page 4.7-14: The "Groundwater Quality" section focuses only on drinking water standards, and presents no discussion or analysis regarding the potential flow of nutrients and other pollutants via the upper aquifer into Martis Creek Reservoir. Please correct the omission.

10-9

- Page 4.7-17: In Table 4.7-1, please indicate the aquifer (low, middle, upper) which each well's data represents.

10-10

- Page 4.7-21: The seventh paragraph states that "In addition to meeting one of the following categories, the project must be consistent with findings set forth in Chapter 4 as well as LRWCQB Resolution 6-93-08." If these findings and this resolution pertain to environmental conditions or impacts, please provide the substantive text of each, and please determine whether the project is indeed consistent with them.

10-11

- Page 4.7-21: The final paragraph notes the amount of water available for extraction from under Martis Valley. How much of this amount is contained within the upper aquifer?

Also, the FEIR (in this or another section) should explicitly quantify and discuss Plan-related demand for surface water and upper aquifer groundwater, and examine the effect of this demand, if any, on seasonal water levels in Martis Creek Reservoir and its tributaries.

10-12

- Page 4.7-30: The sixth paragraph indicates "approximately 4,300 acres of the Plan area is anticipated to be substantially disturbed with urban levels of development.... This estimate does *not* take into account proposed and conceptual ski terrain expansions by Nordstar-at-Tahoe" [emphasis added]. Why is ski terrain expansion excluded from the analysis? What would be the effect of this expansion on water quality parameters, especially those pertaining to nutrients, and thus on the ecological health of Martis Creek Reservoir?

10-13

- Page 4.7-36: Mitigation measure MM 4.7.1b states that "The County shall require each subsequent project clearly identify specific water quality control measures for Plan area waterways during construction activities. Water quality control features shall demonstrate that the water quality controls will ensure *no* increase in sediment or other pollutant loads in waterways" [emphasis added]. This is certainly a laudable objective, but is it truly attainable, particularly given the extent of development anticipated under the Plan and Martis Valley's soil characteristics and climatic conditions? Also, what of non-"project" development, presumably of homes on parcels that are not part of the larger-scale subdivisions for which controls would be included as a condition of subdivision map, etcetera, approval? Please explain.

10-14

- Page 4.7-37: The second paragraph states that "Implementation of the above policies, implementation programs and mitigation measures would mitigate construction water quality impacts to a less than significant level for the Proposed Land Use Diagram and alternatives AA, AB, and AC." Please justify this otherwise speculative conclusion.

10-15

- Page 4.7-37: Regarding Impact 4.7.2 (Operational Surface Water Quality Impacts), please describe the analytical methodology used by the consultant to determine impacts to water quality for the Proposed Project and each of its alternatives. Please list all assumptions, including estimates of impermeable developed acreage (especially paved acreage or its proxy, road miles), applied under this methodology for the Proposed Project and each of its alternatives.

10-16

- Page 4.7-39: Policy 9.D.1 presents minimum habitat buffers of 100 feet from the centerline of perennial streams, 50 feet from the centerline of intermittent streams, and 30 feet from the edge of sensitive habitat. Are

10-17

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

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<p>these minimums, which apparently are applied countywide, adequate for the specific conditions of Martis Valley? Please explain.</p> <p>Please also present and justify minimum habitat buffers for Martis Creek Reservoir given the proximity to the impoundment of the proposed Waddle Ranch development.</p> <p>* Page 4.7-42: Mitigation measure MM 4.7.2a states "The County shall require that each subsequent project develop a surface water quality control program to be incorporated into the project's storm water drainage system design...Water quality control features shall demonstrate that the water quality controls will ensure <i>no</i> increase in sediment or other pollutant loads in waterways" [emphasis added]. Is such absolute assurance realistic? And again, what of non-"project" development, presumably of homes on parcels that are not part of the larger-scale subdivisions for which controls would be included as a condition of subdivision map, etcetera, approval? Please explain.</p> <p>* Page 4.7-44: The third paragraph indicates CHAMP water quality monitoring programs will be implemented "with consideration of the RWCQB water quality objectives for [Martis Creek] at its confluence [with] the Truckee River." Please recognize that these standards may be inadequate for protecting Martis Creek Reservoir and its tributaries. Note also that water-quality monitoring under CHAMPs in the LRWQCB region is the responsibility of golf course operators, with no oversight by board staff. To put it simply, the fox gets to guard the hen house, which is clearly unwise. As Ronald Reagan once advised: trust, but verify.</p> <p>* Page 4.7-44: The eighth paragraph states that "Implementation of the above policies, implementation programs, and mitigation measures would reduce impacts to surface water quality resulting from urban runoff to less than significant levels for the Proposed Land Use Diagram and alternatives AA through AC." Please justify this conclusion, which seems based on little more than guesswork and opinion.</p> <p>* Page 4.7-50: The last paragraph states that "Implementation of the above policies, implementation programs and mitigation measures as well as mitigation measures MM 4.7.2a through e would reduce impacts to groundwater quality resulting from urban runoff to less than significant for the Proposed Land Use Diagram and alternatives AA, AB, and AC." Please justify this conclusion, particularly with regard to the upper aquifer.</p> <p>* Page 4.7-55: The "Interactions Between Groundwater and Surface Water" section should specifically discuss the effect of Plan-related groundwater discharge reductions on Martis Creek Reservoir and its tributaries.</p> <p>* Page 4.7-55: How much of the estimated water demand shown in Table 4.7-4 would be supplied by the upper aquifer in Martis Valley? (The same question also applies to Tables 4.7-5 through 4.7-7.)</p> <p>* Page 4.7-60: Water Supply and Delivery Implementation Program 8 states the County "shall work with water users [in areas of groundwater contamination or overdraft] to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions." Please discuss the implications of this implementation program for Martis Creek Reservoir and its tributaries.</p> <p>* Page 4.7-62: Mitigation measure MM 4.7.5 should also ensure that placement of wells avoids "substantial impacts" to Martis Creek Reservoir and its tributaries, and that "no substantial impact" to surface waters be defined to include impacts not only to flows, but to water quality parameters that reflect the ecological health of the impoundment and feeder streams.</p> <p>* The current draft of the <i>Martis Valley Community Plan</i> presents design/development standards for "West Valley Communities" (see page 45 of the plan document) and for an "East Valley Community" (see page 51 of the plan document), which from the latter's description apparently consists solely of the Trimont and/or SPI property situated east of Northstar-at-Tahoe. Ignored, however, are similar design/development standards for the Waddle Ranch site, which abuts the east side of Martis Creek Reservoir. Please discuss the water quality, hydrological, and biological/fisheries implications of this omission.</p>	<p>10-17 cont'd</p> <p>10-18</p> <p>10-19</p> <p>10-20</p> <p>10-21</p> <p>10-22</p> <p>10-23</p> <p>10-24</p> <p>10-25</p> <p>10-26</p>
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3.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT AND REVISED DRAFT EIR

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Biological Impacts

The DEIR is not correct when it states that Lahontan cutthroat trout have "a low potential to occur within waters in the Plan area" (page 4.9-28). This species (or a hybridized version of it), which is easily identifiable by knowledgeable anglers, has been caught and released numerous times at Martis Creek Reservoir this year alone. 10-27

The DEIR also entirely ignores impacts to rainbow and brown trout now found in Martis Creek Reservoir. These two species have long been a sizable component of the impoundment's sportfishery, which the *Martis Valley Community Plan* intends to protect, and because Plan-related development may well conflict with state resource conservation goals as embodied by Martis Creek Reservoir's Wild Trout designation, development-related impacts to these fish should be examined until such time that state and federal agencies decide to replace browns and rainbows with Lahontan cutthroat trout. For the purposes of the CEQA review process, all trout species currently resident in Martis Creek Reservoir should be considered of importance. Doing so would certainly be consistent with other Truckee/Tahoe-region CEQA documents — see, for example, the DEIR prepared this past spring by the State Water Resources Control Board for the Farad Diversion Dam Replacement Project. 10-28

Just as critical: The final EIR should explicitly link Plan-related water quality impacts to the long-term viability of all trout species extant in Martis Creek Reservoir and its tributaries.

Furthermore, the EIR needs to justify the statement, presented on page 4.9-62, that implementation of proposed Community Plan policies, implementation programs, and mitigation measures MM 4.9.5a and b, plus water quality mitigation measures MM 4.7.1a through c and MM 4.7.2a through e, would reduce impacts to Lahontan cutthroat trout resulting from the Proposed Land Use Diagram and Alternatives AA, AB, and AC to less than significant levels. Without supporting analysis, this conclusion is certainly questionable and may well be wrong.

Mitigation Implementation

The DEIR presents numerous mitigation measures and implementation programs that relate to water quality and (to a far lesser extent) Lahontan cutthroat trout, but with regard to the objective of protecting Martis Creek Reservoir's sportfishery they are fragmentary and tend to provide an indirect benefit only. The final EIR should strive to make sense of the jumble by focusing on the nexus between water quality and trout. To improve its utility to Placer County's policy makers and planning staff, the FEIR should also at a minimum do the following: 10-29

- Specify a monitoring program to assess, on a long-term, continuous, and thorough basis, water quality parameters — particularly those involving nutrients and macroinvertebrate populations — in all of Martis Creek Reservoir's tributaries as well as in the impoundment itself. 10-30

- Identify the regulatory/institutional means for monitoring water quality and for mitigating any significant negative water quality impacts the monitoring program might subsequently reveal

At present, the TTSA, ACE, and LRWQCB (through its CHAMPs) sample water from Martis Creek or the reservoir, yet no agency is tasked with the responsibility of (a) ensuring that such monitoring is adequate in geographic breadth, frequency, and the full inclusion of potentially harmful pollutants; (b) analyzing this data with regard to the health of the lake's sportfishery and the quality of fish habitat found upstream; (c) relating water quality to land use decisions; and (d) ensuring water quality and biological impacts are indeed mitigated to below significant levels. In essence, who is to be responsible for the health of Martis Creek Reservoir, its tributaries and its trout: Placer County? the California Department of Fish and Game? the LRWQCB? the ACE? an as-yet-to-be-formed special district? The EIR needs to be specific with regard to this critical issue. 10-31

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

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* Identify financing methods for the above. Because Plan-related impacts to Martis Creek Reservoir and its tributaries would be on-going, their monitoring and mitigation should be paid through similarly on-going (rather than one-time) assessments applied to developed land in the Plan area. Ideally, the EIR should indicate which agency or agencies would be responsible for the collection of such assessments and their subsequent expenditure, note the statutory authority that allows the collection of such assessments, and present the specific steps by which this financing method would be implemented. There seems to be no compelling reason, for example, as to why golf course operators should not pay the LRWQCB to have the latter's staff monitor golf course-related water quality. And there is certainly no compelling reason as to why new development in Martis Valley shouldn't be responsible for the financing of long-term monitoring and protection of Martis Creek Reservoir and its tributaries.

10-32

Summation

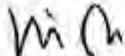
The *Martis Valley Community Plan Update DEIR* represents a start, but only a start, at analysis of the environmental implications of future development allowed in Martis Valley under the *Martis Valley Community Plan*. Much more needs to be done, particularly with regard to examining the nexus between water quality impacts and the health of Martis Creek Reservoir's sportfishery. I look forward to reviewing a final report that makes a reasonable attempt at being thorough in its analyses.

10-33

One final comment: sans serif fonts, such as the particular font used in the DEIR, are not as easy to read as fonts with serifs, and when poorly chosen they needlessly increase page count. Pacific Municipal Consultants might want to rethink its design standards to create documents that are truly user-friendly.

10-34

Cordially yours,



Richard Anderson
Publisher and Editor
California Fly Fisher magazine

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

LETTER 10: RICHARD ANDERSON, CALIFORNIA FLY FISHER MAGAZINE

- Response 10-1:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 10-2:* Comment noted. Since no comment regarding the adequacy of the Draft EIR or Revised Draft EIR was received, no further response is required.
- Response 10-3:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 10-4:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 10-5:* The commentor is correct that RWQCB water quality objectives (Table 4.7-2 of the Draft EIR) are specifically related to discharges associated with T-TSA. The commentor is referred to Master Responses 3.4.3 (Water Quality), which shows that water quality in Martis Creek has not been substantially impacted by the development of the Lahontan community, and Response to Comment K-6.
- Response 10-6:* The commentor is referred to Master Responses 3.4.3 (Water Quality).
- Response 10-7:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 10-8:* The commentor states that the water quality data generated by the U.S. Army Corps may be questionable, but fails to note any specific concerns or provide any data suggesting that the Corps reports are inadequate. The commentor is referred to Master Responses 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 10-9:* The commentor is referred to Master Responses 3.4.3 (Water Quality).
- Response 10-10:* The data provided in Table 4.7-1 is water quality data associated with the middle/lower aquifer. The commentor is referred to Master Responses 3.4.3 (Water Quality).
- Response 10-11:* This text discussion is associated with the consideration of individual projects that propose filing of the 100-year floodplain, rather than a statement regarding the compliance of the Martis Valley Community Plan. The commentor is referred to Response to Comment I-12.
- Response 10-12:* The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).
- Response 10-13:* As noted in Section 4.0 (Introduction to the Analysis and Assumptions Used), the Draft EIR takes 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.

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

However, as described in Section 4.7 (Hydrology and Water Quality) these conceptual improvements have were considered in the water quality impact analysis.

Response 10-14: The commentor is referred to Master Responses 3.4.3 (Water Quality). All development in the Plan area would be subject to the policies and performance standards set forth in the Martis Valley Community Plan and Draft EIR. Given the undeveloped nature and large property ownership of the Plan area, it is unlikely that individual homesites would be developed absent submittal for approval of a tentative parcel and/or subdivision map.

Response 10-15: The commentor is referred to Master Response 3.4.3 (Water Quality).

Response 10-16: The project consists of the adoption of a community plan to regulate land uses within the Plan area, which consists of approximately 25,000 acres. Thus, the water quality analysis in the Draft EIR focused on the extent of disturbance associated intensive development in the Plan area as well as the typical water quality pollutants that occur with residential, commercial and recreational development. Extent of acreage anticipated to be substantially disturbed for each land use map alternative is specifically noted in the Draft EIR (Draft EIR pages 4.7-30 through -73).

Response 10-17: Policy 9.D.1 specifically notes that buffers along waterways may need to larger than set forth in the Policy given specific conditions of land area.

Response 10-18: The commentor is referred to Response to Comment 10-14.

Response 10-19: The commentor is referred to Master Responses 3.4.3 (Water Quality). CHAMP and water quality control measures associated with development projects are reviewed by the County and the RWQCB as part of project consideration. Water quality sampling reports associated with the Lahontan golf course and Northstar-at-Tahoe Ski Report are routinely submitted to the RWQCB.

Response 10-20: The commentor is referred to Master Response 3.4.3 (Water Quality).

Response 10-21: The commentor is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

Response 10-22: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 10-23: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 10-24: The commentor is referred to Master Response 3.4.4 (Water Supply Effects of the Project).

Response 10-25: Given the geologic separation of the upper and middle/lower aquifers, no water quality impacts would be expected from increased groundwater

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

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

Response 10-26: The water quality analysis provided in Section 4.7 (Hydrology and Water Quality) of the Draft EIR addresses water quality issues associated with buildout of the entire Plan area. The commentor is referred to Master Response 3.4.3 (Water Quality).

Response 10-27: The commentor is referred to Response to Comment K-39.

Response 10-28: Rainbow and brown trout are common fish species in the Sierra Nevadas and do not meet the definition of a special-status species as defined in the Draft EIR (Draft EIR pages 4.9-19 and -20). The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-39. Mitigation measures 4.9.5a and b provide protection of potential spawning areas as well as passage within Plan area waterways.

Response 10-29: The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6 and K-39.

Response 10-30: The commentor is referred to Master Response 3.4.3 (Water Quality) regarding modifications to mitigation measures MM 4.7.1b and MM 4.7.2a regarding monitoring.

Response 10-31: The commentor is referred to Master Response 3.4.3 (Water Quality) regarding modifications to mitigation measures MM 4.7.1b and MM 4.7.2a regarding monitoring.

Response 10-32: The commentor is referred to Master Response 3.4.3 (Water Quality) regarding modifications to mitigation measures MM 4.7.1b and MM 4.7.2a regarding monitoring. It is anticipated that this on-going water quality sampling would be conducted by homeowner associations, private owners, recreational facility operators and the County for publically maintained drainage facilities.

Response 10-33: The commentor's statements regarding the Draft EIR are noted. The commentor is referred to Master Response 3.4.3 (Water Quality) 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6 and K-39.

Response 10-34: The commentor's statements regarding the font used in the Draft EIR is noted. Since no comments regarding the adequacy of the Draft EIR were provided, no further response is required.

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

Letter 11

BRIGITTE KANEJA
P.O. BOX 485
TRUCKEE, CA 96160

Date: AUGUST 2, 2002

PLACER COUNTY
DATE
RECEIVED

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

AUG 05 2002

LL

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

I WOULD LIKE TO COMMENT ON THE WATER
SITUATION. WE ARE BEING TOLD THAT THERE
IS ADEQUATE WATER FOR 9000 MORE HOMES
IN MARTIS VALLEY. BUT CAN ANYONE
GUARANTEE US THAT THE WELLS WILL NOT
BE CONTAMINATED WITH ARSENIC OR
FERTILIZER LIKE IN GLENSHIRE AND SQUAW
VALLEY OR THE WATER TABLE COMPLETELY
DRYING UP DUE TO TEICHERT AGRICULTURE CO.'S
DIGGING BELOW THE GROUND WATER?

11-1

THE NEW DEVELOPMENT WOULD ADD TENS OF
THOUSANDS OF NEW DAILY CAR TRIPS TO THE
ALREADY VERY CONGESTED MARTIS VALLEY
AND THE TRUCKEE TAHOE REGION. WHAT WOULD
YOU SUGGEST TO BE DONE ABOUT THE ~~TRUCKEE~~
CONGESTION AND AIR POLLUTION?

11-2

THE FORMER "BILLER" PROPERTY WAS ZONED OPEN SPACE. IT
APPEARS TO BE REZONED LOW DENSITY. PART OF THE PROPERTY
IS WETLAND. WHAT IS BEING DONE TO PRESERVE THE WETLAND?
SINCERELY, Brigitte Kaneja

11-3

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

pg. _____

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

LETTER 11: **BRIGITTE KANEDA, RESIDENT**

Response 11-1: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project). The commentor is also referred to Table 4.7-4 on Page 4.7-55 in Section 4.7 (Hydrology and Water Quality) of the Draft EIR.

Response 11-2: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) 3.4.10 (Adequacy of the Traffic Impact Analysis), and Section 4.6 (Air Quality) of the Draft EIR.

Response 11-3: The commentor is referred to Response to Comment C-3.

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

Letter 12

Comment and recommendation on the Martis Valley Community Plan Update

Draft Environmental Impact Report, Volume 1A

PLACER COUNTY
DATE
RECEIVED

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

August 4, 2002

AUG 07 2002

PLANNING DEPARTMENT

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

Submitted by:
Gaylan Larson
P.O Box 8126
Truckee, Ca 96162
530-582-8682

These comments concern Section 4.5, Noise.

The Martis Valley Community Plan, May 2002, states in Findings and Conclusions Regarding Noise:

"The existing ambient noise environment in the Martis Valley Community Plan area can be generally characterized as being fairly peaceful and quiet," as confirmed by Bollard & Brennan Ambient Noise Monitoring Results presented in Table 4.5.1. Daytime average noise levels were measured at 51 to 55 Leq. Nighttime average noise levels were measured at 37 to 47 Leq.

12-1

County staff people seem to be out of phase with the realities of a "fairly peaceful and quiet" rural area. Their recommendations and those from the EIR are equivalent to urban areas such as Los Angeles, San Francisco, and Chicago. Those recommendations are to let noise levels go up to 60 db Ldn for residential outdoor areas. These recommendations are based upon recommendations made in August of 1992 by the Federal Interagency Committee on Noise.

12-2

In the fine print under Table 9-5 of the EIR, "Maximum Allowable Noise Exposure, Transportation Sources" it says "Where it is not possible to reduce noise in outdoor activity areas to 60 Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 db Ldn/CNEL may be allowed provided that available exterior noise level reduction measure have been implemented and interior noise levels are in compliance with this table. This means that aircraft noise would be allowed at the 65 Ldn level over the entire Martis Valley. This would drive all residents out and is completely unacceptable.

12-3

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

It is not appropriate to blindly apply, and even increase the recommendations of the Federal Interagency Committee on Noise as the plan has done. The FAA and DOD suggest similar levels of noise as "The level of significance for assessing noise impacts." However neither of those agencies differentiates between urban, suburban or rural areas.

12-3
cont'd

There are other more suitable agencies to reference for noise limits. The Federal Transit Administration (FTA 1995) suggests that in areas where existing noise is very low, impact begins when the new noise source levels are less than 50 db. New noise sources at 55 db Ldn in quiet areas are considered Severe Impact.

The US Environmental Protection Agency, 1974 recommended the 55 dB Ldn be the "level requisite to protect health and welfare with an adequate margin of safety."

The World Health Organization recommends that daytime outside noise levels should not exceed 50 db Leq and nighttime outside noise levels should not exceed 45 db Leq for residences.

So why is Martis Valley allowing so much more noise? This is more than 10 times the noise allowed in the Placer County General Plan as shown below.

According to the EIR, the Placer County General Plan Policy 9.A.6 states "The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to table 9-3. Table 9-3 lists Other Residential (not adjacent to industrial uses) to have a property line Ldn of not more than 50 dB. Also listed is Placer County General Plan Policy 9.A.8 "New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in table 9-3 (again) which state 50 dB Ldn. Also presented is Placer County General Plan Policy 9.A.9 "Noise created by new transportation noise sources. Including roadway improvement projects shall be mitigated so as not to exceed the levels specified in Table 9-3 (again) at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

12-4

It appears that new policies have been implemented that will make Martis Valley a much noisier place for homes and the "fairly peaceful and quiet" atmosphere will be destroyed.

12-5

New Policy for Martis Valley: Policy 10.A.6 "Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed levels specified in table 10-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses." Table 10-3 allows 60 dB Ldn for Residential uses. And again in the fine print below the table it says "Where it is not possible to reduce noise in outdoor activity areas to 60 Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 db Ldn/CNEL may be allowed provided that available exterior noise level reduction measure have been implemented and interior noise levels are in compliance with this table.

12-6

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

The stated noise goal for the plan, Goal 10.A "To protect Martis Valley residents from the harmful and annoying effects of exposure to excessive noise." Is not achieved. The two Mitigations Measures, Require aviation easements to disclose the exposure to noise, and require insulation to bring interior noise levels to 45 db CNEL do not preserve "the fairly peaceful and quiet" character of the Martis Valley.

12-6
cont'd

What is going on here? Are these all mistakes? If they are mistakes then this plan should be done over and done right. If these changes are intended then they should be changed.

Further:

The EIR does not address the impact of the airport's growth at all. The EIR only states that the airport will grow. The impact of any airport growth must be analyzed. There is noise pollution to be analyzed for all of Martis Valley residents not only those adjacent to the airport. There is air pollution to be analyzed including the aircraft emissions of lead since they currently burn a fuel containing much higher amounts of lead than automobiles ever used.

12-7

Since the airport does not significantly contribute to the local economy (see analysis of McPheters report below) it is only a benefit for those few people in the district who own aircraft or have access to General Aviation aircraft. The airport is a pollutant and annoyance to the rest of the Martis Valley inhabitants.

The Truckee Tahoe Airport commissioned Lee McPheters, professor of economics in the College of Business at Arizona State University (480 - 965 - 5462), to study the economic impact the airport has on the local community. This report is available on the Truckee Tahoe Airport web site. In summary the report claims that the airport has a \$10.3 million dollar revenue impact on the region that results in 147 jobs. This conclusion is very misleading. An analysis of the report will show the following:

Analysis of Lee McPheters' report on Economic Impact of Airport:

1. Total spending by itinerant traffic was estimated, via a survey, to be \$3.6 million per year. Not much. McPheters did not differentiate how much of that was spent in the State of Nevada. The survey showed that 60% of the people from itinerant traffic went to Lake Tahoe and not Truckee. He didn't ask how many to that 60% went to Incline, Crystal Bay or other locations in Nevada.
2. Jobs attributed to the airport included the Truckee Fire Department, California Department of Forestry, and companies not dependant on the airport to exist. 75 jobs were reported to be caused by the airport. This includes 21 firefighters who are not dependant on the airport to exist. 74 jobs off the airport were attributed to airport visitation. The average annual income for those 74 jobs was estimated at \$11,330 per year. Obviously this number of jobs was inflated since poverty is set at \$18,000 per year.
3. Going on with the conclusions anyway. The report claims that net money brought in to pay for jobs is a total of \$3.3 million. The tax money that Placer County and Nevada County gives to the airport is \$2 million and rising. The 21 firefighters that

12-8

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

were included in the airport number probably account for \$0.8 million. The amount of money spent in Nevada state by itinerant traffic is probably \$1.08 million.

- 4. The real net contribution to the airport district economy as a result of the airport is \$3.3 million less \$2 million (the property tax given to the airport from the district), less \$0.8 million (an estimate of those services that would be available even if the airport were not here, such as the fire departments) leaves a net contribution of \$0.5 million due to the airport. This is not worth the noise pollution, air pollution, and property devaluations.

12-8
cont'd

Recommendations:

- 1. Set noise levels to be consistent with World Health Organization recommendations of 50 dba Leq daytime for outdoor residential uses and 45 dba Leq for outdoor nighttime residential uses. These limits are much more in line with a "fairly peaceful and quiet" Martis Valley.
- 2. Require an EIR for all Truckee Tahoe Airport projects including building hangars, terminal, or runways.
- 3. Consider moving the airport out of the Martis Valley. The elevation, terrain and weather of the Martis Valley cause aircraft accidents at the Truckee Tahoe Airport to be 6 times more likely per operation than at the Auburn airport. This accident rate can be confirmed by reviewing the last 14 years of FAA reports. Using the existing airport land for affordable housing or commercial would actually help the Martis Valley economy.

12-9

12-10

12-11



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

LETTER 12: GAYLAN LARSON, RESIDENT

- Response 12-1:* The commentor reiterates text in Section 4.5 (Noise) of the Draft EIR. No response is necessary.
- Response 12-2:* The noise standards referenced in Section 4.5 (Noise) of the Draft EIR are the County's noise standards, which are similar to noise standards used in other rural jurisdictions in the State. Truckee-Tahoe Airport noise contours are specifically illustrated in Draft EIR Figures 4.5-1 and 4.5-2, which shows that the majority of residential uses in the plan area would be outside the 55 CNEL contour
- Response 12-3:* The commentor is referred to Response to Comment 12-2.
- Response 12-4:* The commentor reiterates text in Section 4.5 (Noise) of the Draft EIR. No response is necessary.
- Response 12-5:* The commentor is referred to Response to Comment 12-2.
- Response 12-6:* The commentor reiterates text in Section 4.5 (Noise) of the Draft EIR. Mitigation Measures MM 4.5.4a and b would ensure compliance with County noise standards as well as provide notification of annoyance noise from operation of the Truckee-Tahoe airport.
- Response 12-7:* The Draft EIR considers operation and planned expansion of airport operations (e.g., Draft EIR page 4.5-9) and associated environmental efforts.
- Response 12-8:* The commentor cites the analysis of Lee McPheters' report on Economic Impact of Airport. The commentor is referred to Response to Comment 12-2. The Draft EIR considers operation and planned expansion of airport operations (e.g., Draft EIR page 4.5-9) and associated environmental efforts.
- Response 12-9:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 12-10:* The Truckee-Tahoe Airport is almost entirely located inside Nevada County and Truckee. Only a small portion of the airport is located within Placer County. The proposed Truckee-Tahoe Airport expansion is not part of the Martis Valley Community Plan. The Truckee Tahoe Airport District maintains and operates the airport. It is not regulated by Placer County. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) and Sections 4.5 (Noise) and 4.6 (Air Quality) of the Draft EIR regarding concerns relating to cumulative impacts from noise associated with traffic and airport operations.
- Response 12-11:* The commentor is referred to Response to Comment 12-10.

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

Letter 13



FEDERATION OF FLY FISHERS™
Conserving • Restoring • Educating Through Fly Fishing
Northern California Council

PLACER COUNTY
DATE RECEIVED
AUG 9 4 2002
PLANNING DEPARTMENT

August 5, 2002

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

Subject: Martis Valley Community Plan - DEIR Comments

These comments are being submitted on behalf of the Northern California Council of the Federation of Fly Fishers (NCCFFF). NCCFFF represents over 30 affiliated clubs and thousands of anglers in Northern California. Not only are our members interested in fishing, but they are frequently involved in restoration projects.

Martis Lake is a very popular fly fishing destination for many of our members, including those in our 2 clubs based in Placer County. Martis Lake was the first lake given special status under California Department of Fish and Game's Wild Trout Management Program and has been managed under this program for over 2 decades. It is one of only four lakes in California with this designation, and it has been featured in numerous angling magazine articles.

Given the importance of Martis Lake as a recreational resource, we offer the following comments on the DEIR:

1. The EIR must contain a direct analysis of the potential impact of the plan on the rainbow and brown trout in Martis Lake. It is vital to the future of this lake that the EIR contain specific and direct assessment of the potential and likely impacts of development, as well as the commitment to necessary mitigation. The health of the lake must be addressed directly. 13-1
2. The EIR must include a long term program to monitor the health of the lake's fishery as development occurs in the valley. It is impossible at this time for planners to precisely predict the impact of development on Martis Lake or to guarantee that current safeguards are adequate to protect this valuable resource. It is critically important that a monitoring protocol be adopted to insure that the appropriate governmental agencies are aware of the current condition of the lake, and are alerted to trends that occur over an extended period of time. 13-2

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

Without these elements, the plan only obliquely addresses the health of Martis Lake, and it would gamble its long term future on a very long list of assumptions.

13-2
cont'd

We appreciate your attention on this matter and the opportunity to comment.

Respectfully submitted,



Robert N. Ferroggiaro
Vice President, Conservation
Federation of Fly Fishers - Northern California Council
9270 Oak Leaf Way
Granite Bay, CA 95746
(916) 791-6391 Tel
(916) 791-6574 Fax

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

LETTER 13: **ROBERT N. FERROGGIARO, FEDERATION OF FLY FISHERS**

Response 13-1: The commentor is referred to Master Response 3.4.3 (Water Quality) 3.4.4 and Response to Comment K-6 and 10-28.

Response 13-2: The commentor is referred to Master Response 3.4.3 (Water Quality) regarding modifications to mitigation measures MM 4.7.1b and MM 4.7.2a regarding monitoring. It is anticipated that this on-going water quality sampling would be conducted by homeowner associations, private owners, recreational facility operators and the County for publically maintained drainage facilities.

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

Letter 14

August 6, 2002

Page 1 of 5

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

PLACER COUNTY
 DATE
 RECEIVED

AUG 09 2002

PLANNING DEPARTMENT

FROM: Lynne R. Larson, Member
 Martis Valley Community Plan Citizens' Committee

Dear Ms Lawrence:

After 3 years of discussion, and having carefully reviewed the Proposed Martis Valley Plan and the Draft EIR I have concluded the Plan and its DEIR are flawed and unacceptable as a long range plan for the future of Martis Valley. This Plan turns a semi-rural mountain community into Urban sprawl. 14-1

While there is no doubt, barring extreme circumstances, there will be development in Martis Valley, the Plan will add traffic congestion, air pollution, degradation of water quality, destruction of wild life habitat, further impact the severe affordable housing shortage and increase noise to unacceptable levels not only from roadway traffic and construction but from the expansion of Truckee Tahoe Airport. 14-2

While the 1974 Martis Valley General Plan is certainly unacceptable, the proposed Plan and any of the deviations are not ones we should have to accept. 14-3

If the Proposed Plan is adopted the quality of life and the sense of well being for Martis Valley will be negatively effected. Once we go forward there is no turning back. The Citizens of this community must decide how they want to live. If this Plan goes forward in its current form, Martis Valley will be transformed into an Urban community and the Mountain Community will be lost forever. 14-4

Points of unacceptability in the Draft EIR:

1. Page 1.0-1 (1.2) Known Responsible and Trustee Agencies: *The Truckee Tahoe Airport District is obviously absent from this list. In addition the Airport has been silent in the matter of the Martis Valley General Plan update. The Truckee Tahoe Airport, while offering benefits to a very small number of residents and visitors, it has a significant negative impact on the well being of the rest of the Martis Valley residents.* 14-5

2. Page 2.0-1 (2.2) Project Characteristics: *Goals 1.A through 1.E and 1.K appear to be in conflict with Goals 1.F through 1.J. Further the DEIR gives the reader no indication of how the County would propose to resolve the conflict between development and preservation of open space.* 14-6

3. PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact 4.1.1 Consistency with Relevant Land Use Planning Documents: *MM 4.1.1A states that all projects shall conform to provisions of the CLUP. There is no mention of adherence to Placer County's own noise restrictions regardless of the source. We cannot assume the CLUP will best serve the needs of the community. Example: Please note the location of housing in the Town of Truckee that is in direct line with the "take offs" from Truckee Tahoe Airport. These residences supposedly were acceptable to the CLUP. It is clear that those homes should not have been permitted in that location. Further, the Town of Truckee currently either has proposals or approvals for residential developments in Airport overflight areas that will be subject to severe noise and safety concerns. The significant impact of the Truckee Tahoe Airport on the proposed development has not been addressed. Tossing in* 14-7

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

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bunch of policies and expecting them to solve the problem is unacceptable as they are not specific enough and no remedies are shown that would resolve noise and safety issues from Airport operations. This Plan should not go forward until the CLUP (in process) is updated and an analysis done on the impact of the Airport on the Plan on residential development.

14-7
cont'd

Impact 4.1.2 Land Use Conflicts: *Once again, this Plan should not go forward until we have seen the new CLUP and an evaluation is done. Safety and height restrictions are certainly important, but Noise is a serious problem for a quiet environment.*

14-8

Land Use Impact 4.1.3 Loss of Forest and Timber Lands: *Is this not important? Why is there no mitigation measure? Of course it is avoidable to some degree by a reduction in development. This needs to be addressed.*

14-9

Impact 4.2.12 Housing: *Mitigation Measure 4.2.2 does not address the serious affordable housing shortage. There is no provision to assure that the "in lieu of fee" will be used to provide housing where it will best serve the needs of those who need it most. Ideally locations would be within transportation and business corridors. It is unacceptable to build affordable housing "out of site out of mind" of the affluent such as occurs in resort communities such as Aspen, Colorado.*

14-10

Impact 4.3.3 Airport Operations: *This section discusses over flight and safety zones but says absolutely nothing about the noise generated by Airport Operations. This section defers to the CLUP and the FAA Part 77. It is clear that no analysis has been done on the effect noise will have on the residents of Martis Valley. It is clear no analysis has been done on the amount of noise that will occur if the Airport is permitted, without any restrictions on airport activities, to expand. The Airport currently enjoys approximately 34,000 operations a year to serve a handful of people. Less than .03% of the Airport District population. The Airport projects operations to increase to 64,000 a year in the future. Simple analysis will show that is an operation every 4 minutes over homes in Martis Valley. This is absolutely unacceptable. Steps must be taken either to reduce Airport growth or prohibit further residential development in Martis Valley. Airports and residential areas are incompatible. Martis Valley will end up just like the bay area and all the problems associated with General Aviation Airports. Do not use the argument that the Airport is an economic benefit to the area until a thorough and honest examination of the McPheters economic impact report is done.*

14-11

Impact 4.5.1 Construction Noise Impacts: *MM 4.5.1a is unacceptable. If the assumption is correct that the focus of new home construction will be on "second home" owners: people who come to the Mountains for peace, quiet and relaxation, they are NOT going to appreciate being awakened at 6:00 a.m. by construction noise. The hours of operation need to be further addressed.*

14-12

Transportation Noise Impacts: *Increased noise levels in excess of the standards deemed "significant" with no mitigation measure is unacceptable. Why is there no MM and no analysis to discuss remedies?*

14-13

Impact 4.5.3 Future Stationary Noise Impacts: *If noise levels are going to exceed the "standard" (which is already unacceptable) why is there no MM? What specific types of "stationary noise" are being suggested?*

14-14

Impact 4.5.4 Truckee Tahoe Airport Noise Impacts: *This mitigation measure is absolutely unacceptable. Aviation easements do not mitigate noise. (please note the accepted term is "avtigation" not "navigation") To alert residents to significant noise from Airport operations is not enough! Everyone will be effected as the Airport expands. The County must require that any new developments as part of the EIR be required to do an "onsite" noise analysis of Airport noise and the results given to any prospective buyer. In addition, extensive analysis of projected Airport growth and what it "honestly" will mean for their*

14-15

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

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sense of well being should be given to "every potential buyer". Let them know that with Airport operations at 64,000 a year a plane will go over head every 4 minutes. We cannot be expected to accept proposed noise levels in Martis Valley that are higher than Auburn allows and mitigation will be informing the residents about the noise and do nothing.

14-15
cont'd

Impact 4.5.5 Cumulative Traffic Noise Impacts: *Significant and Unavoidable is unacceptable with no mitigation possibilities. Suggest that SR 267 NOT be expanded to 4 lanes "ever" and the speed limit be reduced to 25mph. This would significantly reduce traffic noise.*

14-16

Impact 4.9.1 Disturbance to Common Plant Communities & Impact 4.9.2 Disturbance to Common Wildlife: *The Draft claims no mitigation measures are required and the impacts are less than significant. Please note that the Truckee Tahoe Airport is current in the migratory paths of the resident deer and have resulted in death to the deer by contact with aircraft and accidents involving aircraft when deer are trying to migrate across runways. This example should serve as notice to the importance of mitigation measures when development occurs. When plant communities are disturbed it also disturbs the food sources for many local animals. We cannot assume that this is not significant. The position that "yes the plan would result in loss of wildlife and their food source is absolutely significant".*

14-17

Impact 4.9.7 Disturbance to Special-Status Bat Species: *MM.4.9.7 is unacceptable as a mitigation measure. I suggest that policy 9.G.10 be re-evaluated. "swipe the old bats nest when she isn't looking" Are there other method for accomplishing a move of habitat? Have they been examined?*

14-18

Impact 4.11.2.1 Law Enforcement Services: *No mitigation required for increased demand for law enforcement services and a designation of less than significant. There is no analysis to support these statements. How can an increased population of up to 17,000 + residents not be significant?*

14-19

Impact 4.11.3. and Impact 4.11.3.2 Impacts on School services and Cumulative Impacts on Schools: *Less than significant. There is no analysis to support LS designation. Currently the area schools are claiming that more class rooms are needed. How can LS be justified?*

14-20

Impact 4.11.8.1 Parks and Recreation Facilities: Impact 4.11.8.2 Cumulative Impact on Parks and Recreational Facilities: *Where is the analysis to support the increased demand. Is it simply a formula? The representative from the Truckee Recreation district has stated they do not see the need for a 30 acre developed park.*

14-21

Impact 4.11.8.2: Cumulative Impact of Parks and Recreational Facilities: *MM 4.11.81 "Three proposed trails in the plane area would provide a connections to the Truckee trail network near Martis Creek Recreation Area and from the southern edge of Truckee near the proposed Eaglewood project." No analysis is shown on the impact of this trail on the residents adjacent to this trail. It will bring the general public into a residential neighborhood and all the problems that are inherent in a public use trail. No indication is given as to who would maintain and police the trail. The portion of the Trail on the Eaglewood property that is adjacent to Sierra Meadows and Ponderosa Ranchos is inappropriate and needs to be re-aligned.*

14-22

Martis Valley Community Plan Objectives

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

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Goal 1.A

To promote wise and efficient and environmentally-sensitive use of Martis Valley land to meet the present and future needs of Placer County residents and Businesses. *This statement makes Martis Valley sound like a "cash cow" for Placer County. Should read Martis Valley residents and businesses.* 14-23

Page 4.1.2 (4.1 Land Use) PP 5 Runway climb-out extensions are directed over forest and open areas to limit noise impacts and address safety concerns in Martis Valley. *This statement is incorrect. Or at least in practicality is it not happening.* 14-24

Page 4.1.3 PP 1. Airport Funding is provided from the Placer County selective taxes for Special Districts. *This is true, however a portion (over \$600,000) in 2001 was contributed by Nevada County.* 14-25

Land Use Page 4.1-26 Policies and Implementation Programs: Policy 1.B3 The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports and sewage treatment plants. *How is this to be achieved? The DEIR is not specific.* 14-26

Policy 5.E.1 The County shall work with ALUC in planning the land uses around the Truckee Tahoe Airport to ensure protection of the Airport operations from Urban encroachment and establishment of compatible uses within overflight zones. *What is being done to protect the residents from excessive noise from overflight? The CLUP will not resolve this nor will disclosure requirements or Aviation Easements.* 14-27

Policy 1.B.8: 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. *Where did this come from? How does it apply to developments such as Lahontan???* 14-28

Truckee-Tahoe Airport: *Due to the quiet environment in the Martis Valley, the Mitigation Measures for the Truckee Tahoe Airport are unacceptable. The Airport will have a significant impact on noise in the neighborhoods. The "less than significant" designation is inappropriate and simply not true. California division of Aeronautics: "encourages environmental mitigation measures to lesson noise, air pollution and other impacts caused by aviation. The only mitigation measures this documents suggests is adherence with the CLUP (history suggests that this isn't working) accept noise levels even if they are greater than allowed by the Placer County General Plan and disclose to prospective buyers that they will experience some "nuisance" from noise from over flight. The world health organization considers noise to be a significant health hazard. We must also consider alternatives to just accepting the noise. Discouragement of Airport Expansion is a place to start.* 14-29

A lot of attention and detail has been given to Transportation and Circulation. The bottom line is that no matter what plan is put in place we will have serious traffic problems not only in the Martis Valley but surrounding communities as a result of both new residents and visitors. The Mitigation Measures transform the mountain communities into undesirable Urban societies. The plan should be designed so that when the current roads are reaching capacity development is halted. To keep expanding roadways to promote or accommodate growth in the environment of Martis Valley is not acceptable. 14-30

4.4 Transportation /Circulation : *Truckee Trolley Summer Service, Lake Tahoe/Northstar Shuttle Service, Truckee Dial-A-Ride, Greyhound Bus Lines, Amtrak Thruway Service, Tahoe Regional Transit and Shuttle Services to Reno-Tahoe International Airport comments are way too specific for a DEIR. By the time the Plan is adopted the prices and schedules will most likely change. It is enough to say these* 14-31

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

services exist and a general statement about operations) but putting in the costs seems inappropriate and excessive. 14-31 cont'd

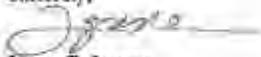
Impact 4.4.2 Traffic Impacts on Residential Roadways. The connection along roadways in Sierra Meadows and Ponderosa (Ranchos not Palisades) was dropped from the plan yet reference to these connections still remain in the DEIR. It should be removed. 14-32

Air Quality: "under the Proposed land use diagram in combination with anticipated development in Martis Valley area and the region would contribute to excessive air pollution levels" It further states that local agencies would have a difficult time to meet mandated standards. The DEIR goes on to further state that MM would provide "some" mitigation. Some mitigation is not enough. We need further analysis on what can be done. Such as prohibiting any "backyard burning" in any new or existing developments. 14-33

4.6.1 Existing Setting-Existing Emission Sources: The Truckee Tahoe Airport is missing as a source of undesirable emissions. Aircraft "runup" is a source of least carbon Monoxide and Lead and dust. This needs to be added and addressed. The air quality segment does not analyze nor discuss the impact specifically from open burning during development or burning of "yard trimmings" by the residents of existing or new development. This section is inadequate as it does not have Mitigation Measures for air quality problems resulting from increased traffic. The DEIR just says its exists. 14-34

Hydrology and water quality: 4.7 The quality of water in the future seems unclear. There appears to be no guarantee that good water quality will be available in the future. The DEIR does not adequately address the issue of chemical from 5 new golf courses and the effect on the groundwater. Chemicals on golf courses should be prohibited. Further Table 4.7.4 indicates that 37% of the estimated water usage will be used by "open Space" This includes the existing golf courses + 5 additional courses and snow making equipment. What percentage of the water is to be used by the 5 "private" golf courses? What percentage of water is used for snow making in "public" ski areas. Mitigation Measure 4.7.2c does not prevent leaching of chemicals into the groundwater from golf course chemicals. 14-35

I have barely scratched the surface with my concerns and comments. This Martis Valley Plan and its accompanying DEIR should go back to the drawing Board for alteration. The Board of supervisors should halt this process and proclaim a Moratorium on development in Martis Valley until all community concerns have been adequately addressed. 14-36

Sincerely,

 Lynne R. Larson

cc: Jack George

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

LETTER 14: **LYNNE R. LARSON, MARTIS VALLEY COMMUNITY PLAN CITIZEN'S ADVISORY COMMITTEE**

Response 14-1: Comment noted. No further response required as no specific issue relating to the DEIR is raised.

Response 14-2: The issue areas identified by the commentor are adequately addressed in the Draft EIR Sections 4.2 through 4.9.

Response 14-3: Comment noted. No further response required as no specific issue relating to the DEIR is raised.

Response 14-4: Comment noted. No further response required as no specific issue relating to the DEIR is raised.

Response 14-5: No discretionary actions, permits or approvals associated with planned development under the project that would require action from the Truckee Tahoe Airport District. Thus, the District was not listed as a responsible agency in the Draft EIR. The commentor's statements regarding the airport and the participation of the Truckee Tahoe Airport District is noted. The environmental effects of the airport and its future expansion were considered in the Draft EIR.

Response 14-6: The commentor's opinion regarding goals of 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 County disagrees with the commentor's opinion.

Response 14-7: The commentor states that significant impacts associated with the Truckee Tahoe Airport have not been adequately addressed and that reliance on compliance with the comprehensive land use plan (CLUP) for the airport is not appropriate, but provides no specific details regarding why the analysis in the Draft EIR or the provisions of the Truckee Tahoe Airport CLUP is inadequate. Draft EIR Sections 4.1 (Land Use), 4.3 (Human Health/Risk of Upset) and 4.5 (Noise) specifically address potential conflicts associated with operation of the airport and planned development in the Plan area. As specifically noted on Draft EIR page 4.3-12, comprehensive land use plans (CLUPs) are regulatory documents that regulate land uses adjoining airports order to protect and promote safety and avoid adverse effects of airport noise while allowing continued operation of the airport. The Truckee Tahoe CLUP includes specific development and land use standards adjoining the airport CLUPs (in addition to height restrictions set forth under Part 77 of the Federal Aviation Administration Regulations) are used throughout the state to ensure compatibility between airports and adjoining land uses. It is noted that the Truckee Tahoe Airport CLUP under evaluation for an update. If the CLUP is updated, the County will be required to update the Martis Valley Community Plan to make it consistent with the new CLUP if the Plan were to conflict or overrule the CLUP with a two-thirds vote by the Board of Supervisors (California Public Utilities Code Section 21676). Noise contours and associated impacts with airport noise and County noise standards provided in Section 4.5 (Noise) of the Draft EIR.

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

- Response 14-8:* The commentor is referred to Response to Comment 14-7.
- Response 14-9:* As specifically noted on Draft EIR page 4.1-35, there is no feasible mitigation measure to avoid the loss of forestland based on consultations with the California Department of Forestry and Fire Protection.
- Response 14-10:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project). Payment of in-lieu fees is a common practice for improvements that extend beyond the ability or a single development project to provide. This can occur when development projects are too small or of a land use that could not accommodate employee housing on-site.
- Response 14-11:* Consideration of noise effects of the airport were considered on Pages 4.5-5 through 4.5-7 on the Draft EIR. The commentor is also referred to Response to Comment 14-7.
- Response 14-12:* Mitigation Measure MM 4.5.1a is a standard mitigation measure regarding hours of construction operation. It should also be noted that construction noise is a temporary noise source, rather than an ambient noise condition.
- Response 14-13:* Draft EIR pages 4.5-22 through -26 specifically notes proposed policies and implementation programs that would adequately mitigate transportation noise on Plan area residents. However, it is acknowledged that increased traffic volumes as a result of the project would contribute to significant transportation noise impacts outside of the Plan area (Town of Truckee and Tahoe Basin). Possible mitigations include installation of sound barriers. However, sound barriers (in some cases) would need to be placed in front yards and would be ineffective given the need for openings for driveways. In addition, Placer County does not have the jurisdiction to place sound barriers in the Town of Truckee. Given these conditions, the traffic noise impact is considered significant and unavoidable.
- Response 14-14:* No new stationary noise impacts (e.g., commercial and office uses, sports fields and snow making) are expected to occur as a result of implementation of proposed Martis Valley Community Plan policies identified on Draft EIR pages 4.5-27 through -29), which includes specific performance standards for stationary noise sources. As specifically noted in Table 4.5-1 of the Draft EIR, existing noise levels are generally within County noise standards.
- Response 14-15:* As shown in Figures 4.5-1 and 4.5-2 of the Draft EIR, existing and future airport noise impact on ambient conditions would be limited to Public, General Commercial, Open Space, and Water. However, the Draft EIR does acknowledge that due to the number of aircraft arrivals and departures from the Truckee-Tahoe Airport anticipated under the Truckee-Tahoe Airport Master Plan, the potential for annoyance (though no exceedance of County noise standards) at future residential land uses would likely occur. Mitigation Measure MM 4.5.4a provides for disclosure to future residents that would not be impacted by airport noise levels in excess of County standards

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

that aircraft noise may be noticed as a result of operations of the Truckee-Tahoe Airport.

Response 14-16: SR 267 is a state highway facility that is outside of the jurisdiction of Placer County in regards to modification of its ultimate design and speed limit.

Response 14-17: The analysis provided in Section 4.9 (Biological Resources) of the Draft EIR takes into account the impact on wildlife movement and other biological resources associated with airport operation. However, operation of the airport is regulated by the Truckee Tahoe Airport District and not Placer County. In addition, a majority of the airport is located in the Town of Truckee.

Response 14-18: Habitat associated with the bat species identified on Draft EIR page 4.9-68 is regionally abundant. However, the following modification is made to Mitigation Measure MM 4.9.7.

- The following edit is made to Mitigation Measure MM 4.9.7 on pages 2.0-68 (Table 2.0-1), 4.9-71 and 8.0-12 (Table 8.0-1):

“MM 4.9.7 If bat roosts are identified on site as a result of surveys required by Policy 9.G.10, the County shall require that the bats be safely flushed from the sites where roosting habitat is planned to be removed prior to May of each construction phase (maternity roots are generally occupied from May to August) prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. Replacement roost habitat (e.g., bat boxes) will be provided for roosting sites removed.”

Response 14-19: Draft EIR page 4.11-21 specifically notes that the Placer County Sheriff’s Department receives funding from property taxes, building impact fees, facility impact fees and bonds. As the Plan area expands in size, the increased population would contribute additional funds, which would pay for the increased impacts on law enforcement. Implementation of the project would not necessitate the development of facilities to provide service that would result in a physical impact on the environment.

Response 14-20: Draft EIR page 4.11-33 specifically notes that existing funding mechanisms under SB 50, bond measures within the school district, and compliance with the proposed Martis Valley Community Plan policies and implementation programs would fully mitigate the impacts of future development on TTUSD per California Government Code Section 65995(h), which states “the payment or satisfaction of a fee, charge, or other requirement levied or imposed... [is] deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or

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

56073, on the provision of adequate school facilities.” Additionally, Section 65996(b) states that the provisions of this chapter [Sections 65995-65998] are hereby deemed to provide full and complete school facilities mitigation.

Response 14-21: Draft EIR pages 4.11-87 through -91 specifically identifies that increased population in the Plan area would increase the need for park facilities. The commentor’s statement regarding the need for a 30-acre park site in the Plan area is noted.

Response 14-22: Environment impacts associated with the construction of the trail system (as a component of the project) are addressed throughout the Draft EIR. No environmental impacts on residents adjacent to trails are expected. Trail facilities are commonly placed adjacent to residential areas throughout the state, with issues associated with such trails limited to privacy concerns (not an issue subject to CEQA).

Response 14-23: The commentor’s statements regarding this provision of the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 14-24: This statement is in regards to the Plan area. It is acknowledged that the majority of airport traffic takes off over the Town of Truckee.

Response 14-25: Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 14-26: The commentor’s statements regarding this provision of the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The land use maps associated with the Proposed Land Use Diagram, Existing Martis Valley General Plan, Alternative 1 Land Use Map and Alternative 2 Land Use Map all provide adequate separation and land uses from the airport consistent with the current Truckee-Tahoe Airport CLUP.

Response 14-27: The commentor’s statements regarding this provision of the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Response to Comment 14-15.

Response 14-28: The commentor’s statements regarding this provision of the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 14-29: The commentor is referred to Response to Comment 14-15. Operation of the airport is regulated by the Truckee Tahoe Airport District and not Placer

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

County. In addition, a majority of the airport is located in the Town of Truckee.

Response 14-30: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 14-31: Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 14-32: The commentor is correct that this connection is not part of the current Martis Valley Community Plan. Mitigation Measure MM 4.4.2a would ensure that this connection is not considered in the future.

Response 14-33: The commentor is referred to Response to Comment M-7.

Response 14-34: Section 4.6 (Air Quality) of the Draft EIR does consider air pollutant emissions associated with landscape maintenance as well as emissions associated with the operation of the airport on regional and cumulative air pollutant emissions. However, emissions associated with the airport operation are not associated with implementation of the Martis Valley Community Plan, since the airport and its expansion is overseen by the Truckee Tahoe Airport District and not Placer County. The commentor is referred to Response to Comment M-7.

Response 14-35: Water demand associated with new golf courses and expanded snow making in the Plan area would make up approximately 16 percent of the total water demand associated with the Proposed Land Use Diagram. The commentor is referred to Master Response 3.4.3 (Water Quality) 3.4.4 (Water Supply Effects of the Project).

Response 14-36: 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 15

Comment on the Public Review Draft
Martis Valley Community Plan

PLACER COUNTY
DATE RECEIVED

AUG 6 11 2002

PLANNING DEPARTMENT

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

15-1

Further comments (Use back of paper if needed):

I work and recreate in Truckee and the Martis Valley. I support the current MUCP which seems to do a fair job of balancing environmental, recreational, and economic interests.

SIGNED: Ed Morgan DATE: 8/7/02
 Name (Please print clearly) Ed Morgan edmoiii@hotmail.com
E-mail or phone
 Address 6850 Shorelands Ave H2043
 City Reno State NV Zip 89523

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 15: ED MORGAN, RESIDENT

Response 15-1: The commentor supports County policies in the Martis Valley Community Plan and feels that the document does a fair job of balancing environmental, recreational, and economic interests. No further response is necessary.

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

Letter 16

Comment on the Public Review Draft
Martis Valley Community Plan

PLACER COUNTY
DATE RECEIVED

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

AUG 08 2007

PLANNING DEPARTMENT

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

16-1

Further comments (Use back of paper if needed):

I believe that the plan is well thought out and addresses the needs of the community without sacrificing the natural beauty that drew most of us here in the first place. (16 year resident)

SIGNED: *Pamela J. Lane* DATE: 8-7-02
 PAMELA J. LANE *pjltruckee@yahoo.com*
Name (Please print clearly) e-mail or phone
PO Box 9863
Address
TRUCKEE CA 96162
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 16: PAMELA J. LANE, 16-YEAR RESIDENT

Response 16-1: The commentor supports County policies in the Martis Valley Community Plan and feels that the document does a fair job of balancing environmental, recreational, and economic interests. No response is necessary.

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

Letter 17

Date: 7-15-02

PLACER COUNTY
DATE
RECEIVED
AUG 1 11 2002
PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

I am concerned about the EIR for Placer County - Martis Valley. There are statements about the impact on wild life & wild flowers. ~~but~~ I would like to know if all wet lands have been described and evaluated. The Martis Valley is a unique environment in this part of the Sierras. The Sierras are basically dry & every wet lands should be protected. As stated in Policy 9.F.3 there must be no net loss. ~~Any time~~ How can you mitigate a natural wet land. It takes 10-20 years to restore any wet lands. We would like to allow no mitigation for wet lands. Each wetland must be identified & protected in the Martis Valley.

17-1

17-2

17-3

17-4

Ann Peifer

Re: Draft Environmental Impact Report for the Proposed Martis Valley no.

I feel that they should look at the entire watershed involved not just the small portion of Placer County in the study. What do they think the development described impacts will be on this large watershed.

17-5

What effects do the Golf courses have on watershed described above. The fertilizers do have an impact on the watershed what are they, please describe more fully. How can Golf courses be considered open space if they impact the watershed & animal life in the zone. The Open Space Golf Courses & Ski areas impact should be described in full.

17-6

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

Sincerely yours,

(Print Name)
(Print Address)

Ann Penfield
11209 Skelton Rd
Truckee Ca 96161

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

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

LETTER 17: ANN PANFIELD, RESIDENTS

Response 17-1: Comment noted. The commentor does not make any statements about the adequacy of the Draft EIR. Fire protection and biological resource impacts are addressed in this Draft EIR.

Response 17-2: The commentor is referred to Sections 4.7 (Hydrology and Water Quality) and 4.9 (Biological Resources) for a discussion of the impacts on biological resources and wetlands. Additionally, the Placer County General Plan and the Martis Valley Community Plan contain policies relating to impacts on biological resources. The Draft EIR contains a thorough analysis of potential environmental impacts resulting from implementation of the Martis Valley Community Plan. Section 4.9 of the Draft EIR also includes mitigation measures MM 4.7.1a through c, which require individual developments to prepare spill prevention and countermeasure plans, identify specific water quality control measures for waterways in Martis Valley, and avoid disturbing or altering wetlands, natural waterway course or channel conditions.

Response 17-3: The commentor is referred to Response to Comment 17-2.

Response 17-4: The commentor is referred to Response to Comment 17-2.

Response 17-5: The commentor is referred to Master Responses 3.4.3 (Water Quality), 3.4.4 (Water Supply Effects of the Project), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). The extent of the watershed evaluated is consistent with recent technical studies performed by the RWQCB.

Response 17-6: The commentor is referred to Master Response 3.4.3 (Water Quality) and Mitigation Measures 4.7.2 a – c (Pages 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns relating to contaminated runoff from the golf course. The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.

Regarding extending the comment period, the commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The County considers the Draft EIR and Revised Draft EIR adequate and in compliance with CEQA.

Letter 18

P. 8



Placer County Planning Department
Attn.: Mr. Fred Yeager, Director
11414 B Ave.
Auburn, CA 95603

August 12, 2002

Dear Fred,

After reviewing Section V of the Draft Martis Valley Community Plan: Transportation and Circulation, the Truckee North Tahoe Transportation Management Association has prepared for your review and response the following comments.

The TNT/TMA strongly believes the Plan's Transportation and Circulation section falls seriously short in considering transit's role in the addressing this section's stated purpose to "identify improvements to, and the development of, the transportation system" and in identifying "a method for financing the identified transportation needs in the plan area." Here is why we have reached this conclusion:

18-1

Public Transit- Pages 73-74

While the TNT/TMA finds the **Local Transit Circulator** and **Intercity Transit Route** concepts briefly outlined in the plan commendable, we believe and request that a Transit Improvement Plan detailing the funding and operation of these services be more fully developed within the plan. This plan would be identical to the Capital Improvement Plan outlined on Page 74, Items 1-3 and Pages 75-76, Tables V-1 and V-2. Without such a plan, the Martis Valley Community Plan remains conspicuously deficient in developing transit mitigation for the growth it allows.

18-2

The Transportation Improvement Plan component should also incorporate the following details and targets:

- Days and times of operations, recommended routes, vehicle type(s), and number of vehicles necessary to provide service;
- All new vehicles purchased to operate in Martis Valley must be CNG-fueled;
- If extraordinary measures (15-minute headways) are needed to reduce development impacts such as decreased LOS and the need to four-lane SR 267, new developments should pay their fair share (similar to the Dwelling Unit Equivalent (DUE) concept

 Transportation Management Association
Box 7104 Tahoe City, California 96145 ph (530)5613972 fax (530)561-3229

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

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outlined in Capital Improvement Funding Plan, Page 74) to assure they are implemented;

- Transit operations should flow with fluctuations in seasonal population and visitation, as appropriate;
- Public transit service must serve high density housing needs;
- Specific language that requires an ongoing transit operations funding mechanism (CSA or other);
- Specific language that requires a development of institutional agreements that provide for input from and coordination with the CSA, Placer County, Town of Truckee and development stakeholders to ensure coordinated service and connections;
- All new development (commercial, residential, recreation and ski resorts) should pay its fair share of regional transit operations needs, i.e. connection into North Lake Tahoe/Truckee loop and employee commuter needs through developer fees, ongoing development fees and TDA allocations;
- Require coordination of public and private transit services;
- Outline opportunities for how developments can remain involved in the transit planning process.

18-2
Cont'd

Streets and Highways Policies- Page 61

Please add a policy which supports the use of ITS solutions to increase roadway capacity without increasing lanes, transit capital and operations funding.

18-3

Transit Policies- Page 63

Goal 5.B: Should read: To promote a safe and efficient mass transit system, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation **through and within** Martis Valley.

5.B.3: This goal should be more specific in regard to the recommendation on Page 73 of the Plan to form a Community Service Area to fund ongoing transit operations.

5.B.5: This policy should be expanded to require not only "ski resorts and other recreational providers" to develop transit systems, but should also include residential and commercial developments. Additionally, this policy should require participation by ALL developments in coordinating public and private transit operations. Not doing so will result in an ineffective piecemeal system of disconnected private shuttle systems. Please add a policy that supports the use of ITS solutions for transit capital and operations funding.

18-4

Transportation Systems/Demand Management Policies- Pages 63-64

In order to remain consistent with other eastern Placer County community plan documents, as well as mitigation requirements for existing Martis Valley developments, add a policy that requires transportation entities and new residential, commercial and recreational developments to maintain membership in TNT/TMA.

18-5

To date, the TNT/TMA has been successful in working with local, regional agencies and private partners on a variety of TSM measures on the Hwy. 89 and 267 Corridors. Such improvements include

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

- Development of Truckee Shuttle, which operates between Tahoe City and Truckee on Hwy. 89;
- Obtain grant funding for CNG powered transit vehicles;
- Obtain State Transit Planning Assistance Grant funding for Reno-Truckee-North Lake Tahoe commuter service;
- Facilitate public-private funding for expanded seasonal transit service on Hwy. 89 and 267.
- Ongoing coordination of summer and winter public-private transit marketing programs

18-5
Cont'd

We look forward to continuing and expanding similar partnerships as growth occurs on the Hwy. 267 Corridor.

Non-Motorized Transportation Policies- Page 64

5.D.6: This policy should include parking areas near access to bike trails.

18-6

5.D.7: Because this item refers to transit capital improvements, it should appear in the transit policy section.

Implementation Programs

7. The County shall work with the Placer County Transportation Planning Agency to periodically review and updating its short-range transit plan at least as often as required by State Law.

18-7

Because of identified transit impacts the MVCP will have outside of the plan boundaries, this implementation program should include working with Nevada County Transportation Commission and Tahoe Regional Planning Agency as part of this implementation program.

8. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County.

The sole funding source listed under this implementation program item- Transportation Development Act funds- will not adequately fund the transit increases necessary to serve the increase in dwelling units, recreation and commercial development as outlined in the plan.

18-8

TDA funding is based on census data, which tracks only full time residents. Considering the projected 20 percent permanent occupancy figure cited in the plan, this will only very slightly increase TDA funding in the plan area- clearly not enough to fund operations necessary to mitigate allowed growth.

A similar challenge is found on the Lake Tahoe side of Placer County, where TDA funds are allocated based on the 10,000 +/- permanent resident population, but do not address major population fluctuations (upwards of 100,000 per day during peak seasons) due to seasonal second home use, hotel accommodations, and recreation hubs.

While brief reference is made to formation of a Community Service Area (CSA) to fund ongoing transit operations (Page 74), it is only a "recommendation," not the requirement

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

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it should be. More telling of the Martis Valley Community Plan's true intention is the above-referenced text, which lists TDA as the only transit funding source.

Formation and continued operation of a CSA that funds both transit capital and transit operations funding should be listed under the Implementation Program heading as a separately-numbered item. This requirement should further state that the CSA will be funded through available TDA, developer fees, ongoing development fees, cooperative agreements with other public and private transit providers, and other revenue sources.

18-8
Cont'd

A table outlining how the organization will be implemented, and a proposed transit capital and operational improvement program that links those improvements to specific stages of development should also be included.

Transit Systems and Services- Page 69

Truckee Trolley: More recent ridership data for the winter season service (December-April) is available.

FY 2000-2001: 43,633 riders

FY 2001-2002: 45,424 riders

18-9

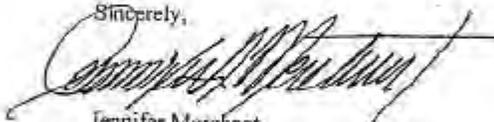
Bikeways- Page 73

This paragraph should include reference to the proposed Lake Tahoe to Northstar Trail, currently being planned by the California Tahoe Conservancy and North Tahoe Public Utility District. According to the Conservancy the Northstar leg is likely to begin construction as early as Summer 2003. The Tahoe portion could begin as early as Summer 2004. This access could be considered as mitigation to traffic impacts during the summer peak day at the SR 267/SR28 intersection.

18-10

Thank you for the opportunity to provide input on this important document. I look forward to Placer County's response to the issues raised in this letter. As always the TNT/TMA Board of Directors and staff are eager to work with the County in improving transit and transportation planning, operations, and facilities in eastern Placer County.

Sincerely,



Jennifer Merchant
Executive Director

cc: TNT/TMA Board of Directors
Rex Bloomfield, Placer County Board of Supervisors, District 5
Mike Harper, Chair, Tahoe Transportation District
Tim Hackworth, Placer County Department of Public Works, Director
Bill Combs, Placer County Planning Department, Senior Planner
Juan Palma, Tahoe Regional Planning Agency, Director
Carl Hasty, Tahoe Regional Planning Agency, Deputy Director

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

LETTER 18: JENNIFER MERCHANT, TRUCKEE NORTH TAHOE TRANSPORTATION MANAGEMENT ASSOCIATION

Response 18-1: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 18-2: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 18-3: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 18-4: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 18-5: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 18-6: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 18.7: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 18-8: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and

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

Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 18-9: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 18-10: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Provision of this trail connection would not fully mitigate traffic impacts to the SR 267/SR 28 intersection.

Letter 19

p. 2



Placer County Planning Department
Attn.: Mr. Fred Yeager, Director
11414 B Ave.
Auburn, CA 95603

August 16, 2002

Dear Fred,

I am writing on behalf of the Truckee North Tahoe Transportation Management Association Board of Directors to provide comments on Section 4.4, the Transportation/Circulation Element of the Martis Valley Community Plan Draft Environmental Impact Report.

The TNT/TMA strongly believes the environmental document is deficient in its analysis of the MVCP's impacts on the existing transit system as well as in framing specific requirements for future transit solutions to mitigate impacts of the growth allowed for in the plan.

19-1

We disagree with the EIR's conclusion on page 4.4-67 that "None of the proposed land use map alternatives are expected to result in conflicts with existing or future transit service. Thus, the proposed Martis Valley Community Plan is expected to have a less than significant impact on transit service." We further disagree with Impact 4.4.10 on page 4.4-73, which states "Implementation of the Proposed Land Use Diagram is not expected to contribute to conflicts with transit. This is considered a less than significant impact." The reasons for our disagreement are outlined as follows:

19-2

Conflicts with Existing Martis Valley Transit System

Considering that Table 4.4-14 on Page 4.4-37 states that 78,617 trips per day will be generated by the proposed MVCP, the existing transit system will be severely impacted. The existing transit system only operates hourly from 7 a.m. to 7 p.m., seven days a week from December through April. Buses are currently full during peak hours. Increased demand will overload the existing system. And because the existing transit system will not provide service seven months of the year, it cannot possibly serve all development proposed in the plan.

19-3

 Transportation Management Association
Box 7104 Tahoe City, California 96145 ph (530)581-9222 fax (530)581-9229

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

p. 3

The existing service is funded by the Town of Truckee, Nevada County, the North Lake Tahoe Resort Association, Northstar and Sugar Bowl. Placer County is not a funding partner in the existing winter only transit service, and therefore does not have any control over whether its operation continues or not. The service is operated under contract by the Town of Truckee, which has publicly stated it does not have funds to continue the service beyond FY 2002/03. Additionally, the ADA mandate that comparable paratransit service be provided for all public transit routes is currently not being met.

19-3
Cont'd

Perhaps the greatest impact of the MVCP on the existing transit system is the development of high-density affordable housing three miles away from the winter only transit route. High density housing is likely to be utilized by lower income employees who will not have access to the existing SR 267 route. This needs to be addressed by more than the provision of on-call transit service provided by a van.

Conflicts with the Future Martis Valley Transit System

The MVCP neither identified sufficient transit operating and capital funding sources nor requires implementation of a specific transit operating plan. The TNT/TMA recommends that one of two possible actions be taken to rectify this deficiency. Either the MVCP should include a Transit Improvement Plan detailing required funding and operation of public transit services, or the DEIR should consider the lack of transit funding a significant impact and mitigate it by requiring implementation of a Transit Improvement Plan.

19-4

This plan would be identical to the Capital Improvement Plan outlined on Page 74 of the Martis Valley Community Plan, Items 1-3 and Pages 75-76, Tables V-1 and V-2. Without such a plan, the Martis Valley Community Plan remains conspicuously deficient in developing transit mitigation for the growth it allows.

The Transportation Improvement Plan component should also incorporate the following details and targets:

19-5

- Days and times of operations, recommended routes, vehicle type(s), and number of vehicles necessary to provide service;
- All new vehicles purchased to operate in Martis Valley must be CNG-fueled;
- If extraordinary measures (15-minute headways) are needed to reduce development impacts such as decreased LOS and the need to four-lane SR 267, new developments should pay their fair share (similar to the Dwelling Unit Equivalent (DUE) concept outlined in Capital Improvement Funding Plan, Page 74) to assure they are implemented;
- Transit operations should flow with fluctuations in seasonal population and visitation, as appropriate;
- Public transit service must serve high density housing base needs;
- Specific language that requires an ongoing transit operations funding mechanism (CSA or other);
- Specific language that requires the development of institutional agreements that provide for input from and coordination with the CSA, Placer County, Town of

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

Truckee, and development stakeholders to ensure coordinated service and connections;

- All new development (commercial, residential, recreation and ski resorts) should pay its fair share of regional transit operations needs, i.e. connection into North Lake Tahoe/Truckee loop and employee commuter needs through developer fees, ongoing development fees and TDA allocations;
- Require coordination of public and private transit services;
- Outline opportunities for how developments can remain involved in the transit planning process.

19-5
Cont'd

OTHER COMMENTS:

Page 4.4-17- Truckee Trolley Winter Service

More recent ridership data for the winter season service (December-April) is available. Riders during FY 2001-2002 comprised of 27 percent guests, 62.5 percent employees, 10.5 percent other.
 FY 2000-2001: 43,633 riders
 FY 2001-2002: 45,424 riders

19-6

Page 4.4-20- Route Concept Report- State Route 28

There is more recent data on record regarding SR 28 in Kings Beach. In 2001 Caltrans approved the Kings Beach Commercial Core Improvement Project PSR. The EIS/EIR for the project is now underway. It will consider two lane configurations, including four lanes with stoplights and three lanes with roundabouts.

19-7

Page 4.4-27 and 4.4-67- Standards of significance

The TNT/TMA questions the specific language used to test the MVCP's impacts on transit, parking, and bike and pedestrian use. Why are "conflicts" with these services considered rather than "impacts" on them. It is much easier for the DEIR to argue that the MVCP does not conflict with transit than it is to argue that it does not impact transit. The appropriate term for an EIR assessment is *impact*. We believe this will change the significance outcome in favor of implementing transit solutions to mitigate traffic impacts.

19-8

Page 4.4-42- 2021 Intersection LOS Under Proposed Land Use Diagram

Two figures consistent with Figures 4.4-2 and 4.4-3 should accompany data detailed in Table 4.4-15 on this page in order to more clearly illustrate the specific number of turning movement increases generated by the plan which drive the LOS outlined in the Table.

19-9

Page 4.4-43- Unmitigated Roadway LOS

Table 4.4-16 should include SR 267/28 intersection, plus transit/bike/pedestrian only on Schaffer Mill Road connection.

19-10

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

Page 4.4-52-53- 2021 Intersection LOS Mitigation Measures for Proposed Land Use Diagram

The mitigation proposed in Table 4.4-20 recommends increasing roadway capacity at the SR 267/SR28 intersection to improve LOS reduced by development proposed in the MVCP. This mitigation should instead require a fair-share funding plan for transit operating and capital improvements.

19-11

Page 4.4-66-68- Policies and Implementation Programs

5.B.3: This goal should be more specific in regard to the recommendation on Page 73 of the Plan to form a Community Service Area to fund ongoing transit operations.

19-12

5.B.5: This policy should be expanded to require not only "ski resorts and other recreational providers" to develop transit systems, but should also include residential and commercial developments. Additionally, this policy should require participation by ALL developments in coordinating public and private transit operations. Not doing so will result in an ineffective piecemeal system of disconnected private shuttle systems. Please add a policy that supports the use of ITS solutions for transit capital and operations funding.

19-13

Policy 5.C.1: In order to remain consistent with other eastern Placer County community plan documents, as well as mitigation requirements for existing Martis Valley developments, add a policy that requires transportation entities and new residential, commercial and recreational developments to maintain membership in TNT/TMA.

To date, the TNT/TMA has been successful in working with local, regional agencies and private partners on a variety of TSM measures on the Hwy. 89 and 267 Corridors. Such improvements include:

19-14

- Development of the Truckee Shuttle, which operates between Tahoe City and Truckee on Hwy. 89;
- Obtain grant funding for CNG powered transit vehicles;
- Obtain State Transit Planning Assistance Grant funding for Reno-Truckee-North Lake Tahoe commuter service.
- Facilitate public-private funding for expanded seasonal transit service on Hwy. 89 and 267.
- Ongoing coordination of summer and winter public-private transit marketing programs

We look forward to continuing and expanding similar partnerships as growth occurs on the Hwy. 267 Corridor.

Page 4.4-67-68- Implementation Programs

1. The County shall work with the Placer County Transportation Planning Agency to periodically review and updating its short-range transit plan at least as often as required by State Law.

19-15

Because of identified transit impacts the MVCP will have outside of the plan boundaries, this implementation program should include working with Nevada County Transportation

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

p. 8

Commission and Tahoe Regional Planning Agency as part of this implementation program.

19-15
cont'd

8. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County.

The sole funding source listed under this implementation program item- Transportation Development Act funds- will not adequately fund the transit increases necessary to serve the increase in dwelling units, recreation and commercial development as outlined in the plan.

TDA funding is based on census data, which tracks only full time residents. Considering the projected 20 percent permanent occupancy figure cited in the plan, this will only very slightly increase TDA funding in the plan area- clearly not enough to fund operations necessary to mitigate allowed growth.

A similar challenge is found on the Lake Tahoe side of Placer County, where TDA funds are allocated based on the 10,000 +/- permanent resident population, but do not address major population fluctuations (upwards of 100,000 per day during peak seasons) due to seasonal second home use, hotel accommodations, and recreation hubs.

19-16

While brief reference is made to formation of a Community Service Area (CSA) to fund ongoing transit operations (Page 74), it is only a "recommendation," not the requirement it should be. More telling of the Martis Valley Community Plan's true intention is the above-referenced text, which lists TDA as the only transit funding source.

Formation and continued operation of a CSA that funds both transit capital and operations funding should be listed under the Implementation Program heading as a separately-numbered item. This requirement should further state that the CSA will be funded through available TDA, developer fees, ongoing development fees, cooperative agreements with other public and private transit providers, and other funding sources.

A table outlining how the organization will be implemented, and a proposed transit capital and operational improvement program that links those improvements to specific stages of development should also be included.

Page 4.4-70- Impact 4.4.8- Cumulative Impacts to Regional Highway Facilities

Given the significant LOS impacts of the proposed plan to the SR 28/267 intersection, impacts to SR 89 from Truckee to Tahoe City and SR 28 from Tahoe City to the Nevada state line east of its intersection with SR 267 in Kings Beach should also be included in the EIR analysis.

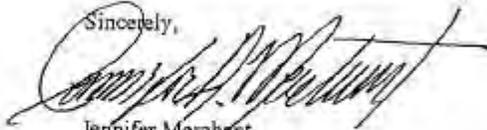
19-17

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

P-7

Thank you for the opportunity to provide input on the Martis Valley Community Plan DEIR. We look forward to a timely response.

Sincerely,



Jennifer Merchant
Executive Director

cc: TNT/TMA Board of Directors
Rex Bloomfield, Placer County Board of Supervisors, District 5
Mike Harper, Chair, Tahoe Transportation District
Tim Hackworth, Placer County Department of Public Works, Director
Bill Combs, Placer County Planning Department, Senior Planner
Juan Palma, Tahoe Regional Planning Agency, Director
Carl Hasty, Tahoe Regional Planning Agency, Deputy Director

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

LETTER 19: JENNIFER MERCHANT, TRUCKEE NORTH TAHOE TRANSPORTATION MANAGEMENT ASSOCIATION

- Response 19-1:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-2:* Implementation of the project is not expected to result in a land use mix or development that would obstruct existing or future transit use. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-3:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-4:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-5:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-6:* The commentor is referred to **Appendix B** of this document, which consists of a revised traffic analysis of the project and includes the information provided by the commentor.
- Response 19-7:* The commentor is referred to **Appendix B** of this document, which consists of a revised traffic analysis of the project and includes the information provided by the commentor.
- Response 19-8:* The term “conflict” comes directly from Appendix G of the CEQA Guidelines. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.
- Response 19-9:* Turn movement volume data associated with the Proposed Land Use Diagram is provided in **Appendix A** of this document.
- Response 19-10:* Table 4.4-16 of the Draft EIR presents roadway LOS, not intersection LOS. Intersection LOS is provided in Tables 4.4-15, 4.4-17, 4.4-18, and 4.4-19 of the Draft EIR.
- Response 19-11:* Improving transit service through the area may be beneficial, but would not result in avoiding the need to improve the SR 267/SR 28 intersection. As it would not mitigate the impact, it was not provided as a separate mitigation measure.

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

Response 19-12: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 19-13: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 19-14: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 19-15: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 19-16: The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) regarding modifications to Mitigation Measure MM 4.4.1a to provide for transit services.

Response 19-17: 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 20

Date: 7/15/02

PLACER COUNTY
DATE RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

ISSUES OF CONCERN MARTIS VALLEY COMMUNITY PLAN:

~~PERMANENTLY~~ PERMANENTLY OCCUPYING HOMES 25%.

* IS THERE A CAP OF THIS NUMBER? (92220 UNITS TO 22467)
WHAT DIRECT & INDIRECT IMPACT OF (BEST & WORST CASE)
SCENARIOS WILL OCCUR?

³ TAKEN LONG CASING, DEEP WATER WELL HAVE BEEN DRILLED
IN THIS VALLEY AREA. WILL THE WATER TABLE DROP
WHEN FULL PUMPING TAKES PLACE THIS ELIMINATING THE
EXISTING WET LANDS AREA & RIPARIAN ENVIRONMENT?

~~NO~~ IF THIS OCCURS ITS POSSIBLE NEW CONSTRUCTION
COULD OCCUR IN THE OLD WET LANDS AREA (WATER TABLE DROPS,
WETLANDS AREA DRIES UP.) LAST FALL THEY DRILLED AT LEAST
ONE WELL IN A WETLANDS AREA PLUS CUT A ROAD INTO THE
DRILL PAD. ~~THE~~ ^{THE} ~~LOCAL~~ ^{LOCAL} WATER QUALITY CONTROL BOARD HAS NO
CONTROL OF THE UNDERGROUND WATER STRUCTURE

* MS LAWRENCE I FEEL THE CEQA DOCUMENT IS WEAK IN
THE AREA OF SOCIAL AND ECONOMIC IMPACTS BOTH DIRECT AND
INDIRECT EFFECT, INFRASTRUCTURE COST, HOUSING COST, AIR AND
WATER QUALITY COST. DO YOU THINK THESE ISSUES ARE ADDRESSED
TO YOUR PERSONAL SATISFACTION.

20-1

20-2

20-3

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

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

MS LAWRENCE THIS DOCUMENT ADDRESSES THE STATUS
OF MANY AREAS ON MITIGATION APPROACHES BUT
DOES THIS ADDRESS THE ABILITY TO INCREASE OR
REJUVENATE AREAS OF WATER QUALITY, AIR QUALITY, BIOLOGICAL
WILDLIFE. IS THIS TRUE AS YOU VIEW THIS DOCUMENT.

20-3
Cont'd

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

Sincerely yours,

(Print Name) Bob Wilson
(Print Address) P.O. Box 1422
Truckee, CA 96160

Re: Draft Environmental Impact Report for the Proposed Martis Valley pg. 2 of 2

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

LETTER 20: BOB WILSON, RESIDENT

- Response 20-1:* Commentor offers an opinion without establishing a basis for changing the projected permanent occupancy rate of 20 percent. As discussed in Section 4.4 Transportation/Circulation, the "...assumption that 20 percent of the residences in Martis Valley will be full-time residences was based upon the review of the existing number of homes that are second homes in the Martis Valley area. As the proportion of homes used as full-time residences is actually presently lower than 20 percent and as the trip generation of full-time residents is higher than that of second homes, this assumption result in conservative (i.e. "high") estimates of total trip generation." (Pages 4.4-33 through 34 of Section 4.4 in the Draft EIR). Commentor is also referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 20-2:* The commentor is referred to Master Response 3.4.4 (Water Supply and Potential Water Surface Effects).
- Response 20-3:* The commentor is referred to Master Responses 3.4.3 (Water Quality), 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). The commentor fails to identify what is inadequate in the infrastructure cost, housing cost, air and water quality issues. Sections 4.1 through 4.12 of the Draft EIR provide an extensive analysis of the Martis Valley Community Plan per CEQA. In addition, the commentor states that the Draft EIR must be prepared and recirculated prior to further consideration by the County of the project. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. Regarding extending the comment period, the commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

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

Letter 21

Date: July 15, 2002

PLACER COUNTY
DATE
RECEIVED

AUG 10 2002

PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

I am keen to see comments on the Martis Valley EIR shared with our elected representatives on the Board of Supervisors. Please would you be kind enough to circulate this and other comment letters to Rex Blackfield's office, and other Supervisor's offices.

21-1

I am very concerned that the project description is inadequate in clearly stating the limits on development (a "hard" cap). Moreover I am concerned that the new Martis Valley Community Plan and EIR fail to meet the minimum requirements under CEQA.

21-2

What is the maximum allowable maximum buildout allowed in Martis Valley? Section 4.2-15 indicates that up to 20,467 units are allowed, which differs significantly from the often publicly quoted figure of a maximum of 9,220 units. Has the County run the alternative of 20,467 units? If not, why not?

21-3

On alternatives, many residents here in Placer County, North Tahoe, feel that no more than 1,000 new units should be allowed. Has the County run an alternative

21-4

Re: Draft Environmental Impact Report for the Proposed Martis Valley

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

Looking at a total of 3,500 units in Martis Valley?
 If not, why not? My understanding is that CEQA requires the County to review ~~for~~ a low-impact alternative such as this. Is this correct?

21-4
 Cont'd

I am very concerned about the County's assumption that the number of permanent residents is only 20%, and some of the County's assumptions about the second home owners. From mid-June to mid-September, north shore accommodations are 98% full. Northstar runs aggressive rental programs for second homes, resulting in near-100% occupancy of these units during the three months of summer. I believe the project description in the EIR fails to address this.

21-5

What assumptions are included in the EIR for 'permanent residents' in Martis Valley? How many people per home are assumed? How many 'apartments above the garage' are assumed? How many trips per person ^{per day} are assumed 1) within the development, 2) between the home and Tenaya, 3) between the home and Kings Beach/north shore. Some of these residents will have boats that they tow to the Lake - how will this impact traffic on 267 into Kings Beach in the summer?

21-6

21-7

What assumptions are included in the EIR for 'second home owners'? How many people per home? How many trips per person per day as per points 1-3 in the previous paragraph? How many house guests will second home owners bring in the summer? How many boats will they be taking to/from the Lake & its impact on traffic?

21-8

21-9

21-10

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

Does the EIR address the very real possibility that over the next 20 years, many second home owners could become permanent residents? This has already happened on the north shore of Lake Tahoe in both Placer County and Washoe County. Does the EIR run an alternative at full buildout with 50% of homes occupied by permanent residents? If not, why not? Is this not required by law under CEQA?

21-11

I am sure that I will have more questions and concerns and will continue to send them to you. As noted in the text below, please extend the comment period by at least another 30 days.

21-12

Please remember to cc this letter to the Board of Supervisors (and others).

Handwritten signature

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

21-13

Sincerely yours,

Handwritten signature: Paul Vatisstas

(Print Name)

PAUL VATISTAS

(Print Address)

Box 8204

TAHOE CITY CA 96145

Re: Draft Environmental Impact Report for the Proposed Martis Valley

3

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

LETTER 21: PAUL VATISTAS, RESIDENT

- Response 21-1:* Comments received on the Draft EIR and Revised Draft EIR will be provided all members of the Placer County Board of Supervisors.
- Response 21-2:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy). 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 21-3:* Table 4.2-10 of the Draft EIR specifically notes that the 20,467 dwelling unit count is "gross potential dwelling units" and further notes the adjusted dwelling unit capacity as 9,220 dwelling units. Footnotes for Table 4.2-10 describes how the adjusted dwelling unit capacities were determined.
- Response 21-4:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 21-5:* 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 21-6:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area). The proposed Martis Valley Community Plan does not propose or require that residential units be provided over residential garages.
- Response 21-7:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis). In addition, the traffic analysis is not based upon the number of people per household, but on the number of dwelling units. Traffic impacts to SR 267/SR 28 are addressed on Draft EIR pages 4.4-39 through -70. It was essentially assumed that the percentage of people that now tow boats to the lake from Martis Valley and Truckee will remain the same in the future.
- Response 21-8:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.10 (Adequacy of the Traffic Impact Analysis) and Response to Comment 21-7. Draft EIR page 4.4-33 and -34 specifically describes the assumptions regarding trip generation between permanent residents and second homes.
- Response 21-9:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.10 (Adequacy of the Traffic Impact Analysis) and Response to Comment 21-7.
- Response 21-10:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area), 3.4.10 (Adequacy of the Traffic Impact Analysis) and Response to Comment 21-7.

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

Response 21-11: The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 21-12: The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

Response 21-13: The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The commentor also requests that the County prepare a revised Draft EIR and recirculate it to the public. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.

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

Letter 22

PLACER COUNTY
DATE
RECEIVED

Date: JULY 15, 2002

AUG 10 2002

PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

I am taking the opportunity to comment on the voluminous and recently circulated Draft Environmental Impact Report for Martis Valley. However, before I communicate my comments to you, I would like to officially request an extension of the public comment period from the current date of August 19th 2002 to the middle of September. With so many decisions to be made, which will follow directly from the conclusion of this EIR, I think it is only fair that the public be given ample time + opportunity to familiarize themselves with the DEIR and to comment on its contents.

On to the comments that came to my mind while reading through the EIR... I can't help but think that the impacts of the Proposed Martis Valley Community Plan Update go beyond those included in the report. For example, even with the 7,000 ~~assumed~~ ~~assumed~~ units, which is a low estimate considering that the DEIR is supposed to

22-1

22-2

Re: Draft Environmental Impact Report for the Proposed Martis Valley

pg. 1

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

and that the max allowed under the plan is greater than 0.467

analyze the worst case scenario under CEQA. The growth including impacts of this development will be quite significant and certainly go beyond what is covered in the DEIR coverage of this topic. In fact, the Growth Including Impact section of this DEIR is completely lacking in any quantitative analysis + exploration of the potential effects of the ~~proposed~~ proposed development in Martis Valley. I request that further analysis be done on these impacts and that ~~there be~~ this further research be included in a second draft of the EIR that is more in line with the spirit & requirements of CEQA.

Furthermore, I am left wondering, after reading the report, about what effects we can expect from development in Martis Valley on other surrounding areas and the availability of public space + services. For example, what will be the quantified impact of the proposed development on the ~~use of~~ use of public beaches of Lake Tahoe? Already - these spaces are heavily used and increased use may lead to greater pollution (both of the beach itself + the water of Lake Tahoe), greater strain of parking facilities & ex of

Re: Draft Environmental Impact Report for the Proposed Martis Valley

22-2
Final

22-3

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

Sand Harbor where it is already difficult to park on a sunny day, ~~for~~ ^{greater} traffic on the roads leading to these facilities. Can you please provide a complete analysis of the expected impact on the areas beaches + use of lake Tahoe, in general (for boating, fishing, jetskiing, swimming)

22-3

Thank you in advance for your consideration of these comments and your responses to them.

Sincerely,

Kelly C George
- concerned citizen -

Sincerely yours,

(Print Name)

(Print Address)

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

LETTER 22: KELLY C. GEORGE, RESIDENT

Response 22-1: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period).

Response 22-2: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.2 (Assumptions Used for the Development Conditions in the Plan Area), and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 22-3: The commentor is referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

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

Letter 23

July 28, 2002

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

RE: Notice of Preparation of the Draft EIR for the Martis Valley Community Plan Update

Dear Ms. Lawrence:

We are providing these comments for the EIR for the Martis Valley Community Plan Update.

1. Changed circumstances in the Martis Valley

Since the region has changed dramatically since 1975, development proposals are accumulating at a rapid pace. Changes include the rerouting of Highway 267, expansions at Truckee-Tahoe Airport, several thousand new homes, three new golf courses and more than 1 million square feet of new commercial development. A critical reevaluation is imperative due to:

- nonattainment for ozone and PM10
- potential limitations on sustainable yield of groundwater from the Martis Valley Aquifer
- loss of 20,000 acres of habitat and forest land due to Martis Valley Fire with long term implications for polluted water run-off to the Truckee Rivier
- lack of adequate waste water treatment facilities

23-1

Since 1975, new laws include:

- the California Clean Air Act
- California CEQA Act
- California Endangered Species Act
- The US Environmental Agency's creation of new air quality standards

The new plan must consider the changed circumstances in the Plan area, new information about environmental sensitivity, new laws and how development will affect the environment.

2. The MVCP Update needs to PRECEDE any blanket approval for development, including the following:

- Hopkins Ranch
- Eaglewood
- Maris Creek Estates
- Coyote Run
- Northstar Village and Northstar Employee Housing
- Northstar Mid Mount project

MORE

23-2

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

Lori Lawrence - DL response to Draft EIR for Martis Valley - 7-28.doc		Page
Page 2		
2. (continued) The MVCP Update needs to PRECEDE any blanket approval for development, including the following (continued):		
<ul style="list-style-type: none"> • Lahontan-Siller Brothers • Waddel Ranch • Sierra Pacific Housing and Ski Resort 		23-2 Cont'd
These development plans MUST be consistent with the Martis Valley General Plan. We urge the County to inform each project proponent that each project will not be considered prior to the update being completed and to bring the project before the Board for denial action if necessary under the permit streamlining act.		
Our major objections include:		
a. Widening of 267 to 4 lanes without sufficient research - if widened, this will create huge traffic backups near Northstar, as 267 must remain 2 lanes going into the Tahoe Basin		23-3
b. Recommendations of two traffic lights at Northstar and Northstar's new employee housing entrance - again without the proper research and mitigation efforts; this will create a huge road block on 267.		23-4
c. Especially concerned with East/West's proposed development at Northstar - tripling of size		23-5
d. Mmost important, the ruination of a riparian wetland habitat near the Northstar Village in order to build a "spur road" which will accommodate future growth and construction crews		23-6
e. 9,000 new housing units for the Valley is TOO MUCH!		23-7
Other objections:		
<ul style="list-style-type: none"> • The NOP lacks information about the proposed projects, project settings and proposed approach to analyzing each area of impact. • We're also concerned that the following information needs to be considered: <ul style="list-style-type: none"> a. Lahontan Regional Water Quality Control Board's development of Total Maximum Daily Loads b. The Watershed Study currently being completed c. Habitat Conservation Plan for Placer County d. Update of the 1994 Placer County General Plan, including Placer County Housing Element e. Tahoe-Truckee Airport plan 		23-8 23-9
MORE		

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

Lori Lawrence - DL response to Draft EIR for Martis Valley - 7-28.doc		Pag
Page 3		
Other objections:		
A. Placer County needs to include "thresholds of significance" in its guidelines for development, similar to other counties throughout the state of California.		23-10
B. An adequate geographic study needs to be described for each area of impact analysis, both for project-related and cumulative impacts.		23-11
C. Project Descriptions and setting information are woefully inadequate, and must include the pending and foreseeable projects in the Martis Valley, including the portions of the approximately 70 square mile Valley which lie within the jurisdictions of the Town of Truckee and Nevada County. The description of the project setting should also include a description of the existing development in the Martis Valley area, the existing natural features, the extent of non-disturbed habitat and the surrounding development and access to the site.		23-12
D. Land Use and Planning: the approach to the analysis of land use and planning issues must be carefully scoped. It would be useful if the EIR could include an appendix table comparing by policy topics the proposed new policies and the comparable policies from the 1975 and 1997 general plans. The thresholds of significance for land use should be based on the CEQA Guidelines and existing County policies. The EIR must assess whether the proposed project will conflict with any applicable land use plan or policy. The EIR must also identify mitigation measures available to reduce land use impacts to below a level of significance in accordance with County and CEQA criteria.		23-13
E. Population and Housing: The EIR must assess whether the proposed project will induce substantial population growth either directly or indirectly and whether the proposed project will displace existing housing or people. The EIR should also address how the density planned for the proposed MVCP compares to the density potential under the current MVGP.		23-14
F. Geology: The EIR must assess whether the proposed project would expose people or structures to seismic and slope instability risks and whether the proposed project would result in substantial soil erosion.		23-15
G. Biological Resources and Wetlands: the NOP contains a very brief description of the EIR section on biological resource impacts. The NOP fails to mention the proposed study areas, staff expertise assigned to evaluate biological resource impacts, or potential mitigation measures. The EIR must assess whether the proposed project will have an adverse effect on special status species or their habitat, on any riparian habitat or on federally protected wetlands. The EIR must also assess whether the proposed project will conflict with local policies protecting biological resources. A detailed analysis of potential significant impacts to biological resources must be prepared by a qualified, independent biologist with expertise in upland and aquatic habitats. The EIR must also include wetland delineations as defined by the US Army Corps of Engineers and mitigation measures should be supported by the US Fish and Wildlife Service, the Dept. of Fish and Game and the US Army Corps of Engineers.		23-16
MORE		

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

Lori Lawrence - DL response to Draft EIR for Martis Valley - 7-28.doc		Page
Page 4		
Especially vulnerable is the threatened Lahontan cutthroat trout - and other endangered species. An analysis of all possible species affected by these developments must be part of the EIR.		23-16 Cont'd
The analysis of biological impacts must take into consideration the loss of habitat due to the Martis Valley Fire.		
H. Water. The EIR must determine whether development of the proposed project would result in the violation of any water quality standards, deplete groundwater supplies or interfere with groundwater recharge, alter the existing drainage pattern of the site or result in substantial new amounts of polluted runoff. Significant impacts to water quality are highly likely as a result of the proposed project because of extensive grading and because of new roads, snow-making, paving and water usage associated with new development. The NOP does not describe how it will analyze impacts to wetlands and other water features fed by existing groundwater resources. This analysis must include: a delineation of all wetlands verified by the US Army Corps of Engineers; an analysis of the project's impacts on wetlands as a result of grading, placement of facilities, polluted runoff and potential use of groundwater; an avoidance alternative consistent with the requirements of the US Army Corps of Engineers, the Calif. Dept. of Fish and Game and the Regional Water Quality Control Board; a discussion of standards by which regulatory agencies evaluate proposals for development that may directly or indirectly impact wetlands; an analysis of the impacts of the use of sand and de-icers on water quality; site development standards that property developers and owners will use to meet water quality standards; methods for treating and retaining on-site storm water runoff from all new impervious surface areas, including roads, parking areas, rooftops and driveways.	23-17	
I. Air Quality. The EIR must contain a thorough analysis of project-related and cumulative impacts to air quality for the entire air basin, including ozone transport from the Sacramento area. Construction period impacts must be analyzed for the project and on a cumulative basis. The Southern Sierra Air Quality Management District has already commented that ozone levels could increase to unhealthful levels and measures need to be taken to mitigate. Such measures should include a prohibition on wood-burning devices associated with the project.		23-18
J. Transportation - The approach to transportation and circulation should be revised to reflect the comments of Gordon Shaw, EIR Traffic consultant at the July 16 Martis Valley Community Advisory Committee meeting. Mr. Shaw outlined the parameters of the traffic study including study areas, peak periods to be analyzed and at least 46 alternative model runs to evaluate the proposed project and project alternatives during at least two peak periods. Key remaining unresolved issues include: assumptions about full and part-time residents; geographic study area (should include the commute-shed for employees); assumptions concerning future expanded and additional recreation facilities, which will draw more day-users; and more. The transportation analysis also must include an evaluation of the impacts associated with the construction period activities of the project, and cumulative projects in the area. The most recent Caltrans information shows 11,500 vehicles per day north of Schaffer Mill Road and 8,700 south of Schaffer Mill Road on 267. The project EIR must indicate at what threshold of new development		23-19

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

267 must be expanded to four lanes. Also, since the proposed project contributes to the need for this widening, the impacts of widening 267 and possibly 80 must also be analyzed.

23-19
Cont'd

- L. Noise - The EIR must analyze the proposed project's impact on ambient noise levels on a permanent and temporary basis, including construction, snow making, airport expansion and increased development. Thresholds of significance must include both short-term thresholds and long term.

23-20

- M. Public Services, utilities, solid waste, parks: The EIR must analyze the increased demand for all essential public services and utilities resulting from the proposed project's addition of new residents and visitors, as well as the cumulative demand. The EIR must determine whether service capacity exists and must provide information about the current capacity of schools, parks, wastewater treatment system, snow removal and landfills. The EIR also must include current levels of service and response time for fire, police and emergency services. Where expansion of services would have environmental impacts, the EIR must analyze those impacts as well.

23-21

MORE

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

Page 6

N. Wastewater: the EIR must assess whether the proposed project can adequately be served by existing wastewater treatment facilities or whether the proposed project would require construction of new treatment facilities. In the Placer County General Plan Background Report dated August 16, 1994, the density provided for the Martis Valley "can only be achieved through the development of wastewater treatment facilities." The lack of adequate wastewater treatment capacity is a serious constraint on development in the Martis Valley. 23-22

O. Aesthetics: The EIR must analyze proposed project's impacts on aesthetics, including scenic vistas, scenic resources (including trees), visual character of the site, introduction of light or glare to the area. The County checked all of the impacts as potentially significant. 23-23

In view of all of the above, we respectfully ask the County to provide the public with a further opportunity to provide input concerning the adequacy of the proposed approach and scope of the impact analyses. We also further urge the County to defer consideration of individual development projects until completion of the MVCP Update and its EIR. 23-24

Thanks again for the opportunity to provide these comments. As residents and voters in your district, it is our aim to uphold the quality of life in the Martis Valley.

Sincerely,

David Landis
Mailing address: 2032 Scott St., San Francisco, CA 94115
Northstar address: 4018 Ski View, Truckee, CA 96161
David@landispr.com
415.561.0988

cc: Judy Creek, planning commissioner, Placer County
Community Development Director, Town of Truckee
Placer County Water Agency
Rex Blomfield, Board of Supervisors, Placer County
Director of Planning, Nevada County Planning Dept.
Regional Water Quality Control Board, Lahontan Region
Northern Sierra Air Quality Management District
California Dept. of Fish & Game
Caltrans
US Army Corps of Engineers
Tahoe National Forest
US Fish & Wildlife Service
US Environmental Protection Agency

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

LETTER 23: DAVID LANDIS, RESIDENT

- Response 23-1:* Comment noted. The information provided by the commentor was considered in the analysis of the Draft EIR. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 23-2:* The commentor is referred to Master Response 3.4.1 (Project Description Adequacy).
- Response 23-3:* Section 4.4 (Transportation and Circulation) provides a detailed analysis of traffic impacts of the project, including consideration of the need to widen SR 267 and the extent of development that would need to be reduced to avoid a 4-lane facility (Draft EIR pages 4.4-30 through -61). The commentor is also referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 23-4:* Section 4.4 (Transportation and Circulation) provides a detailed analysis of traffic impacts of the project, including intersection improvements associated SR 267/Northstar Drive (Draft EIR pages 4.4-30 through -56). The future intersection of SR 267/Highland Drive is not expected to need to be signalized based on current traffic studies for the intersection. However, it is acknowledged that the Martis Valley Community Plan identifies the signalization of this intersection. The commentor is also referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 23-5:* Buildout of the Northstar-at-Tahoe resort community as part of the Martis Valley Community Plan was considered in analysis of the Draft EIR.
- Response 23-6:* This comment is specifically related to project component associated with the proposed Northstar Village expansion project. The commentor is referred to the Northstar Village Draft EIR (State Clearinghouse No. 2001012081).
- Response 23-7:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 23-8:* Comment noted. The NOP was prepared in compliance with the requirements of CEQA Guidelines 15082(a). Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 23-9:* Water resource improvement efforts within the Truckee River watershed were considered and referenced in Section 4.7 (Hydrology and Water Quality) of the Draft EIR (Draft EIR pages 4.7-1 through -22). Planned expansion of the Truckee-Tahoe Airport associated with the 1998 Truckee-Tahoe Airport Master Plan was considered in the Draft EIR. The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) regarding the recent update of the Placer County Housing Element and 3.4.1 (Project Description Adequacy) regarding consideration of the Placer Legacy program.

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

- Response 23-10:* Sections 4.1 through 4.12 of the Draft EIR specifically notes the standards of significance used in evaluating project effects on the environment. These standards of significance included significance criteria set forth in the Placer County Environmental Review Ordinance.
- Response 23-11:* The commentor suggests that the study area for the environmental analysis was not adequate, but fails to note where the perceived deficiencies are. Sections 4.1 through 4.12 of the Draft EIR provide an extensive discussion of the extent of project and cumulative impact analysis that is considered adequate for the purposes of CEQA. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 23-12:* Sections 4.1 through 4.12 of the Draft EIR provide an extensive discussion of existing setting conditions as well as the extent of project and cumulative impact analysis that is considered adequate for the purposes of CEQA. The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). The commentor is referred to Master Response 3.4.1 (Project Description Adequacy).
- Response 23-13:* Section 4.1 (Land Use) of the Draft EIR provides a discussion of relevant land use plans associated with the Plan area and addresses potential consistency issues with the applicable plans (Draft EIR pages 4.1-4 through -39).
- Response 23-14:* Section 4.2 (Population/Housing/Employment) of the Draft EIR provides an analysis of project effects on population and housing as well as it's consistency with buildout projections under the Placer County General Plan (Draft EIR pages 4.2-15 through -28).
- Response 23-15:* Section 4.8 (Geology and Soils) of the Draft EIR provides an analysis of project effects associated with geologic and seismic stability in the Plan area (Draft EIR pages 4.8-25 through -39).
- Response 23-16:* Section 4.9 (Biological Resources) of the Draft EIR provides an analysis of project effects on biological resources in the Plan area and region, including natural resource mapping a description of applicable laws, regulations and policies associated with biological resources. This analysis included consideration of impacts on special-status species, wetland resources, riparian habitat and habitat loss.
- Response 23-17:* The commentor is referred to Master Response 3.4.3 (Water Quality) 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6 and 23-16.
- Response 23-18:* Section 4.6 (Air Quality) of the Draft EIR provides an analysis of project effects associated with air quality under project and cumulative effects (Draft EIR pages 4.6-9 through -20). The commentor is referred to Response to Comment M-7.

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

- Response 23-19:* Section 4.4 (Transportation and Circulation) of the Draft EIR provides an extensive analysis of project traffic impacts, including its cumulative effects (Draft EIR pages 4.4-27 through -73). This analysis includes consideration of the need to widen SR 267 and the extent of development that would need to be reduced to avoid a 4-lane facility and traffic impacts to Interstate 80 (Draft EIR pages 4.4-30 through -73). The commentor is also referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 23-20:* Section 4.5 (Noise) of the Draft EIR provides an analysis of project noise effects, including construction, traffic, stationary airport noise impacts (Draft EIR pages 4.5-19 through -34).
- Response 23-21:* These public services and the associated effect of buildout under the project were addressed in Section 4.11 (Public Services) of the Draft EIR.
- Response 23-22:* Wastewater treatment service was specifically addressed on pages 4.11-51 through -62 of the Draft EIR.
- Response 23-23:* Visual resource impacts associated with the project were specifically addressed on pages 4.12-9 through -37 of the Draft EIR.
- Response 23-24:* The commentor states that the Draft EIR must be prepared and recirculated prior to further consideration by the County of the project. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. The commentor is referred to Master Response 3.4.1 (Project Description Adequacy) regarding consideration of development projects.

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

Letter 24

July 31, 2002

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, SCH No.: 2001072050

Dear Ms. Lawrence:

Placer County is embarking on a Habitat Conservation
Plan, which would protect the diversity of life in this
region. Since the studies for the Martis Valley have not
been done, it is especially important that the information
on biological resources for the Community Plan, which seeks
to guide the development of the Valley for the next 20
years, be as detailed and accurate as possible.

It is impossible to identify which land to develop and
which land to preserve in order to assure continued
survival of plants and animals of concern, unless the
County develops more detailed information about species,
which currently depend on the Martis Valley, for their
habitats.

24-1

Also, isn't there a more precise method for determining
migration corridors, such as radio collars on species of
concern, rather than "road kill data"? What width of
migration corridor is required for mule deer and other
migratory species? What are the names of other animal and
plant species that might be affected?

How is it possible to tell whether the proposed development
will have an impact on the vegetation and wildlife of the
Martis Valley if you consider the Placer County portion as
an "Island"? The Placer Co. portion of the Valley is part
of a larger ecosystem, and I know the CEQA law requires you
to describe the Valley in much greater detail.

Because of the inadequacy of the DEIR in these and many
other areas, you must revise the Martis Valley DEIR and re-
issue it for public comment,

24-2

Thank you.



Charles Patterson
7276 N. Lake Blvd
Tahoe Vista Ca 96148

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

LETTER 24: CHARLES PATTERSON, RESIDENTS

Response 24-1: The commentor is referred to Response to Comment F-12. Section 4.9 (Biological Resources) of the Draft EIR specifically addresses impacts on biological resources that utilize the entire region.

Response 24-2: The commentor states that the Draft EIR must be prepared and recirculated prior to further consideration by the County of the project. The County considers the Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

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

Letter 25

COMMENT ON THE PUBLIC REVIEW DRAFT
Martis Valley Community Plan

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

Further comments (Use back of paper if needed):

Great! Perhaps after this process we can, as a community, ask the question "What is max #residents?" not in legally allowed terms, but in terms of our natural ecosystem's carrying capacity?
-What about incentives for SMART design? options for energy, waste, pollution reduction

SIGNED: [Signature] DATE: 8.5.02
AARON REVERE ma-rever@yaho.com
Name (Please print clearly) e-mail or phone
14236 Copenhagen Dr
Address
Truckee CA 96161
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95602
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

PLACER COUNTY
 DATE
 RECEIVED

AUG 08 2002

PLANNING DEPARTMENT

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

LETTER 25: **AARON REVERE, RESIDENT**

Response 25-1: The commentor supports County policies in the Martis Valley Community Plan and feels that the document does a fair job of balancing environmental, recreational, and economic interests. No further response is necessary.

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

Letter 26

Lori 8/8/02
 To: *Fred Yeager, Planning Director*
 From: *Lori Weaver, BOS*

July 31, 2002

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

PLACER COUNTY
 DATE RECEIVED
 AUG 12 2002
 FY

RECEIVED
 AUG 05 2002
 BOARD OF SUPERVISORS

AUG 05 2002
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Dear Board of Supervisors:

The following are my comments and concerns relating to the Draft Environmental Impact Report (EIR) for Martis Valley. Please respond to the questions and concerns that I will enumerate for you in this letter. Thank you for your thoughtful consideration of this input from an average, voting citizen. 26-1

Most of my concerns revolve around the "Alternatives" section of the EIR, and the lack of range of alternatives. To the layperson, it appears that you have only considered the options of a) lots of development; b) more development; and c) even more development. Please also consider studying the impact of exploring a wider range of options for this land use. Some of my alternative ideas follow: 26-2

1. Can you also study the impact of NOT allowing ANY more new golf courses to this area? 26-3
2. Can you also study the impact of allowing FEWER than 5 golf courses to this area, for example, allowing only 1 or 2? 26-4
3. Can you also study the impact, and figure out what level/number of new dwellings and residents would necessitate the widening of Highway 267 from a 2 lane to a 4 lane to mitigate traffic backups? What is the "breaking point" figure for this? Can you study the impact of limiting the development of new dwellings to stay below this "trigger" number? Can you study the impact of leaving 267 a 2 lane highway? 26-5
4. I am baffled by your "20% occupancy" figure and how you come up with such a low number. Can you show me the data and logic used to derive this 20% occupancy figure? Can you also study the impact to the local area if this figure were closer to 40% occupancy, which I believe to be more reasonable? Can you study and evaluate the effect of the world-wide aging demographic (the "graying of America") on the occupancy of these new dwellings in Martis Valley? What is the likelihood of retired persons moving to/living permanently in their former "vacation" homes? Pretty high, experience would tell us. 26-6
5. On a similar note, can you show me the facts/logic of assuming a 2.5 person occupancy per new dwelling? Isn't this number lower than the national averages? What are the national averages for 2nd and 3rd home occupancy? Can you study the impact of adjusting this figure to a more likely alternative, such as 4 people per dwelling? Can you then study the impact that this new figure would have on the rest of your EIR? Please help me "connect the dots" on where you came up with this 2.5 figure. Don't vacationing people tend to invite others to join them? Have family reunions? Vacation/family parties? My experience tells me that the number of people staying in a vacation home is often greater than the number of people staying at a permanent resident. Can this be studied as well?

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

<p>6. Can you study the impact of the "worst possible case" of development? What would the impact be if the developers took the development to it's outside, legal limit...including redevelopment options and looking out over at least a 30 year period? What would our worst case scenario look like?</p>	26-7
<p>7. Can you study the impact of setting a maximum cap on the total dwellings allowed? (Currently, it appears there is no cap?) Or, can you study the impact of setting a maximum cap of 2000 dwellings? Or, can you study the impact of setting a maximum cap of dwellings that correlates to the current, reasonable capacity of Hwy 267?</p>	26-8
<p>8. Can you please let us, the public, know which of the possible alternatives that you propose would be the most "environmentally sensitive"? Aren't you required by CEQA to provide this information/disclosure?</p>	26-9
<p>9. Can you study the impact that the increased congestion of people and cars will have upon the "desirability" of Truckee and Tahoe as vacation destinations? I fear a large, negative impact on the horizon as people sit in traffic, can't find parking, or overwhelm the public parks and beaches. Since these new residents in these new dwellings are unlikely to stay home everyday...can you study the impact of the load of this population descending on our public and private services? (What's the impact on Beaches, Recreation Centers, Parks, Doctors, Retail/Dining Establishments, etc.)?</p>	26-10
<p>10. Can you PLEASE study the alternative of requiring the developer to provide for 100% employee housing to cover for ALL job increases caused by the new development. Do we not already have a severe affordable housing shortage here in the Truckee and Tahoe area? Also, what about studying the impact of jobs created and not accounted for in your EIR, for example, how many new landscaping, maid, child care, and other related jobs will be created to service the needs of this new community? What about the ripple effect on the rest of the service-providing employers in our area...will they not need to add jobs to keep up with increased demands for goods and services? Where will these people be able to afford to live with our current housing shortage? Can you examine this issue more deeply, and get a more realistic figure of new jobs created by this development? Can these more realistic figures be used to determine what "providing 100% housing for employees" really means?</p>	26-11
<p>11. PLEASE...study the impact of NOT allowing a "mitigation fund" in lieu of providing adequate and immediately available employee housing.</p>	
<p>12. Regarding the current interpretation of "open space": Can you study the impact of NOT allowing golf courses to be counted as "open space"???? What is the impact of a golf course laid down over an existing wildlife corridor? How does a golf course impact our natural vistas, which are one of the purposes of retaining open space? Please look into these serious issues more carefully.</p>	26-12
<p>13. As a REAL alternative... please study the impact of transferring development rights. Study the impact of transferring development rights to a group or individual who will preserve and protect this unique environment for future generations to enjoy. Can you study the impact of some reduced density alternatives that are more consistent with biological goals for this region and it's wildlife/habitat.</p>	26-13
<p>14. Regarding the "range" given for the number of new dwelling units proposed (7,956 - 10,331) PLEASE study the impact of using a more reasonable range with a larger range of numbers, such as 1,000 to 9,000 or even 0 to 5000). Study the impact of lowering the bottom number on this range to create REAL alternatives.</p>	26-14

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

15.	
16. Can you study the economic impact that the new retail/commercial space will have upon our existing downtowns (old and new town Truckee)?	26-15
17. Can you study the impact that the demand for new employees will have on the existing labor shortage in our region? What is the cumulative impact of this employee shortage? Where will employees be recruited from? Where will they be commuting from? What impact will all of this have on traffic, the price of labor (wages), highway safety, etc.?	26-16
18. The Proposed Plan is based on almost 30 year old land use designations. Can you study the impact of offering an analysis to support the prior land designations in the DEIR?	26-17
In closing, a major purpose of the Environmental Analysis is to create information permitting decision makers and the PUBLIC to distinguish among the likely environmental and other effects of the various alternatives studied. This draft EIR appears to have been prepared with the view of SUPPORTING a level of development (ie-the Proposed Plan) without regard for a legitimate analysis of development alternatives for the project area. Can you please study the impact of some of the varied and legitimate development alternatives suggested in this letter? Specifically, can County staff re-circulate a new draft EIR that includes an alternative with ZERO additional development, and one with more minimal additional development?	26-18
Thank you for your prompt response and attention to my comments on the Draft EIR. This is development project with far-reaching impacts, and I am counting on you all to make prudent and well-informed decisions for us all.	26-19
Thank you,  Nancy Nobriga 13105 Moraine #3 Truckee, CA 96161	

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

LETTER 26: NANCY NOBRIGA, RESIDENT

- Response 26-1:* The commentor does not comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.
- Response 26-2:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 26-3:* The commentor is referred to Response to Comment 26-2.
- Response 26-4:* The commentor is referred to Table 4.4-28 in the Draft EIR.
- Response 26-5:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) regarding the 20 percent occupancy figure. Additionally, the commentor is referred to Section 4.2 (Population/Housing/Employment) of the Draft EIR for a discussion of the demographics in the Plan area. The commentor's statement about an aging society that will require senior services. This is a social issue that is not subject to CEQA.
- Response 26-6:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) for a discussion regarding the number of persons per household.
- Response 26-7:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 26-8:* The commentor is referred to Response to Comment 26-7 as well as Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR for a discussion of development potential, assumptions used in the traffic analysis, and impacts on State Route 267 and other area roadways.
- Response 26-9:* Table 6.0-3 of the Revised Draft EIR and page 6.0-50 note the environmentally superior alternative.
- Response 26-10:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) in the Draft EIR for an analysis of traffic impacts on residents in the Plan area and adjacent communities. The commentor is also referred to Master Responses 3.4.6 (Consideration of Impacts to the Tahoe Basin) and 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), as well as Section 4.11 (Public Services and Utilities) for an analysis of population impacts on public services, including parks and recreation.
- Response 26-11:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects on the Project) and Section 4.2 (Population/Housing/Employment) for an analysis of employee housing. The County has adopted a new Housing Element that requires all developments to provide employee housing. The County has also drafted an Employee

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

Housing Ordinance and Inclusionary Housing Ordinance to further implement County housing policies. Placer County's housing policy allow for paying in lieu fees if employee housing cannot be provided on or offsite. The commentor is also referred to Response to Comment F-4 regarding the payment of in-lieu fees.

Response 26-12: Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and Mitigation Measure MM 4.7.2a – c (Page 4.7-42 through 4.7-44 of the Draft EIR) regarding concerns relating to runoff of fertilizers for the proposed golf course. Section 4.9 (Biological Resources) of the Draft EIR evaluates recreational use impacts on biological resources. The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private.

Response26-13: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) and Section 6.0 (Project Alternatives) of the Revised Draft EIR.

Response 26-14: The commentor is referred to Response to Comment 26-13.

Response 26-15: Comment noted. CEQA does not require an analysis of economic impacts. Sections 4.1 through 4.12 of the Draft EIR evaluate the environmental impacts associated with implementation of the Martis Valley Community Plan. The Martis Valley Community Plan does acknowledge the Town of Truckee as the core of Martis Valley.

Response 26-16: The commentor is referred to Response to Comment 26-11.

Response 26-17: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.5 (Adequacy of the Alternatives Analysis), as well as Sections 3.0 (Project Description), 4.0 (Introduction to the Environmental Analysis and Assumptions Used), and 6.0 (Project Alternatives) of the Revised Draft EIR for an analysis of the Proposed Land Use Diagram, the Existing 1975 Martis Valley General Plan and the other alternative evaluated in the EIR.

Response 26-18: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 26-19: Comment noted. The commentor does not comment on the adequacy of the Draft EIR. Therefore, no further response is necessary.

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

Letter 27

Date: AUG 4, 02

Re: Impact # 4

PLACER COUNTY
DATE RECEIVED
AUG 19 2002
PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

We respectfully request that the County complete a revised and adequate analysis of the impacts of construction on water quality. The current DEIR fails to adequately analyze significant impacts of the Proposed Project on Water Quality, for at least the following reasons:

- ① The DEIR fails to adequately characterize the highly erodible soil conditions of the valley. Specifically the Truckee River has historically been full of sediment as a result of heavy floods (e.g. 1997). A revised description should include sediment loading historically as well as now.
- ② The DEIR fails to inform us as to how much sediment will be generated by grading. No figures are provided for total excavated cut and fill anticipated by 4300 acres of development. A revised DEIR
- ③ The DEIR must disclose how much increased sediment has been generated by the recent fire and related bare soil conditions. (2001 fire)
- ④ The DEIR must include estimates of how much diesel fuel and related pollutants will be generated by construction activities. A revised

27-1

Re: Draft Environmental Impact Report for the Proposed Martis Valley

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

27-1 Cont'd	Does report include this information and address the impacts on biological resource (aquatic and related).
27-2	⑤ The DEIR does not quantify impacts associated w/ new sea facilities. A revised DEIR must account for the impacts associated w/ construction of all uses allowed by the plan.
27-3	⑥ Mitigation measures and policies do not guarantee impacts associated w/ construction activities will be less than significant. For example, there no criteria are provided for the level and duration of detention (P.L.E.10). Nor do they specify how detained runoff will be "cleaned up" of sediment or pollution. The detention basins themselves could impact biological and water resources that are not analyzed or discussed. A revised DEIR must include criteria for detention and quantify the impacts of this project - (eg. impacts of detention.) How many basins will be needed? How large will they need to be? Etc. (Eg. The basins in Squaw Valley historically have not performed as expected.)
27-4	⑦ How is the Plan (Policy 9.D.9) going to assure protection of open space, including proposed creek channels? This policy is in part worded so to reduce the sig. impact to less than significant. Therefore, the policy should specify how open space will be protected.
	⑧ In summary, we request:
Re: Draft Environmental Impact Report for the [unclear] [unclear]	7.

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

27-5 ① A revised analysis of noise impacts associated w/ Project construction that address all the stated concerns.

27-6 ② An extension of the public comment period on the DEIR because we do not have sufficient time to comment on this space, inadequate data. It took \$ of US approximately 1 hour to comment on just this single impact.

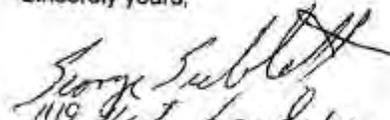
27-7 ③ In the alternative, we hope the Board of Supervisors will let the community determine its future through a community-wide "visioning process". Please put the project on hold so we can determine the appropriate development for the valley.


 14997 Wolfgang Rd.
 Truckee, CA 96161

David Cloth
 11571 Friend Rd.
 Truckee CA 96161.

(Print Name)
 (Print Address)
 Stephen Hamit
 Box 223
 96160

Sincerely yours,


 1119 West Lander
 Truckee, CA. 96161

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

LETTER 27: JACOB E. TLOTH, STEPHEN HARRIT AND GEORGE SUBLETT, RESIDENTS

- Response 27-1:* The commentor is referred to Master Response 3.4.3 (Water Quality) and Sections 4.7 (Hydrology and Water Quality) and 4.8 (Geology and Soils) regarding concerns associated with the Truckee River, water quality, soil conditions, erosion, and construction and grading activities. Also refer to Mitigation Measure MM 4.7.2a – c (Page 4.7-42 through 4.7-44 of the Draft EIR) which require best management practices (BMPs), Chemical Application Management Programs (CHAMPs), water quality monitoring programs, and other such mechanisms to prevent water quality impacts associated with golf courses. The commentor is referred to Section 4.9 (Biological Resources) of the Draft EIR for the environmental impacts analysis of biological resources.
- Response 27-2:* Comment noted. Sections 4.1 through 4.12 of the Draft EIR evaluate the environmental impacts associated with implementation of the Martis Valley Community Plan, including potential expansion of ski facilities and new ski facilities as well as other allowed uses. Additionally, the commentor is referred to Master Responses 3.4.2 (Assumptions Use fro Development Conditions in the Plan Area), 3.4.3 (Water Quality), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 27-3:* The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project) as well as Section 4.7 (Hydrology and Water Quality) regarding concerns associated with surface water runoff and water quality. Also refer to Mitigation Measure MM 4.7.2a – c (Page 4.7-42 through 4.7-44 of the Draft EIR) which require best management practices (BMPs), Chemical Application Management Programs (CHAMPs), water quality monitoring programs, and other such mechanisms to prevent water quality impacts associated with golf courses. The commentor is referred to Section 4.9 (Biological Resources) of the Draft EIR for the environmental impacts analysis of biological resources.
- Response 27-4:* Comment noted. This comment will be forwarded to the County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Response to Comment K-6.
- Response 27-5:* The commentor is referred to Response to Comment 27-3.
- Response 27-6:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period).
- Response 27-7:* Comment noted. This comment will be forwarded to the County Planning Commission and Board of Supervisors for consideration.

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

Letter 28

Comment on the Public Review Draft
Martis Valley Community Plan

PLACER COUNTY
DATE
RECEIVED

I support the following policies, *all of which are in the current draft of the Martis Valley Community Plan* BC

- Protecting the scenic Martis Valley floor from development. PLANNING DEPARTMENT
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

Further comments (Use back of paper if needed):

Thanks for continuing to send out informative material so residents can stay involved.

28-1

SIGNED: Holly Verbeck DATE: 8/9/02
 Name (Please print clearly) HOLLY VERBECK 530-582-4982
e-mail or phone
 Address: PO BOX 3516 / 10556 IRIS RD.
 City TRUCKEE State CA Zip 96160

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 28: **HOLLY VERBECK, RESIDENT**

Response 28-1: The commentor supports County policies in the Martis Valley Community Plan. No further response is necessary.

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

Letter 29

Page 1 of 3

TO: Fred Yeager
 CC: Lon Lawrence
 FROM: Lynne R. Larson
 RE: Comments on Proposed Martis Valley General Plan
 August 2, 2002

PLACER COUNTY
 DATE
 RECEIVED
 AUG 08 2002
 LL
 PLANNING DEPARTMENT

Dear Fred,

I appreciate the opportunity to respond to the Proposed Martis Valley General Plan. I realize that a lot of effort has gone into the preparation of the document and I appreciate the information staff has provided.

I have serious concerns about the proposed plan while acknowledging the current plan is unacceptable. If the plan is adopted in its current form, the semi-rural character of Martis Valley will be changed forever and become just another Urban community. It will become an Aspen, a Vail or worse another Bay Area. 29-1

The proposed plan seriously threatens the quality of life of and sense of well being for both humans and wildlife in Martis Valley and beyond. 29-2

I am concerned, although you have assured us that you have been in close contact with other agencies, with the lack of regional examination. Hearing from the residents of Kings Beach, Tahoe Vista, Tahoe City and other cities along North Lake Tahoe, made me realize that we have not done our job. 29-3

I will attempt to be specific in my comments by once again taking the issues page by page. 29-4

Page 13, PP 6. "Open Space" is not adequately defined. While allowing for recreational uses, it implies that a golf course is "open space". While some individuals may deem golf courses as open space, it would be inappropriate to accept a golf course as open space as it significantly impacts the landscape. Further, Page 48 (2.8) Environmentally Sensitive Lands. "The open meadow area visible from SR267 must not be encumbered with residential buildings or terrain alterations which detract from the natural appearance"...etc. The open meadow must be protected. Turf of any kind whether it be for a golf course or a ball field would alter the terrain, destroy the natural view, create visual blight and seriously damage the eco-system. In addition Page 38 Policies 2.C.1 through 2.C.7 need to prohibit golf courses visible from SR 267 to protect the scenic corridor. I recommend language be included that would prohibit any development in the open meadows on both sides of SR 267 including golf courses and turf areas. And further, any "Rest Stop" should not be visible from SR267. 29-5

Page 14, B. Goals and Policies, etc Goal I.A: "...to meet the present and future needs of Placer County Residents and Businesses" This would better serve Martis Valley if the the language were written to say "future needs of Martis Valley residents and Businesses". The current language suggests that Martis Valley is a "cash cow" for Placer County. 29-6

Page 15, Residential Land Use: Policies 1.B.1 & 1.B.2. In both cases "shall encourage" is used. The language leaves room for negotiation. It must be required. Either it is a policy or it isn't. A policy to me means that it is not negotiable. 29-7

Page 16, General Commercial Areas Policies: 1.C.4 "The County shall assist the Airport in providing needed services, etc" Page 31, PP 3: "Future plans for the Airport include an increase in use of the Airport"...etc. The County must not encourage the expansion of the Truckee Tahoe Airport. Expected 29-8

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

Page 2 of 3

residential development and Airport expansion are not compatible. With or without an updated CLUP, the two will never be compatible. It is folly to think so. If Placer County in concert with Nevada County does not take steps to protect the residents of Martis Valley from Airport domination, this area will become another Aspen, Vail or worse yet, like so many Bay Area communities that built up around expanding Airports. **29-8 Cont'd**

Page 17 Public & Quasi Public Facilities, Infrastructure, I.D.3 This policy is not broad enough. It implies that you are only concerned with the impact on "nearby uses". This policy needs to include impacts that might be felt from a distance, i.e. visual impacts. **29-9**

Page 18 Recreational Land Use Policies I.E.2, I.E.
Page 46 Recreational Uses PP.4
Page 108 7.E.4 - Figure 3.

When you tie these together it sounds like the County is in the Parks and Recreation business. That is fine but the Plan does not specify what types of recreational facilities. It is somewhat vague until you get to Figure 3. Then it becomes more specific. This figure indicates a trail connection through the Eaglewood development and adjacent to Ponderosa Ranchos and Sierra Meadows. A public access trail on private lands through a residential development is inappropriate. Residents do not deserve to lose their sense of community and privacy. Public trails create noise and safety issues that are not acceptable to residential areas. The last thing folks need is a trail that brings tourists through their backyards. In addition Page 46 PP 4 refers to a 30acre park in Martis Valley. The Town of Truckee has indicated they do not see a need for a 30 acre "regional park". I suggest that the park be eliminated. **29-10**

Page 20 Goal 1.1 To preserve and enhance open space lands for health and public safety purposes. Missing from this element is the Truckee Tahoe Airport Noise is a serious health issue and the Airport creates a safety issue. The Clup does not necessarily protect folks from these impacts. (Note the development in the Town of Truckee in proximity to the Airport). I suggest you add the Airport to this section. **29-11**

Page 30 - Affordable Housing Policy 3.A.2 suggests the relaxation of standards to encourage developers to build affordable housing. There is nothing in the policy that prohibits structures that are substandard in design and could therefore create a ghetto like project or visual blight. This is unacceptable. **29-12**

Page 36 2.A.5 "materials and Methods should". This needs to be changed to "are required". This cannot be negotiable if we are to maintain the character of Martis Valley designs. **29-13**

Page 37, 2B.4 "Land alterations "should" comply. This cannot be a choice. Change to "shall comply" **25-14**

Page 38, 2B, 9 "should have a defined edge" needs to be change to "shall have a defined edge" **29-15**

Page 54, h, "Service areas should be located to the side or rear". This cannot be a choice or negotiable if we are to maintain quality looking neighborhoods and businesses. **29-16**

Page 56, d, "graded slopes "should" be promptly re-vegetated" This must not be negotiable. I recommend that this language be changed to "shall" **29-17**

Page 59, Building Design, j, Screening "should" be provided...etc. ...I windows "should" be full dimension...etc. If these issues are important that must be "shall". **29-18**

Page 60, 4.8 "Light sources "should" be shielded" This cannot be a choice if we are to protect the night view shed. Evidence of inappropriate lighting can be seen throughout the Town of Truckee portion of Martis Valley and has a definite negative impact the night sky. I recommend the language be changed to say shall and with sanctions if the rules are not followed. **29-19**

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

Page 3 of 3

Signs 4.9 Sign size needs to be specific. Bigger is not better. Neon lighted signs need to be prohibited in Martis Valley and especially along SR 267. Signage along SR 367 needs to be specifically prohibited except for critical services. 29-20

Page 71 Transit Systems & Services PP 1-5 The information given here is too specific. It is inappropriate for a "Plan" to include minutia such as hours of operation and costs. It is enough to say they exist and the areas they serve at the time of adoption of the Plan. 29-21

P. 77 Table Y-1 I am concerned about the need for 6 stop lights along SR 267. Particularly one at Northstar Drive and then another one 1,500ft away from Northstar Drive. I suggest the issue of 6 stop lights be re-visited. 29-22

P. 98 Please correct the error regarding the Town of Truckee Police Department. They are no longer serviced by Nevada County. 29-23

P. 115-Discussion- Pre history. "In higher elevations "men" hunted. This sentence needs to be neutralized. Women also hunted. I suggest that the sentence be changed to say "large animals were hunted and small animals were trapped ". 29-24

Page 123 O.E.S. Wet land and Riparian Areas: "The County shall discourage runoff, etc" This cannot be a choice. The County must "prohibit" runoff. 29-25

In addition to my comments I have included pages I have copied from the plan which contain typographical errors. 29-26

Sincerely,

Lynne R. Larson

Enc. 11

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

May 2002

1987 Regional Plan. The TRPA has identified a series of capital improvement projects designed to preserve and restore environmental quality throughout the basin (TRPA, 2000).

Martis Valley is not within the Lake Tahoe Basin; nor is it under the jurisdiction of the TRPA. However, Placer County is an active participant in TRPA decision-making and other related activities, and the secondary impacts of development in Martis Valley on the Tahoe Basin, must be considered.

3. Current Planning Process

In the fall of 1998, the Placer County Board of Supervisors authorized and directed the Planning Department to initiate an update of the 1975 Martis Valley General Plan. The Board of Supervisors selected a citizens committee that represented various property owners, service providers, and citizen groups from Northstar-Tahoe and subdivisions in the northern portion of the Plan area. This committee held its first official meeting in January of 1999. The committee, worked with County Planning Department staff, in the preparation of a Martis Valley Community Plan to address new environmental and socioeconomic conditions of the Martis Valley area, as well as update the original Martis Valley General Plan goals and policies and more closely align them with the 1994 Placer County General Plan.

The committee met approximately 30 times over two and one-half years. Initially, the committee learned about the previous planning efforts in the region and became familiar with the surrounding jurisdictions land use planning. They then solicited input to identify any relevant issues that the Plan was going to need to address. The committee then looked into the public services required to serve a growing population and discussed potential limitations and constraints. Throughout the process, the committee solicited public comment and debate, and the public became increasingly involved in the discussions. The staff ensured that the committee was kept abreast of on-going projects in the region and devoted time on each meeting agenda to briefing the committee on these projects.

The planning process utilized in this plan update consisted of the major steps of preparing a Background Report, Environmental Impact Report, Fiscal Analysis, and finally the Martis Valley Community Plan Policy Document and Land Use Circulation, and Recreation and Trails Diagrams.

THE BACKGROUND REPORT

The Background Report is a compilation of the most recent data available for the Martis Valley Community Plan area. The document includes a description of current regulatory requirements that would be relevant to planning and development of the Community Plan area, as well as a description of current planning activities in the region. The purpose of the Background Report is to provide baseline information on the Community Plan area to assist in the preparation of the Martis Valley Community Plan policy document and the accompanying environmental impact report. The Background Report consists of the following sections:

- 2.0 **Land Use:** This section describes the existing land uses in the Martis Valley Community Plan area, characterizes surrounding land uses, and discusses existing planning activities in the region.

May 2001

The information contained in the Background Report has been used in the preparation of the Environmental Impact Report and this Policy document. Where appropriate, the information contained in the Background Report was used to identify issues and describe the existing setting of the Plan area.

THE ENVIRONMENTAL IMPACT REPORT (EIR)

The EIR was prepared concurrently with the Policy document and incorporates many Plan policies as mitigation measures. The EIR describes potential impacts which could result from the build out of the Plan area as described in this Policy document and accompanying Land Use Diagram. Major conclusions of the EIR were as follows:

(TO BE COMPLETED)

D. THE RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN

On August 16, 1994, the Placer County Board of Supervisors adopted the Placer County General Plan (PCGP) which establishes an overall framework for the development of the County and the protection of its natural and cultural resources. The goals and policies contained in the PCGP are applicable throughout the County, except to the extent that County authority is preempted by cities within their corporate limits.

The Placer County General Plan sets out assumptions, goals, and planning principles that provide a framework for land use decisions throughout the County, and is based on the belief that Placer County will experience continued growth and economic development because of its desirable climate, physical setting, plentiful resources, and proximity to the Sacramento metropolitan area. The General Plan acknowledges that public services and recreational facilities will need to be expanded to accommodate this growth, and offers a number of planning principles, considered in the update of this Plan, as guidelines.

sub? *what does this mean?*
Beside the County side Plan, individual community plans have been prepared for numerous unincorporated areas of the County. These community plans, which address characteristics unique to each community, contain specific goals, policies, and programs appropriate to these local areas. In addition, the community plans address land use, circulation, housing, public services, and other issues specific to the community. Martis Valley is one of 22 community plan areas within Placer County.

The Martis Valley Community Plan (MVCP or Plan) provides a detailed focus on a specific geographic area of the unincorporated County. Some of the goals, policies, and implementation measures contained in the MVCP repeat goals, policies, and implementation measures contained in the PCGP that are important to the MVCP area. Other goals, policies and implementation measures in the MVCP go further to supplement and elaborate upon (but not supersede) those contained in the PCGP to address specific community concerns and issues. In some instances, the MVCP relies entirely upon the PCGP to address certain issues which are not unique to the MVCP area and which are more appropriately addressed in the broader context in the PCGP. The land use designations set forth in the land-use map for the MVCP are consistent with, and are designed to implement, the goals, policies, and programs set forth in the PCGP. Policies in the PCGP and the MVCP shall be construed in a manner that harmonizes and implements the policies set forth in both documents. If, in

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

May 2002

- 1.D.4. The County shall require new public facilities, which serve localized needs such as schools, be located within or near Martis Valley.

Recreation Land Use

Goal 1.E: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

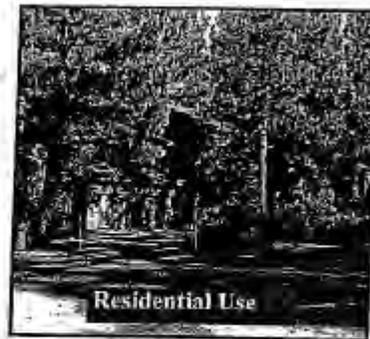
Policies

- 1.E.1. The County shall support the expansion of existing winter ski and snow play areas where circulation and transportation system capacity can accommodate such expansions and where environmental impacts, including visual impacts, can be adequately mitigated, recognizing that the construction of ski runs can create visual impacts.
- 1.E.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access. *How?*
- 1.E.3. The County shall continue to require the development of new recreational facilities as new residential development occurs. *Such as?*
- 1.E.4. The County shall protect and enhance, through its land use policies and programs, Martis Lake's wild-trout sport-fishery.

Forestry Land Use

Goal 1.F: To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

- 1.F.1. The County shall encourage the sustained productive use of forestland as a means of providing open space, maintaining the quality of Martis Valley's scenic vistas, and to conserve other natural resources.
- 1.F.2. The County shall recognize and acknowledge the multi-use management strategy adopted by the United States Forest Service for the Martis Valley/Tahoe National Forest area.
- 1.F.3. The County shall discourage development that conflicts with timberland management.
- 1.F.4. The County shall review development plans for *all* lands adjoining USFS lands for compatibility with the long-term maintenance and use of the forestlands.
- 1.F.5. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.



May 2002

Shaded Area
 to be
 "Some"
 Open
 Meadow

As identified in the Development standards section of this Plan, the precise boundaries of those areas may be modified as more detailed information is provided or as plans change, so long as the Plan's policies related to open space uses and natural resource protection are implemented with all projects. The precise boundaries of the Open space land use designation used in this Plan was intended to identify specific areas with specific characteristics and in some cases to reflect specific development proposals at the time of adoption of this Plan update. For example, the open space designation for the large meadow is intended to maintain the open character and views that exist today. It would not be appropriate to modify the open space land use designation in order to permit a non-open space use within this area. Alternatively, in the case of the open space designations within the Eaglewood or Siller Ranch sites, in some cases these were drawn to reflect current plans for recreational use of those areas that are not to be protected as natural open space. In these cases, the land use designation boundary may be modified as plans change.

Typical land uses allowed include open space preserves, a wide variety of recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities. Plan areas in which the Open Space designation is used include much of the visually open dry and wet meadow areas of the central portion of the Plan area.

1.3 Water (W)

This designation identifies the Martis Lake Area. The Water land use designation comprises 509 acres or approximately 2% of the total Plan area and is entirely within the Martis Lake area in public ownership.

1.4 Forest Residential (FR)

The Forest-Residential designation is applied to areas of moderate to heavy tree cover where very low density, large parcel size averages are determined to be an appropriate land use. The area comprises approximately 250 acres or approximately 1% of the Plan area. Parcels may range in size from 2.5 to 10 acres, or larger.

Typical land uses include: forest product harvesting and management activities, single-family detached dwellings, and related accessory uses. All development in such areas shall have a minimal impact on the forest environment due to the very low density of development allowed. This land use designation applies in the area adjacent to SR267 opposite Northstar-at-Tahoe, as well as an area to the north of Lahontan which is sparsely forested.

1.5 Rural Residential (RR)

This designation is applied to areas generally located in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate. The designation also applies to areas unsuitable for more dense residential development due to constraints imposed by natural features or the lack of adequate roads or other public services. The Rural Residential land use designation comprises 834 acres or approximately 3% of the total Plan area. The range of residential density is 0.4-1 dwelling unit per acre. Parcels range in size from 1.0 to 2.5 acres or larger.

May 2002

C. DISCUSSION

I. Population

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in sizing transportation and public facilities to accommodate the anticipated growth. Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes can significantly alter the actual growth rate.

1.1 Historical Growth

Martis Valley historically, along with the Tahoe basin, has experienced population characteristics unique in Placer County. The unusually high number of vacation or second homes, combined with the seasonal nature of the job markets, make the traditional reliance on population projections for planning purposes somewhat uncertain. The 1975 Martis Valley General Plan estimated that the permanent population of the plan area, which included both the Placer and Nevada County portions of Martis Valley, to be 1,200 in 1975. The Plan also estimated the peak weekend population at the time to be 41,000. In 1994, the Placer County General Plan estimated the Community Plan area (Placer County portion only) population to be 1,000 but included no estimate regarding the weekend population. Based on the 2000 census data, the permanent Plan area population of the Placer County portion is approximately 1,185. It is evident from historical population figures that the increase in the number of people living in Martis Valley on a year-round basis is relatively low compared to the number who could be living there if all the housing units were occupied on a full time basis. The total number of residential units in the Plan area in 1975 was estimated at 1190. These were mostly within the Northstar, Ponderosa Palisades and Sierra Meadows projects, with a few older ranch houses scattered elsewhere within the valley. In 2001, the estimated number of residential units is 1935. That is an increase of approximately 30 units per year over that 26 year period. The most rapid periods of growth were the 1972-1980 period when units were added at the rate of 156 per year, primarily at Northstar, and the 1995-2001 period when 45 units per year were added. The rate of growth in the valley has been substantially less than was anticipated when the 1975 plan was prepared. Perhaps this is in part due to the fact that the plan was prepared at the peak of the most rapid growth period for the valley.

1.2 Growth Projections

Future population growth in the Martis Valley will be based largely on the availability of land permitted for development. The vast majority of land in the Plan area is not suitable for development due to sensitive natural resources. The 1994 Placer County General Plan projected a potential for 25,262 year-round residents in the Plan area at ultimate development. As discussed in Section 2 of this Plan, the holding capacity for the Plan area is 9200± dwelling units including a large number of vacation homes. Assuming 2.5 persons per dwelling unit, the projected holding capacity of the Plan area is estimated to be 23,000± persons. As noted above, however, the vast majority of the housing units in the area are second or vacation homes which are not occupied on a regular basis. Therefore, population projections for the Plan area have less usefulness in preparing for future growth than is typical for most community plans. Still, the County has looked at several alternative ways of projecting growth that may occur through the year 2020. The methods include a straight-line projection based on the last 26 years, on the low end, to an assumed six percent per annum growth rate, on the high end. The most likely figure is

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

May 2002

- 3.3 **Recreational uses:** Development of a variety of recreational uses within the area is anticipated. A system of summer and winter bicycle, pedestrian, and cross-country ski trails is anticipated. Trail construction shall include erosion control measures, adequate signage, and minimal grading or disturbance of the natural terrain. Trails shall provide links to surrounding public and private lands. A public park and trail staging area shall be created on this site with the project development. Other recreational development may include ice skating, a recreation center, play fields, and a variety of other opportunities compatible with the natural setting.
- 3.4 **Land use areas:** Land use boundaries, within the Martis Ranch area as depicted on the Martis Valley Community Plan Land Use diagram may be modified slightly provided the overall amount of residential and commercial designation allowed within the projected area is not increased not the amount of Forest or Open Space area decreased.
- 3.5 **Parking:** Adequate parking shall be provided on site. Parking shall be designed to minimize visual and environmental impacts.
- 3.6 **Transportation:** This project shall participate in the operation and funding of a transit system in order to reduce single-occupancy vehicle trips and vehicle miles traveled. The internal transit system shall be coordinated with all external/regional transit systems that service the Truckee/North Tahoe region. The system must operate to serve employees, residents, vacationers, and school children.
- 3.7 **Environmentally sensitive lands:** Residential development impacts on environmentally-sensitive lands, including wetlands and slopes over 20% shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Specific resources that are not to be further impacted by development activity include the open and view corridor visible from SR 267, the wet meadow and stream corridors, the ridgelines and peaks where development activities would be visible from surrounding areas, and various springs and aspen groves found within the project site.
- 3.8 **Grading/Revegetation:** New residential development shall minimize its impact on existing topography and vegetation. Only native brush and grass species shall be used for revegetation of disturbed areas. The area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.
- Beyond the purely functional and environmental aspects of grading and drainage, the aesthetic goal is to preserve the existing natural landforms. Where these existing land forms must be altered as a part of the construction process, the altered areas should be re-created in a manner that replicates the existing natural conditions found before the construction disturbance.
 - In some sensitive areas, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Excess fill may not be placed on a homesite.
 - Landowners are responsible for having all previously disturbed areas on a homesite, that are not covered with impervious surfaces, restored. Restoration may include regarding, revegetation, or landscaping in approved locations.

*John Mather
Mc Simms*

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

May 2002

- 3.9 **Architectural/site standards:** The existing landscape in this area is one of the Plan areas most compelling and apparent features. As homes and other structures are added, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community. The location and design of proposed structures must relate to existing terrain and preserve the natural features of the site. Any proposed design must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views.

TYPED

Due to topography, landform and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views.

- 4 **Airport Commercial – Design/Development Standards:** This area is along Truckee-Tahoe Airport Road and contains a limited amount of undeveloped commercial land. Existing uses are made up of a variety of airport office, government, commercial, and storage facilities. New development is likely to include additional office, retail, and airport related uses. These standards and guidelines apply to all of the area zoned Airport.
- 4.1 **Permitted Land Uses - Land Uses** in the airport commercial area shall be limited to those permitted in the applicable zone districts with the further restriction that outdoor storage, assembly, or displays shall not be considered appropriate in this area.
- 4.2 **Site Design - Site design** involves the arrangement of indoor and outdoor spaces to accommodate the activities required for a proposed use. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered in laying out the site design. Because a site functions as an integral part of the community, the site design should also relate the spaces and activities to each other, to the site, and to the structures and activities on adjacent sites. The design should take into account such factors as safety, community identity, and character preservation of the natural environment and both pedestrian and vehicular access and circulation.
- a. The existing natural features of a site shall be retained and used to advantage. The incorporation of features such as creeks, trees, natural slope, rocks and views often leads to a more interesting and unusual design.
 - b. Buildings shall be sited with consideration given to sun and shade, changing climatic conditions, noise, safety, and views to and from the site.
 - c. Setback standards shall follow requirements set forth below:
 - Scenic Corridors: Buildings and structures shall be setback a minimum of 100' from the SR 267 right-of-way line. *Setback*
 - Stream Environment Zone: Buildings, structures, and other land coverage/ disturbance shall be setback from permanent and intermittent streams 100' and 50' respectively.

May 2002

C. **DISCUSSION**

I. **Existing Transportation System**

The transportation system which presently serves the Martis Valley community includes a network of roadways, transit facilities and services, pedestrian and bicycle facilities and aviation. To provide a foundation for the development of future transportation needs in the plan area, the existing condition of each component of the transportation system is described in this section.

Streets and Highways (see Figure 2)

Due to the predominance of low density residential, dispersed throughout portions of the Valley, automobile travel is the prominent mode of travel in the Martis Valley area. Automobile travel relies on a system of streets and highways for local and regional travel. Therefore, the most important element of the transportation network is the system of regional and local roadways which serve the plan area. The network of streets and highways that serve a community is ordered in a hierarchal fashion, ranging from local roadways intended to serve only adjacent land uses to freeways which are intended to serve long distance, high speed travel and provide no access to adjacent properties. The hierarchy of the street and highway network includes highways, arterials, collectors and local roadways.

Roadways serve two incompatible functions: to provide mobility and to provide access to adjacent land uses. High and constant speeds are desirable for mobility, while access to adjacent land uses is accomplished at low speeds.

Roadway classifications serve to emphasize the roadway function. Local facilities emphasize the land access function, arterial roadways emphasize a high level of mobility for through movement, and collector roadways offer a more balanced service to both functions. Only at the extremes of the functional classification system do roadways serve an exclusive function: a cul-de-sac serves a land access function only and does not serve any through traffic; a freeway serves only through traffic and provides no local land access function. Between these extremes, the functional classification of a roadway more realistically represents the function of a roadway within a continuum between the land access emphasis of local roadways and the higher speed mobility emphasis of an arterial roadway.

Existing roadways in the plan area are described below, within the context of this functional classification hierarchy.

Freeways

Freeways are multi-lane roadways which serve to move people and goods long distances at high speeds. No direct access to adjacent properties is allowed or provided. Rather, access to adjacent properties is provided via access ramps which connect to local and regional surface streets. All crossings of freeways are grade separated to alleviate any conflict with through travel on the freeway. Interstate 80, while not located within the plan area, is the only freeway which serves Martis Valley. It is a four-lane roadway, with access to the plan area provided via State Route 267.

Interstate 80 serves a variety of traffic purposes, including: interstate and inter-regional movement of goods; interstate and inter-regional automobile travel; recreational travel to the attractions of the Sierra Nevada mountains, Lake Tahoe, and Reno; and weekday commuting.

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

May 2002

2. Sewage Disposal

Wastewater collection, treatment and disposal in the Plan area is carried out by three agencies: the Tahoe-Truckee Sanitation Agency (T-TSA); the Truckee Sanitary District (TSD); and the Northstar Community Services District (CSD). The T-TSA is a regional agency formed to treat and dispose of wastewater generated between Truckee and Lake Tahoe. T-TSA member entities are North Tahoe Public Utility District, Tahoe City Public Utility District, Alpine Springs County Water District, Squaw Valley Public Services District, and Truckee Sanitary District. T-TSA receives wastewater from these districts at the treatment facility located north of the Truckee-Tahoe Airport. After treatment, the effluent is discharged to a land disposal area through a subsurface leach field.

The treatment facility is currently (2001) operating at 80% of its 7.4 million gallons per day (mgd) capacity. Based on prior population growth estimates, T-TSA projected that the plant capacity would be reached in 2004. Based on current population growth estimates, T-TSA projects that the plant expansion construction will be complete before the current plant's capacity is reached. A proposed 2.2 mgd expansion of the facility is planned. The environmental review process has been completed and the final design of the facility is underway. Construction of the project is expected to be completed in 2005.

Within the Plan area, the Truckee Sanitary District provides wastewater collection services to a portion of the subdivisions lots south of the Town of Truckee. The Northstar Community Services District provides wastewater collection services for the Northstar-at-Tahoe Resort. NCSD currently accesses the T-TSA facility through a contract with TSD; however, NCSD has successfully petitioned the T-TSA Board for direct annexation of its territory to T-TSA, and awaits LAFCO approval. Once approved, the NCSD will have direct access to the T-TSA through pipelines it owns directly or pipelines in which it owns capacity rights as described below.

The NCSD owns a pipeline that extends across the Martis Valley from the current NCSD boundary to Schaffer Mill Road. This pipeline connects with a pipeline, in which the NCSD owns all capacity rights except for 350,000 gallons per day, which extends from Schaffer Mill Road to the main interceptor line of T-TSA along the Truckee River. These lines are of more than adequate size to meet the planned build out of Northstar-at-Tahoe, and, with reasonable improvements, should also be able to meet all other planned sewage needs from the eastern portion of Martis Valley to the T-TSA facility.

With the exception of a few homes in Sierra Meadows, Ponderosa Palisades, Ponderosa Ranchos, and Martis Woods Estates these developments are served with individual septic tanks and on-site leachfields. Although on-site sewage disposal systems have been historically located in these areas and provide service to certain homes, due to less than desirable soil conditions for on-site services, there is support by the Regional Water Quality Control Board and the County for the Tahoe-Truckee Sanitation Agency, or a member entity, to extend service into the areas of known septic failure, to the extent possible, and to encourage new development to seek service ways to connect to the T-TSA. The Martis Valley area is a watershed for the groundwater supply that is expected to serve as the drinking water supply for the Plan area. Therefore, within the Plan is discouraged in new residential subdivisions. New development should be connected to T-TSA

May 2003

fire stations, the newest of which is located at the Truckee-Tahoe Airport. This station, which serves the Martis Valley, is staffed full time and operates one engine and one ambulance.

The Northstar CSD provides fire protection services within the Northstar-at-Tahoe Resort. It operates one station which is staffed by eight full-time and twenty part-time personnel. The station includes three pumper trucks and one ladder truck.

During the fire season, the CDF provides wild fire protection to undeveloped forested areas of the Sierra Nevada, including Martis Valley. The CDF is largely concerned with the prevention and control of wild land fires, and deterring their spread into developed areas. Although the CDF does not normally respond to structure fires, the Department provides protection to structures threatened by wild fires.

8. Medical Services

Regional medical services are provided through the Tahoe Forest Hospital in Truckee, and additional limited services are provided through the Placer County Department of Health and Human Services through a clinic in Kings Beach.

9. Public Education

The Martis Valley Community Plan area is served by the Tahoe-Truckee Unified School District (TTUSD), which provides public school services for grades kindergarten through 12th grade. Students from the Plan area attend one of four schools: Truckee and Glenshire Elementary, Sierra Mountain Middle, and Truckee High.

Schools are an important part of the Martis Valley Community. They are a key part of the quality of life for residents with school age children, and they are a critical resource to ensure a well-educated next generation for the community as a whole. All new development shall pay a mitigation fee that covers the costs of the new children each respective development will add to the school district to the full extent provided by state law.

Bussing students to school minimizes traffic throughout the community and, therefore, helps reduce air pollution. It is a goal of the community to ensure that the school district maintain their program of bussing students to school. Given the geographic size of the TTUSD and its current bussing program, this is likely to occur.

10. Utilities

Electric service in the Plan area is provided by the Sierra Pacific Power Company and the Truckee Donner Public Utility District, which in turn receives electricity from Idaho Power. The District operates an electrical substation in the Martis Valley that is used mainly for backup supply. Pacific Bell provides telephone service to the Plan area. Natural gas service is currently unavailable in the Martis Valley and currently serves Northstar-at-Tahoe, ~~Pondosa Ranches~~, Lahontan, and other areas.

Electric and magnetic fields (EMF) exist wherever electricity is found. There is concern that there could be adverse health effects, although evidence is unclear at this time. Reflecting the findings of the EMF Consensus Group for the California PUC, the Martis Valley Community

↓ This should be reviewed

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

May 2002

7.E.2. The County and TDRPD shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.

7.E.3. The County and TDRPD shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.

7.E.4. The County shall require the proponents of new development (as much as legally possible) to dedicate rights-of-way and/or actually construct segments of the countywide trail system pursuant to the Martis Valley Trail Plan.

The trail locations as shown in this plan are diagrammatic and not intended to represent the exact route of trail alignments. It is the Parks Division's policy to locate trails in and adjacent to open space areas whenever possible to enhance the trail user's experience and to use the natural topography to make the trails more useable.

In the case of gated subdivisions, if a trail location is identified on the community plan as crossing a portion of a proposed subdivision, it is the Parks Division's policy to obtain connectivity around the perimeter of the gated subdivision. Locating public trails within gates subdivisions may be contrary to the perceived security achieved by gating the subdivisions. In such cases, granting public trail easements around the gated subdivision will not be enough to satisfy the requirement for trail development in the context of the desires of the gated subdivision. In such cases, it will be necessary for the developer to physically construct such trails so the end result, trail usage and subdivision security, is achieved through design.

Since the "gated subdivision" determination is not made until the conditioning phase of a project, the Recreation and Trails Exhibit Map may include trails in locations that could be relocated if the "gated community" status is approved. The Parks Division staff will evaluate each trail scenario in the conditioning phase of the project. Decisions concerning trail locations will be based on this policy and the merits of the proposed trail locations.

7.E.5. The County shall endeavor to acquire, by gift, purchase, or as a condition of development, public rights of way for pedestrian and non-motorized passage over those trails located, or proposed to be located, on private lands and which are included in the Martis Valley Trail Plan. The County shall accept and record such dedications as each trail segment becomes available.

7.E.6. Trails shall be incorporated into improvements to existing roads, within road right-of-way along feeder roads, and whenever possible, provide a safe path for pedestrians, equestrians, and bicycles. Where possible, this path should be separated from the road by a vegetated buffer zone.

7.E.7. The County and TDRPD shall pursue all available sources of funding for the acquisition, development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).

7.E.8. The County should not force any landowner to sell land or grant easements for trails except as a condition of project approval and/or where a public safety concern exists.

7.E.9. The County and TDRPD shall support the development of parking areas near access to trails.

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

LETTER 29: LYNNE R. LARSON, RESIDENT

- Response 29-1:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-2:* Sections 4.1 through 4.12 of the Draft EIR analyze the environmental effects associated with implementation of the project.
- Response 29-3:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-4:* The commentor’s statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-5:* The commentor’s statements regarding the definition of “open space” associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of project-proposed golf courses within land areas designated as “Open Space” (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR).
- Response 29-6:* The commentor’s statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-7:* The commentor’s statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-8:* The commentor’s statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Response to Comment 14-7 and 14-17.
- Response 29-9:* The commentor’s statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.

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

- Response 29-10:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required. The commentor is also referred to Response to Comment 14-22.
- Response 29-11:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Response to Comment 14-7 and 14-15.
- Response 29-12:* All development within the Plan area would be required to comply with the community design and design guidelines set forth in the Martis Valley Community Plan as well as County standards for building construction.
- Response 29-13:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-14:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-15:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-16:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-17:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-18:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.

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

- Response 29-19:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Nighttime lighting impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-20:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Visual resource impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.
- Response 29-21:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-22:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Response to Comment 23-4 as well as Master Response 3.4.10 (Adequacy of the Traffic Analysis).
- Response 29-23:* The current status of the Town of Truckee Police Department is noted on Draft EIR page 4.11-18.
- Response 29-24:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 29-25:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Drainage and water quality issues are addressed in Section 4.7 (Hydrology and Water Quality) of the Draft EIR.
- Response 29-26:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

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

Letter 30

Comment on the Public Review Draft
Martis Valley Community Plan

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

30-1

Further comments (Use back of paper if needed):

PLACER COUNTY
DATE
RECEIVED

AUG 14 2002

PLANNING DEPARTMENT

SIGNED: Chris Haynes DATE: 8/9/02
Chris Haynes 5828079
Name (Please print clearly) e-mail or phone
Address 10621 Martis Valley Rd.
Truckee CA 96161
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 30: **CHRIS HAYNES, RESIDENT**

Response 30-1: The commentor supports County policies in the Martis Valley Community Plan.
No further response is necessary.

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

Letter 31

Comment on the Public Review Draft
Martis Valley Community Plan

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

31-1

Further comments (Use back of paper if needed):

SIGNED: Lynn A. Burch DATE: 8/11/02
Lynn Burch 587-1642
Name (Please print clearly) e-mail or phone
10855 Star Pine Rd.
Address
Truckee CA 96161
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 31: LYNN BURCH, RESIDENTS

Response 31-1: The commentor supports County policies in the Martis Valley Community Plan. No further response is necessary.

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

Letter 32

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

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

PLANNING DEPARTMENT

August 11, 2002

Placer County Board of Supervisors
175 Fuhweiler Avenue
Auburn, CA 95803

Dear Sir or Madam:

I am a registered voter and property owner in Placer County.

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

32-1

The future of Martis Valley deserves an intensive and comprehensive review to make sure we "get it right" and that we don't destroy the beauty of this valley and enjoyment thereof by future generations.

I have read the DEIR section on water and am particularly concerned about the sufficiency and quality of water in the valley. I believe that the DEIR has not taken into account the collateral impact of total planned development in Martis Valley.

The cumulative impact of all development in neighboring counties on available water supplies must be considered as a whole and not just as it is related to development in Placer County. There appears to be an unsupported assumption that the aquifer supplying Martis Valley provides an inexhaustible supply of water. There is not scientific data or analysis supporting this assumption. Further, there have been periods in recent memory when drought conditions have forced residents to curtail water consumption. Where is the analysis to support an implicit conclusion that such conditions will not return or that they would not have devastating effect on a much larger population?

32-2

As to water quality, I thought the DEIR was superficial in its analysis of sources and loads of specific pollutants and their effect on aquatic resources. For example, I understand that the Truckee River is already on a federal "watch list" as the silt and other loads are very high. It would seem that the amount of land to be "severely disturbed" by the planned development would itself trigger and overload condition on the Truckee plus many tributaries. Where in the DEIR is this matter addressed?

32-3

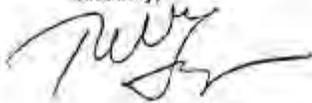
I look forward to receiving a formal response to the above matters. Please keep me apprised of all meetings, hearings, announcements, etc. that are scheduled in the future in the matter of the Martis Valley plan.

32-4

My email address is r.george@earthlink.net.

Thank you.

Sincerely,



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

LETTER 32: **RICHARD W. GEORGE, RESIDENT**

Response 32-1: Comment noted. This comment will be forwarded to the County Planning Commission and Board of Supervisors for consideration.

Response 32-2: The commentor is referred to Master Responses 3.4.3 (Water Quality) and 3.4.4 (Water Supply and Potential Surface Water Effects) as well as Section 4.7 (Hydrology and Water Quality) of the Draft EIR regarding concerns associated with water quality and water supplies. Regarding cumulative impacts, the commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 32-3: The commentor is referred to Response to Comment 32-2.

Response 32-4: Comment noted. This comment does not address the adequacy of the EIR; therefore, no further response is necessary.

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

Letter 33

Comment on the Public Review Draft
Martis Valley Community Plan

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

33-1

Further comments (Use back of paper if needed):

PLACER COUNTY
DATE
RECEIVED

AUG 14 2002

PLANNING DEPARTMENT

SIGNED: Robin DATE: 8-11-02
ROBIN CHRISTEN HAYNES 5828079
Name (Please print clearly) e-mail or phone
10621 MARTIS VALLEY RD
Address
TRUCKEE CA 96161
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530.880.7470

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

LETTER 33: **ROBIN CHRISTEN HAYNES, RESIDENT**

Response 33-1: The commentor supports County policies in the Martis Valley Community Plan and feels that the document does a fair job of balancing environmental, recreational, and economic interests. No further response is necessary.

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

Letter 34

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

Patricia Stanley
PO 3608, Truckee CA
96160 (530) 587-7270

PLACER COUNTY
DATE
RECEIVED

AUG 13 2002

PLANNING DEPARTMENT

EPA office of Water (4101M)
1200 Pennsylvania Ave NW
Washington D.C. 20460

August 11, 2002

Regarding the Draft Environmental Impact Report for Martis Valley Community Plan Update SCH No 2001072050

Thank you for the opportunity to comment on the DEIR above. I hope that my comments will be noted and my questions answered. I am a member of the group sierrawatch. I live in the Martis Valley and my family has owned property in the Placer Tahoe area for three generations. I regret to say that environmental protection in this region has yet to be achieved. The State of California's environment is an increasing concern. The wild areas adjacent to the Lake Tahoe Area are being fragmented when they should be preserved. Is there any hope that some preservation be achieved?

34-1

The study on Ski Traffic and transportation to Northstar is a small sample of year round combined traffic affects. This public transportation system need not be glorified as it serves only an occasional visitor or daytime workers with lots of time on their hands. The combined regions of North Lake Tahoe, Truckee, and Reno designate the true public transportation issues at hand. Currently there is a lack of an adequate system. Can a study be conducted to include the service industry needs adding in the existing commute from Reno?

34-2

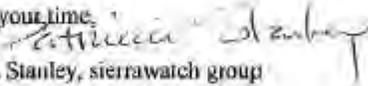
The proposed plan creates a further need for affordable housing and transportation. The framework for the jobs, housing, and transportation analysis is inadequate to show need for more second homes, while existing housing needs remain unimproved. The Rental properties for the labor to recreational industry are already degraded with the fly by night nature of the resort business. The resort business already has enough underpaid part time positions not to create a few more as an excuse for building 9,000 more second homes. How can affordable units have pride of ownership to serve the actual housing needs of an already existing and underpaid work force? The resort industry has it's own set of labor laws and should provide housing for the seasonal work force. To decentralize the need while creating more need seems wasteful and destructive to the environment. The second home syndrome of the plan prevails and leaves all environmental and humanitarian measures unnoticed. There are currently many vacation properties available for purchase and numerous timeshares or multiple ownership housing for sale in the greater areas begging for upgrades. Many remain vacant for large parts of the year due to the seasonal

34-3

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

<p>nature of the winter and summer resorts. Can a substantial alternative be provided to upgrade the quality of life for the service sector with home ownership?</p>	<p>34-3 Cont'd</p>
<p>The review on the subjects of Air Quality, Noise, Water Quality, Light and glare, Wildlife Biology, Truckee River health, Nevada Water, Native American Water Rites, Fire Protection, Hospital Services, Police Protection, Public Transportation and affordable housing, seems insufficient regarding existing impacts. The document does not provide acceptable alternatives that comply with CEQA on the subject of reduced or no growth. This plan should also take into it's cumulative total all Truckee growth proposed to serve accurate measurements of these impacts. How can Placer and Nevada County areas of Martis Valley join together to measure cumulative totals? So far resistance seems prevalent with no solutions. The facts provided are far too small a sample for such a huge and irreversible conclusion. I recommend starting over to allow this place to remain as great as it already is. The upgrade and improvement of existing properties and resorts should be promoted, as some are rundown. The 1975 plan update has yet to address it's own fault of designation open space wildlife as compatible with human consumption and recreational use. This is not a general plan update but a fallacy and does not serve the needs of the area. How will a cumulative environmental review of existing impacts be provided to show the real needs of the area? This plan only serves the needs of greedy developers, and the Forest Service and County that is desperate for money from fees.</p>	<p>34-4 34-5 34-6 34-7</p>
<p>The subject of Air Quality begins with the premise that Martis Valley Air Quality has been accurately measured from two locations neither in the Martis Valley. One location in Colfax is on the other side of Donner Summit the other in Truckee Town along the river corridor where air moves east and west and down slope. Is it possible that a higher elevation with colder winter temperatures may provide a different air standard? Would it be feasible for Martis Valley to have it's own Air Monitor with accurate samples over the long term and inclusive of winter month inversion? The computer model of Cal line may also be inadequate for a study on our air quality. Bay area emissions time 2 / sounds great for a worst-case scenario. How is the PM10, the PM10 from the fire of last year, and the wood smoke, the winter inversion layer and western directional jet stream moving Bay Area and Sacramento smog, and the thinner air all computed in? The chart 4.6-3 shows that air quality was tested and predicted in a few sites in 1 hour and 8 hour time frames. Can an 8-hour day of sampling predict impacts of this nature? Does scientific data on Air Quality need to be collected over a considerable period of time to provide an adequate analysis? The status of significant impact for Air quality is consistent even with mitigation measures being attempted, and for the alternatives provided. How will the figures change if the Proposed growth in Truckee is also approved? Can the current air quality in Martis Valley yet be accurately analyzed prior to approval of such a large plan?</p>	<p>34-8 34-9 34-10 34-11</p>
<p>How can current noise impacts be measured with scientific method other then the systems used? In table 4.5-2 it states that a conservative estimate of traffic noise has been provided. CEQA law states it must give worst-case scenario. It states in the report that the pressure method of measuring noise is awkward and that the decibel method is standard practice. In this case is standard method sufficient? How does the thin air of higher</p>	<p>34-12</p>

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

<p>altitude affect the pressure of sound? Sound travels in the thinner air at an amplified rate. Can a pressure scale be used to predict this phenomenon more accurately? It seems the current noise impacts in Martis Valley have yet to be studied over a longer time frame to provide a realistic measurement. Living in Martis Valley, I believe any increase of noise would be unacceptable to my own standards. I have perfect ears and live near to one monitoring site. The survey based on short term noise measurements in the range of 50 to 55 db reported in the MVCP pg 142 is not consistant with DEIR maximum monitoring results pg 4.5-3 table 4.5-1 where numbers as high as 70db occur. Is 70db an allowable standard of sound?</p>	<p>34-12 Cont'd</p>
<p>The section for wild land fire protection provides no information on existing impacts from the Martis Fire of last season. Have these impacts been recorded? How has the Martis Fire changed the regional water, air quality and wildlife habitat? Can the cumulative future impacts be measured without these existing impacts figured in? How will the Truckee River system maintain a healthy climate with this already devastated condition downstream of proposed development site? It seems this fire may be a significant existing source of erosion and pollutants to the air and water of the area. Is the expansion of the I80 freeway creating an impact on the river and wildlife? The CDF and the Truckee Fire district have proven that wildfire is not a force that is within their control. How can the impacts be measured prior to further reduction of Air quality, water quality and habitat?</p>	<p>34-13 34-14 34-15 34-16</p>
<p>There is a strange water plant growing in the Martis Lake, I saw it myself today. I hear it is an Asian native and quite invasive. It appears to have overtaken a forth of the lake. Are their any studies being done on the nature of the plant? Will it grow downstream? Can it change the water quality? The Truckee River is a unique and rare river system and is on the list of concern by the EPA. Will there be a section on this rivers' biology in the report?</p>	<p>34-17</p>
<p>Regarding Impacts from light and glare/ Last winter I witnessed a meteor shower that happens once in 100 years. I witnessed falling stars most people on this planet will never see. How will the vision of the stars be changed by the growth?</p>	<p>34-18</p>
<p>The main reasons people may want a second home in the mountains are listed as follows, no statistics can prove otherwise. Clean Air and water, Stars at night, a little smell of wood smoke, or pine trees, an open valley, a forest area, lake or meadow, places suitable for retreat, sightings of wildlife. All of the reasons I live here now are threatened by this geoeal plan. In this plan the Mountains are not mentioned once. Recreation and Nature do not mix well any longer in California.</p>	<p>34-19</p>
<p>Thank you for your time,  Patricia Stanley, sierrawatch group</p>	

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

LETTER 34: PATRICIA STANLEY, RESIDENT

- Response 34-1:* Comment noted. No further response is required since a specific issue was not raised regarding the adequacy of the DEIR.
- Response 34-2:* The commentor is referred to Master Response 3.4.10 (Adequacy of Traffic Impact Analysis). The traffic analysis does not attempt to glorify the public transportation system. Instead, it simply states its operating statistics. The Placer County Transportation Planning Agency is currently conducting a study of potential commuter transit service from Reno/Sparks to the Truckee/North Tahoe region.
- Response 34-3:* The commentor is referred to Master Response 3.4.8 (Affordable and Employee Housing Effects of the Project) and the analysis provided within Section 4.2 (Population/Housing/Employment) of the Draft EIR. CEQA Guidelines Section 15131 specifically notes that economic and social concerns are not considered physical effect on the environment and thus was not discussed in the Draft EIR or Revised Draft EIR.
- Response 34-4:* The commentor states that the environmental impact analysis provided in the Draft EIR is inadequate, but fails to provide any specifically reasons or information to justify this statement. Sections 4.1 through 4.12 of the Draft include an extensive analysis of the environmental effects associated with adoption of the proposed Martis Valley Community Plan. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 34-5:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 34-6:* 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. Recirculation of the Draft EIR is not considered necessary.
- Response 34-7:* The commentor's statements regarding the definition of "open space" associated with the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The Draft EIR evaluates the environmental effects associated with development of development-proposed golf courses and other recreational uses within land areas designated as "Open Space" (see Sections 4.7, Hydrology and Water Quality, 4.9, Biological Resources, and 4.12, Visual Resources/Light and Glare, of the Draft EIR). The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).
- Response 34-8:* The commentor questions the accuracy and location of the air quality measurements provided. The Draft EIR existing air quality data is based on air quality measurements taken over a four-year time period (1997 to 2000) provided by the Northern Sierra Air Quality Management District, which reports the data in averaging time consistent with the state and federal air quality standards. Thus, the information provided directly corresponds with

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

established standards used to determine compliance and is considered an accurate representation of air quality conditions in the Plan area. The commentor is referred to Response to Comment N-9.

Response 34-9: The Draft EIR existing air quality data is based on air quality measurements taken over a four-year time period (1997 to 2000) provided by the Northern Sierra Air Quality Management District, which reports the data in averaging time consistent with the state and federal air quality standards. Thus, the information provided directly corresponds with established standards used to determine compliance. Migration of air pollutants in and out of the basin is discussed in Section 4.6 (Air Quality) of the Draft EIR (Draft EIR pages 4.6-8 and -9). Air quality projections for the area are calculated using URBEMIS7G, a computer program developed under the cooperative direction and funding of several California air districts and the California Air Pollution Control Officers Association (CAPCOA) and provided on the California Air Resources Board website.

Response 34-10: The commentor is referred to Response to Comment 34-9.

Response 34-11: Air pollutant emissions associated with the land use map options under consideration associated with the Martis Valley Community Plan are documented on Draft EIR pages 4.6-13 and -14.

Response 34-12: The commentor questions methods used to measure noise, how sound travels in higher altitudes, and states that any increase in noise would be unacceptable to their standards. The commentor is referred to Draft EIR page 4.5-1 for a discussion of the methods used to measure noise as well as a discussion of the effects of noise on people. As stated on Draft EIR page 4.5-1 of the Draft EIR, "...the A-weighted sound level has become the standard tool for environmental noise measurement. All noise levels reported in this section are in terms of A-weighted levels."

The existing levels noise levels in the Plan area are documented in Tables 4.5-1 and 4.5-2 of the Draft EIR. Noise measurements associated with maximum (L_{max}) in Table 4.5-1 are associated with short term noise events and are not reflective of the overall ambient noise conditions. The commentor is referred to Draft EIR pages 4.5-5 through -34 regarding County noise standards and noise standards associated with the Martis Valley Community Plan. County noise standards are similar to noise standards used by other rural jurisdictions in the state.

Response 34-13: The Martis Fire occurred outside of the Plan area and thus did not directly impact natural resource conditions in the Plan area. The effects of this fire were considered in the Draft EIR analysis (e.g., Draft EIR pages 4.7-8 through -11). The commentor is referred to Master Response 3.4.3 (Water Quality). The direct air quality effects associated with the fire were limited to the summer of 2001.

Response 34-14: The commentor is referred to Response to Comment 34-13.

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

Response 34-15: Improvements to Interstate 80 are not associated with the project or are in the Plan area. However, it is acknowledged that the operation of Interstate 80 does have effects on water quality and wildlife resources. The commentor's statements regarding the Truckee Fire Protection District and CDF are noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.

Response 34-16: The commentor is referred to Response to Comment 34-13 and Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR).

Response 34-17: The commenter indicates that a strange plant is growing in the Martis Lake and wonders if any studies are being done on the plant. It is suggested that the commenter contact U.S. Army Corps of Engineers regarding specific plant concerns with Martis Lake. The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.

Response 34-18: Nighttime lighting impacts associated with the project are addressed in Section 4.12 (Visual Resources/Light and Glare) of the Draft EIR.

Response 34-19: Comment noted. As the comment does not specify any inadequacy of the Draft EIR, no further response is required.

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

Letter 35

**Comment on the Public Review Draft
Martis Valley Community Plan**

I support the following policies, *all of which are in the current draft of the Martis Valley Community Plan:*

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

35-1

Further comments (Use back of paper if needed):

**PLACER COUNTY
DATE
RECEIVED**

AUG 15 2002

PLANNING DEPARTMENT

SIGNED: GWB DATE: 08/12/02
Name (Please print clearly) GARRETT W. B. e-mail or phone gwburchep@placer.ca.gov
Address 10855 STAR PINE RD.
TRUCKEE CA 96161
City State Zip

IMPORTANT—Mail before August 19
 To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470

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

LETTER 35: **G. W. BURCHE, RESIDENT**

Response 35-1: The commentor supports County policies in the Martis Valley Community Plan and feels that the document does a fair job of balancing environmental, recreational, and economic interests. No further response is necessary.

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

Letter 36

Lori Lawrence - SD response to Draft EIR for Martis Valley - 8-12.doc Page

Sean Dowdall Letter, August 12, 2002

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

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

Dear Ms. Lawrence:

This letter addresses serious concerns I have regarding the Draft Environmental Impact Report (DEIR) for the proposed Martis Valley Community Plan Update (MVCPU). The DEIR is a very large and complicated document. As such, I am requesting that you extend the public comment period until at least the end of September 2002 to allow further valuable input on the DEIR and provide the public a fair opportunity to evaluate this enormous document. 36-1

The future of the Martis Valley is directly dependent upon the DEIR's assessment of the current conditions in the Martis Valley, the impacts of partial and full build-out of the MVCPU and the recommended/required mitigation initiatives or proposal of alternatives. On all counts under my partial review of the document, the DEIR is woefully inadequate to provide enough information, as required by law, to enable appropriate decisions about the future development in the Martis Valley. 36-2

I request that Placer County address my concerns in writing with detail following each item listing (1, 2, 3, . . .) and bullet point.

Overarching Concerns:

Topically, the greatest flaws that I see with the DEIR are as follows:

1. **MVCPU and DEIR scope mismatch:** There is a fundamental mismatch between the scope of development that the DEIR assesses and the development allowed/proposed in the MVCPU. The DEIR makes assumptions that grossly understate the nature, amount and density of development. On this basis alone, the DEIR should be redrafted and specifically address the maximum development allowed under the MVCPU. As an alternative, Placer County could alter the MVCPU document to match the development addressed in the DEIR. 36-3
2. **Lake Tahoe Basin:** The MVCPU's impact on the Lake Tahoe Basin is ignored. Lake Tahoe is an internationally recognized natural resource that has received a significant amount of attention (legal and otherwise) to protect it and attempt to begin to restore its water quality. The following 36-4

1 of 4

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

Lori Lawrence - SD response to Draft EIR for Martis Valley - 8-12.doc		Page
Sean Dowdall Letter, August 12, 2002		
impacts on the Lake Tahoe Basin must be considered in the DEIR: traffic, increased number of day and multi-day visitors, destruction of wildlife habitat, loss of timber, air pollution, water pollution, noise pollution and light pollution. All of these will have critical impact on the Lake Tahoe Basin.		36-4 Cont'd
4. Truckee: The impact on the Town of Truckee is not adequately addressed in the DEIR. The same impacts apply that I listed for the Lake Tahoe Basin. Also, the supply of affordable housing, which already afflicts the area, will only become worse. Truckee will also bare the brunt of the increased traffic, pollution and noise. Finally, the DEIR does not indicate data gathering from the Truckee, which is a needed input to provide a complete and accurate description of existing conditions, a complete enumeration of impacts both known and potential and a very valuable source for creating alternatives and mitigating measures.		36-5
5. Water: The water supply and quality are not properly addressed for the Martis Valley area. Also, the impact on the Truckee River and those that depend on it downstream are not adequately addressed, specifically Reno and Pyramid Lake.		36-6
6. I-80 Corridor: Another significant gap in the DEIR is the MVCPU's impact on traffic, the environment and all communities up and down the Interstate 80 corridor, from Reno to Roseville.		36-7
7. SR-89: In addition to I-80, Highway 89 will experience more traffic and other impacts from the MVCPU. Also, with the expansion of residential, commercial and recreational development, what is known, anticipated or can be assumed about development (particularly at Squaw Valley and Alpine Meadows) should be included in the DEIR's assessment.		36-8
Traffic Concerns:		
Following is a list of areas that are either not at all or not adequately addressed by the DEIR, but should be:		
<ul style="list-style-type: none"> The traffic analysis in the DEIR is based on an average during one time of year. The traffic analysis needs to include peak traffic at various points throughout the year, including, but not limited to: commute times and Summer and Winter weekend/holiday. 		36-9
<ul style="list-style-type: none"> The DEIR's assumption that 80% of new Martis Valley housing will be second home/recreational grossly understates the impact on traffic. Trends in time-sharing and rentals greatly impact the percentage of occupancy. Also, as the huge baby boom retires, they will spend more time per year at their second residences. Another trend is telecommuting which means more days per year will be spent at second homes as technology and work habits evolve. 		36-10
<ul style="list-style-type: none"> Weather impact on road conditions need to be considered with all of the new roads and roads being widened. 		36-11
<ul style="list-style-type: none"> The 267 Bypass is not yet complete. The anticipated traffic volume to be handled by the Bypass is huge, yet we don't have actual experience to know 		36-12
2 of 4		

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

Sean Dowdall Letter, August 12, 2002

- flow this will impact the area.

 - There will be a bottleneck where roads narrow from 4 lanes to 2 lanes. The areas of particular concern are on Highway 267 up the mountain from the entrance to Northstar and the area around the 267 Bypass. Bottlenecks create back-ups, which mean more stop and go traffic, more pollution and more accidents. 36-12 cont'd
 - The additional traffic lights will slow the trip from Truckee to Kings Beach. This will have an economic impact (commuters and vacationers) and will create the negative impacts of stop and go traffic listed above. I'm particularly concerned about traffic lights near or on slopes and road curves that will increase accidents. Also, the spacing of traffic lights at Northstar is too close. The movement of the chain control area to accommodate the development and these traffic lights also needs to be considered. 36-13
 - The traffic impact at the railroad tracks, the intersection of 267 in downtown Truckee and the turnoff to West River Road needs to be addressed in more detail. These are already major areas of traffic concern and are much worse with even a small increase in traffic. 36-14
 - The MVCPU impact on traffic on Highway 89 and Interstate 80 from Reno to Roseville, needs to be addressed. There are already jams on these roads and Winter weather devastates traffic flow. There will be an increasing number and more severe accidents. Maintenance requirements and costs will also drain funding sources, as will emergency response activities. 36-15
 - Snow removal requirements and impacts (traffic, pollution and economic) need to be addressed, particularly where there are widened roads (267 especially) and new roads. 36-16
 - New and/or improved roadways to provide emergency access to expanded and new development areas is not adequately addressed in the DEIR. The DEIR indicates areas of development, but many of these only have one road access. This will not only create traffic problems, but also is a severe safety concern in the advent of forest fires, heavy snowfalls, earthquakes and other events. On the other hand, emergency access roads, which ultimately will become full service roads create new impacts on the environment and traffic. The full scope of the development in the MVCPU needs to be described in the DEIR with the full scope of roadways and their impacts. 36-17
 - Traffic patterns and impacts are not adequately assessed in regards to the location of much of the proposed development. Specifically, direct access to 267 from commercial development and residential areas needs to be closely analyzed and recommendations/alternatives should be included that indicate ways to mitigate this impact. Again, this is now a big problem and will get much worse with more development and traffic. 36-18
- Finally, the DEIR does not suggest overall alternatives to the MVCPU. High, medium and low development scenarios should be analyzed so that the community, county and other interested constituents can have full information to make the right decisions. An ideal DEIR document would outline: with this level of development done in this way (start with the true maximum build-out of the 36-19

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

Sean Dowdall Letter, August 12, 2002

MVCPU), these are the impacts you will encounter and here's how they should/could be addressed. Then, describe another level of development that is 40% lower and another 80% lower than the MVCPU. That way, all would have the right information to guide our overall vision and development decisions for the Martis Valley.

36-19
cont'd

Sincerely,

David Landis
Voting residence:
4018 Ski View
Northstar at Tahoe

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

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

LETTER 36: DAVID LANDIS, RESIDENT

- Response 36-1:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).
- Response 36-2:* Comment noted. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA.
- Response 36-3:* The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 36-4:* The commentor is referred to Master Response 3.4.6 (Consideration of Impacts to the Tahoe Basin) and response to Comment Letter J.
- Response 36-5:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR). Impacts specifically on the Town of Truckee and the larger Martis Valley area are addressed in Sections 4.1 (Land Use), 4.2 (Population/Housing/Employment), 4.4 (Transportation and Circulation), 4.5 (Noise), 4.6 (Air Quality), 4.7 (Hydrology and Water Quality), 4.9 (Biological Resources), 4.10 (Cultural and Paleontological Resources), 4.11 (Public Services) and 4.12 (Visual Resources/Light and Glare).
- Response 36-6:* 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 note the project's water usage associated with the Truckee-Carson-Pyramid Lake Water Settlement Act.
- Response 36-7:* Project impacts to Interstate 80 are specifically identified on Draft EIR pages 4.4-70 through -73. The commentor is also referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 36-8:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Response to Comment O-4.
- Response 36-9:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis). The traffic analysis was based upon conditions during the peak winter and peak summer seasons, for the peak day of week and peak hour of the day.
- Response 36-10:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).
- Response 36-11:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis). The traffic analysis was based upon conditions during the peak winter and peak summer seasons, for the peak day of week and peak hour of the day.

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

- Response 36-12:* The traffic analysis in the Draft EIR (Section 4.4, Transportation and Circulation) considers the operation of the SR 267 Bypass. As peak-hour peak-direction traffic volumes along SR 267 drop significantly south of Northstar Drive, bottlenecking is not expected to occur where four lanes narrow to two.
- Response 36-13:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis). A preliminary review of the sites where intersection improvements will be needed indicate that they are feasible but will require further design. All signals will be designed to conform with Caltrans standards.
- Response 36-14:* Table 4.4-20 of the Draft EIR specifically identifies the extent of intersection improvements needed within the Downtown area of Town of Truckee. The Bridge Street/West River Street and Bridge Street/Donner Pass Road intersections can be designed such that the signals are coordinated, creating more efficient flow through the area. In addition, although the traffic analysis did not assume it was there, the Town of Truckee General Plan indicates the need for an easterly river crossing. As stated on page 4.4-57 of the Draft EIR, the provision of this roadway would reduce traffic volumes along Bridge Street by 41 percent.
- Response 36-15:* Project impacts to Interstate 80 and SR 89 are specifically identified on Draft EIR pages 4.4-70 through -73. The commentor is also referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 36-16:* Water quality issues associated with roadway maintenance is addressed on Draft EIR pages 4.7-37 through -44. Roadway maintenance is addressed on Draft EIR pages 4.11-93 through -97.
- Response 36-17:* Emergency access issues associated fire protection services is specifically addressed on Draft EIR pages 4.11-7 through -17.
- Response 36-18:* Traffic impacts associated with the project are addressed in Section 4.4 (Transportation and Circulation) of the Draft EIR. The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis).
- Response 36-19:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

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Letter 37

Lori Lawrence - Mime.822 Page

Received: from placerws1.placer.ca.gov
by gwmail1.placer.ca.gov; Tue, 13 Aug 2002 16:06:51 -0700
Received: FROM mail.42inc.com BY placerws1.placer.ca.gov : Tue Aug 13 16:13:25 2002 -0700
Received: from [86.127.220.154] (account <david@landispr.com>
by mail.42inc.com (CommuniGate Pro WebUser 3.5.9)
with HTTP id 1082742 for <planning@placer.ca.gov>; Tue, 13 Aug 2002 16:08:21 -0700
From: "David Landis" <david@landispr.com>
Subject: Response letters to Draft EIR for Martis Valley
To: planning@placer.ca.gov
X-Mailer: CommuniGate Pro Web Mailer v.3.5.9
Date: Tue, 13 Aug 2002 16:08:21 -0700
Message-ID: <web-1082742@mail.42inc.com>
MIME-Version: 1.0
Content-Type: multipart/mixed; boundary="====1082742====mail.42inc.com===="

--====1082742====mail.42inc.com====
Content-Type: text/plain; charset="ISO-8859-1"
Content-Transfer-Encoding: 8bit

To: Lori Lawrence
From: David Landis
Voting residence: 4016 Ski View, Northstar at Tahoe
Mailing address: 2032 Scott St., San Francisco, CA 94115
email: david@landispr.com
phone: 415.561.0888

Dear Ms. Lawrence:

Attached please find four (4) letters that I have written outlining various concerns that I have with the draft EIR for the Martis Valley plan.

Most importantly, Placer County has not allowed enough time for input from the public and I am requesting a postponement to allow for more input. Several huge issues are not addressed, as identified in the attached letters.

I would appreciate a response. You can send it to me c/o any of the above addresses or via email.

Many thanks.

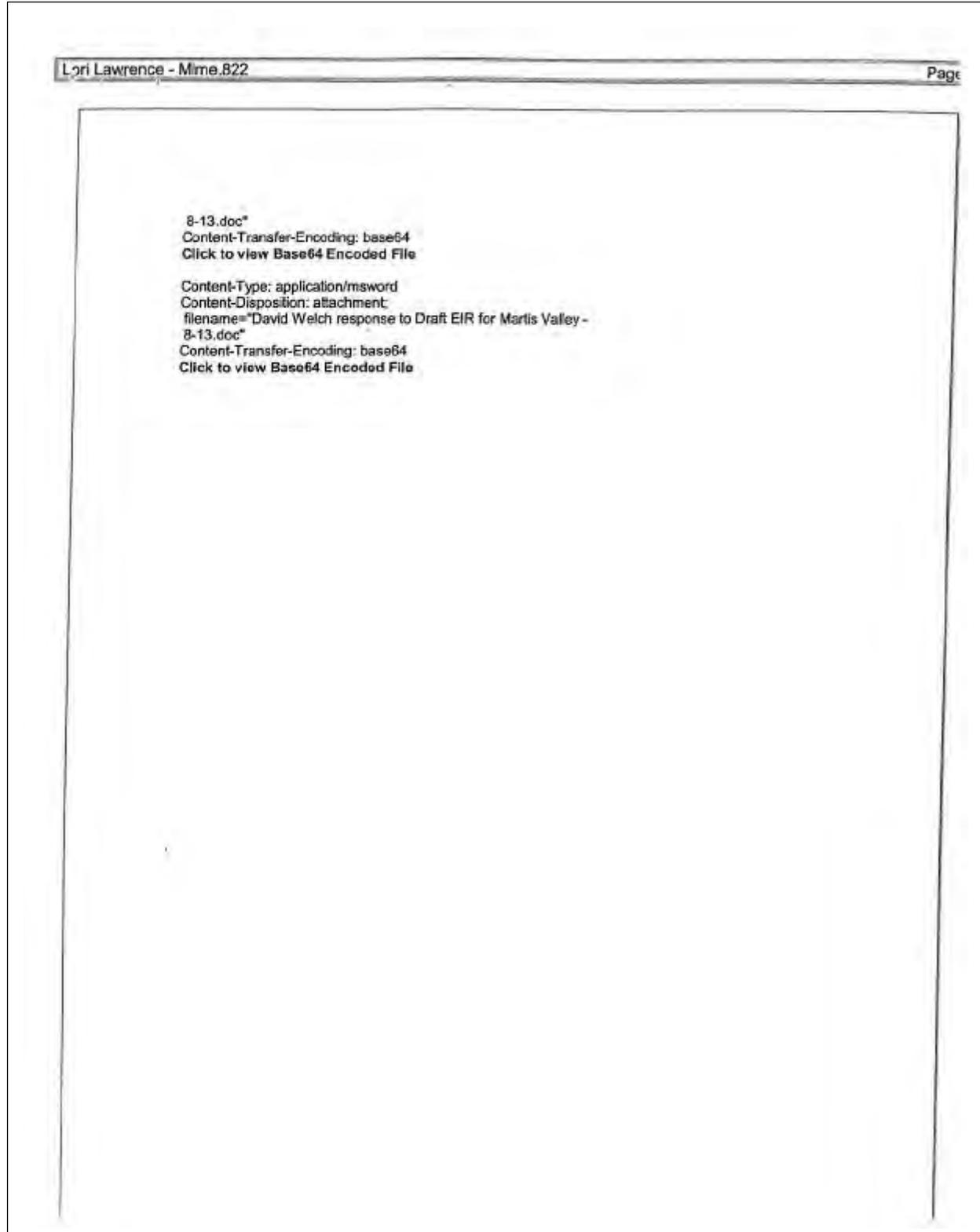
Cheers,
David

--====1082742====mail.42inc.com====
Content-Type: application/msword
Content-Disposition: attachment;
filename="DL response to Draft EIR for Martis Valley- 7-28.doc"
Content-Transfer-Encoding: base64
Click to view Base64 Encoded File

Content-Type: application/msword
Content-Disposition: attachment;
filename="David Welch 2 response to Draft EIR for Martis Valley -

37-1

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

LETTER 37: **DAVID LANDIS, RESIDENT**

Response 37-1: Comment letters submitted on the Draft EIR and Revised Draft EIR are responded to in this document. The commenter is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

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

Lori Lawrence - More response letters to the Martis Valley EIR

Page

Letter 38

From: "David Landis" <david@landispr.com>
To: <planning@placer.ca.gov>
Date: 8/13/02 4:00PM
Subject: More response letters to the Martis Valley EIR

To: Lori Lawrence
From: David Landis
PART 2 - More letters and more reasons to oppose the Martis Valley EIR

Ms. Lawrence:

Here is a 4th letter I have drafted in response to the Draft EIR for the Martis Valley.

Again, as a voter in your county, I strongly recommend that we need more time to have more input. Please note my points in the attached letter, as well as the three other letters I sent under a separate email.

I would appreciate a response:

David Landis
Voting residence: 4018 Ski View, Northstar at Tahoe
Mailing Address: 2032 Scott St., San Francisco, CA 94115
phone: 415.561.0888
david@landispr.com

Many thanks,
Cheers,
David Landis

38-1

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

LETTER 38: **DAVID LANDIS, RESIDENT**

Response 38-1: Comment letters submitted on the Draft EIR and Revised Draft EIR are responded to in this document. The commenter is referred to Master Response 3.4.9 (Adequacy of the Public Review Period).

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

Letter 39

Date: 8-14-02

PLACER COUNTY
DATE
RECEIVED

AUG 19 2002

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

PLANNING DEPARTMENT

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

Dear Ms. Lawrence:

1) Shouldn't this project have been subject to an EIS because of the Corps of Engineers land holdings in Martis Valley?

39-1

2. TISD has planned an increase in capacity from 6.4 mgd to 9.6 mgd to take care of growth through 2024. Is this increase in capacity sufficient to handle Martis Valley development through 2024 plus all other Truckee development on the books such as PC-1 & PC-2, Old Greenwood, BE-3 & other smaller high density communities (names I can't remember)?

39-2

3. As a Truckee citizen, I request a true "Citizen's Advisory" committee that is made up of citizen's, retail store owners, etc. & not comprised of developers as the current Citizens Advisory Committee.

39-3

4a. Traffic - Have you done any actual traffic analysis at key intersections on Sat. a.m., Sunday a.m. & Sunday p.m. These are the

39-4

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

pg. 1/2

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

"peak" traffic times for the Tahoe Truckee region. The traffic models that have been generated are "models" of Fri 5pm traffic which is not a problem here.

39-4 Cont'd

Our peak is Sat / Sunday traffic.
4b. I request "actual actual" data at the Hwy 267 / Hwy 289 intersection, traffic on 895 between Truckee & Sawaw Valley / Alpine Intersection on Saturday 9 am & Saturday 4 p.m. & the exit resort (Sawaw traffic on Sunday noon - 5pm.

39-5

Alpine

As an engineer, models I know that models, in addition to calibration, need to be realistic. A "model" is only accurate if it is accurate.

I request real data on 89 traffic (Truckee to Tahoe City) along w/ "models" based on Sat & Sunday traffic.

On all items above, I request an extension on review time primarily because the Draft EIR is based on conclusions & the analysis of data is missing. I also request an EIR that contains an analysis of the data.

39-6

Tracy Cuneo
4030 Swiss Ln.
Truckee CA 96161

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

pg. 2/2

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

LETTER 39: TRACY CUNEO, RESIDENT

- Response 39-1:* Regarding the commentor's request for an EIS to be prepared, the project does not involve a federal action or a NEPA component; therefore, an EIS is not required. The Martis Valley Community Plan does not propose any changes to Martis Creek Lake, which is under the jurisdiction of the U.S. Army Corps of Engineers.
- Response 39-2:* The commentor inquires about TTSD's wastewater treatment capacity in the Water Reclamation Plant (WRP). It should be noted that the commentor is referring to T-TSA (Truckee-Tahoe Sanitation Agency) not TTSD. As stated in Section 4.11 (Public Services and Utilities) on page 4.11-53, "A 9.6 mgd capacity would accommodate buildout conditions in the entire T-TSA service area (based on a projected population of 143,000 people), assuming a peak summer seven day average flow in the year 2015 (T-TSA, 1999)". The T-TSA service area includes Truckee, portions of the Plan area, Kings Beach, Tahoe City, Squaw Valley, Alpine Meadows, and development along the western edge of Lake Tahoe. The commentor is also referred to Response to Comment L-6.
- Response 39-3:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 39-4:* The commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.
- Response 39-5:* The commentor is referred to Response to Comment 39-4.
- Response 39-6:* The commentor is referred to Master Response 3.4.9 (Adequacy of the Public Review Period). The County considers the Draft EIR and Revised Draft EIR adequate for the purposes of CEQA.

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

Lori Lawrence - Draft EIR for the Martis Valley Community Plan		Page
Letter 40		
From:	"Larry@babow.org" <larry@babow.org>	
To:	<LJLawren@placer.ca.gov>	
Date:	8/14/02 10:22AM	
Subject:	Draft EIR for the Martis Valley Community Plan	
Attn: Lori Lawrence Environmental Review Technician Placer County Planning Dept.		
As a NorthSrat at Tahoe home owner, I feel that the Draft Environmental Impact Report for the Martis Valley Community Plan is inadequate and incomplete, and that it must be rewritten.		40-1
A summary of major flaws include, but are not limited to, the following:		
1. The project description is incomplete which results in analyses that underestimate the impacts. (6,800 new homes, etc.)		40-2
2. Key aspects of the project setting are not adequately described.		40-3
3. The full extent of significant environmental impacts are not disclosed.		40-4
4. The level of analysis fails to include project specific information that is available. Conclusions are substituted for actual analysis.		40-5
5. Cumulative impacts are not identified; thus mitigation measures for addressing cumulative impacts are omitted.		40-6
6. The report fails to analyze a reasonable range of alternatives.		40-7
I feel the EIR needs to be rewritten at a higher level of facts and disclosure. We need more than a superficial boiler plate analysis when the future of the entire valley is at stake.		40-8

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

LETTER 40: LARRY BABOW, RESIDENT

- Response 40-1:* Comment noted. The County considers the Draft EIR and Revised Draft EIR adequate for the purposes of CEQA.
- Response 40-2:* The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy) and 3.4.2 (Assumptions Used for Development Conditions in the Plan Area) regarding concerns associated with the project description.
- Response 40-3:* The commentor states that the project setting is not adequately described, but does not offer specific omissions. The setting descriptions in Sections 4.1 through 4.12 of this Draft EIR are consistent with CEQA guidelines Section 15125.
- Response 40-4:* The commentor states that the full extent of significant environmental impacts are not disclosed, but the commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of impacts associated with Valley Community Plan per CEQA requirements.
- Response 40-5:* The commentor states that the analysis fails to provide specific information that is available and relies on conclusions rather than actual analysis, but the commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of the Martis Valley Community Plan per CEQA requirements and is based on technical reports, detailed modeling, and review by qualified professionals.
- Response 40-6:* The commentor is referred to Master Response 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR) as well as Sections 4.1 through 4.12, and 5.0 of the Draft EIR for cumulative impacts and mitigation measures.
- Response 40-7:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 40-8:* The commentor states that the EIR needs to be rewritten at a higher level of facts and disclosure. Again the commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of the Martis Valley Community Plan per CEQA requirements. Additionally, the commentor is referred to Master Responses 3.4.1 (Assumptions Used for Development Conditions in the Plan Area) through 3.4.10 (Adequacy of the Traffic Impact Analysis).

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

Letter 41

From: Sue Lawrence <slawr@earthlink.net>
To: <L.J.Lawren@placer.ca.gov>
Date: 8/14/02 7:44AM
Subject: Martis Valley DEIR

The DEIR on Martis Valley does not address adequately the issues of concern. Among the issues it does not address are:

41-1

The project description is incomplete which results in analyses that underestimate the impacts. (6,800 new homes, etc.)

41-2

Key aspects of the project setting are not adequately described.

41-3

The full extent of significant environmental impacts are not disclosed.

41-4

The level of analysis fails to include project specific information that is available. Conclusions are substituted for actual analysis.

41-5

Cumulative impacts are not identified: thus mitigation measures for addressing cumulative impacts are omitted.

41-6

The report fails to analyze a reasonable range of alternatives.

41-7

We own a condominium at Northstar and are very discouraged by all the plans for the Martis Valley area. East/West partners is not concerned with the long term impact of development, all they want is to put in place a giant resort like they do in places like Colorado. Why is Placer County Planning not more concerned with these issues? The DEIR is not adequate. It needs to honestly and completely address all the issues.

41-8

Sue Kares
slawr@earthlink.net

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

LETTER 41: SUE LAWRENCE, RESIDENT

- Response 41-1:* Comment noted. The commentor does not comment on the adequacy of the EIR; therefore, no further response is necessary.
- Response 41-2:* The commentor is referred to Response to Comment 40-2.
- Response 41-3:* The commentor is referred to Response to Comment 40-3.
- Response 41-4:* The commentor is referred to Response to Comment 40-4.
- Response 41-5:* The commentor is referred to Response to Comment 40-5.
- Response 41-6:* The commentor is referred to Response to Comment 40-6.
- Response 41-7:* The commentor is referred to Response to Comment 40-7.
- Response 41-8:* Comment noted. The commentor states that the Draft EIR is not adequate, but the commentor fails to identify what is inadequate in the EIR. Sections 4.1 through 4.12 of the Draft EIR provide extensive analysis of the Martis Valley Community Plan per CEQA requirements.

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

Letter 42

From: "Moore, Jack" <jmoore@prtm.com>
To: "LJLawren@placer.ca.gov" <LJLawren@placer.ca.gov>
Date: 8/14/02 1:33PM
Subject: Martis Valley Community Plan

Dear Ms. Lawrence:

I am writing to express my support for and agreement with the Martis Valley Community Plan. I believe the work done on the plan to date has been thoughtful and honest. The draft EIR, in particular, does a good job of representing conflicting interests and provides a balanced set of conclusions.

By way of introduction, I am a long-time Northstar-at-Tahoe resident and am on the Placer County tax rolls for eight separate properties. I believe I am one of the Tax Collector's better customers with total taxes paid in 2001 exceeding \$40,000 – to the extent that is relevant to your weighing my opinion.

Regards,

Jack Moore

Jack Moore, Ph.D.
1624 Deerpath
Northstar-at-Tahoe
530 562-0198
jmoore@prtm.com

42-1

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

LETTER 42: JACK MOORE, RESIDENT

Response 42-1: The commentor supports the project and does not raise any specific issue.
No response is necessary.

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

Letter 43

Comment on the Public Review Draft
Martis Valley Community Plan

I support the following policies, all of which are in the current draft of the Martis Valley Community Plan:

- Protecting the scenic Martis Valley floor from development.
- Prohibiting "big box" developments by limiting single use commercial square footage to no more than 35,000 square feet.
- Protecting the Martis area's rural nature with rural land use designations.
- Requirements for providing employee housing, and incentives to build affordable housing.
- Increased transit opportunities.
- Protection of open space, inter-connecting large tracts of open space with trails.
- Small, neighborhood commercial centers designed to provide nearby convenience services and reducing the need to use automobiles.
- Policies that require new developments to pay their fair share of road improvements.
- Protecting downtown Truckee by recognizing it as the commercial heart of the Martis Valley area.
- County cooperation with the neighboring jurisdictions of Truckee and Nevada County on planning issues.

12-1

Further comments (Use back of paper if needed):

PLACER COUNTY
DATE RECEIVED

AUG 15 2002

PLANNING DEPARTMENT

SIGNED:  DATE: 8/12/02

DONNELL B. CARR  DATE: 8/12/02

Name (Please print clearly)  e-mail or phone

10762 Ponderosa Dr Box 3073

Address

TRUCKEE CA 96160

City State Zip

IMPORTANT—Mail before August 19

To: Placer County Planning Department, 11414 B Avenue, Auburn, CA 95603
 Or e-mail your comments to: planning@placer.ca.gov
 The Placer County Planning Department phone number is 530-889-7470.

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

LETTER 43: **DONNELL B. CARR, RESIDENT**

Response 43-1: The commentor supports County policies in the Martis Valley Community Plan. No further response is necessary.

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

cc: Fred Yeager
Bill Combs

Letter 44



Mail P.O. Box 8535
Truckee, CA 96162
Ship 10550 Olympic Blvd.
Truckee, CA 96161
Phone 530/587-8702
530/587-8789 fax

14 August 2002

Placer County Planning Commission
c/o Kathi Heckert, Clerk
11414 B Avenue
Auburn, CA 95603

**PLACER COUNTY
DATE
RECEIVED
AUG 16 2002
KH
PLANNING DEPARTMENT**

Re: Martis Valley Community Plan

Dear Planning Commissioners:

Anglers statewide are concerned that development in Martis Valley will irreparably harm — perhaps even kill — Martis Creek Reservoir's highly regarded sportfishery. Although Fred Yeager and Bill Combs of the Placer County Planning Department have done a fine job of addressing, in the most recent draft of the Martis Valley Community Plan, a number of the policy issues that have been raised by California's fly-fishing community, we are not confident that fish-friendly policies will be enough to save the lake as the area develops.

44-1

Why Martis Creek Reservoir is Important

Martis Creek Reservoir has the historical significance of being the first stillwater designated by the California Fish and Game Commission for Wild Trout management. By conferring such status more than two decades ago, the state recognized the lake's importance as a sportfishery, and has subsequently applied to it special regulations intended to enhance the angling experience. Only four lakes in California have been awarded the Wild Trout designation.

Martis Creek Reservoir's qualities as a recreational fishery have been featured in numerous magazines and books, and it is well-known to serious anglers across the state, attracting visits from hundreds, perhaps even thousands of fly fishers and spin-casters each year. Given the impoundment's central location within the Truckee/Tahoe region, it undoubtedly will become even more important among vacationers and residents as a recreational resource.

44-2

Problems with the Plan and DEIR

Ideally, the Martis Valley Community Plan would have focused explicitly on the concept of watershed, with protection of Martis Creek Reservoir as an overarching goal. This hasn't happened. Instead, the Plan seems intended primarily to justify the development of already-proposed projects. A major concern is that issues regarding sportfish and the lake's health were brought into the planning process on a late and relatively ad hoc basis, and that they have been given a low priority.

Moreover, the Draft Environmental Impact Report prepared for the Plan fails in its analysis of potential development-related impacts to the lake and its trout fishery. Among the deficiencies of the DEIR are the following:

- No baseline information regarding the current ecological health of Martis Creek Reservoir, or even of current water quality conditions in the lake and its tributary streams.
- No data regarding the status of the species of trout that reside in the lake and its tributaries.
- No attempt to quantify the effect that Plan-related development might have on the flow of nutrients into the lake. Indeed, the DEIR instead relies solely on opinion when it states mitigation measures will reduce to below-significant levels potential water quality impacts that derive from construction activities, from post-construction land use, from stormwater drainage, and from movement of groundwater through the upper aquifer.
- No attempt to examine the cumulative effect of Plan-related development on water quality and sportfish. In particular, the DEIR should discuss and quantify the impact of development at the Waddle Ranch site (which is very close to the lake) in conjunction with other proposed or probable projects that would be allowed under the Martis Valley Community Plan.

44-3

44-4

Letter to Placer Co. Planning Commission
14 August 2002
Page 2

We have noted many additional problems with the DEIR in our comments, which have been sent to the Planning Department. Suffice it to say, we are disappointed with the environmental document, and look forward to a final EIR that adequately addresses the concerns of sport anglers.

44-4
Cont'd

Jurisdictional Ambiguities

Although the Martis Valley Community Plan includes policies that articulate the County's intention to protect sportfish in Martis Creek Reservoir, their implementation may be hampered by the programs (or lack thereof) of other governmental agencies. Accordingly, the Plan or its Environmental Impact Report should specifically address the following issues:

* **The water quality standards currently used for the creek by the Lahontan Regional Water Quality Control Board may actually be harming the fishery rather than helping it.** These standards were developed to take into account treated effluent from the Tahoe-Truckee Sanitary Agency (TTSA) plant downstream from the reservoir, and as a result are less stringent than similar standards used for other tributaries to the Truckee. The implication for the county is this: BMPs and other impact mitigation measures, particularly golf course Chemical Application Management Plans, will be set to water quality standards that may well be inadequate with regard to the survival of trout.

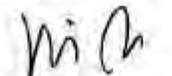
44-5

* **No one is adequately monitoring the health of Martis Lake and its sportfishery.** The TTSA, Army Corps of Engineers, and LRWQCB sample water from Martis Creek or the reservoir, yet no agency is tasked with the responsibility of (a) ensuring that such monitoring is adequate in geographic breadth, frequency, and the full inclusion of potentially harmful pollutants; (b) analyzing this data with regard to the health of the lake's sportfishery; (c) relating water quality to land use decisions; and (d) ensuring water quality and biological impacts are indeed mitigated to below significant levels. In essence, who is to be responsible for the health of Martis Creek Reservoir, its tributaries and its trout: Placer County? the California Department of Fish and Game? the LRWQCB? the Corps? an as-yet-to-be-formed special district? Without adequate water quality and biological monitoring, the County has no way of determining whether its policies, programs, and mitigation measures are truly protecting the lake.

Neither the Martis Valley Community Plan or its Draft Environmental Impact Report provide much assurance that Martis Creek Reservoir and its sportfish will indeed be protected while Martis Valley builds out. As we've stated before, the County needn't invent new planning techniques to ensure Martis Creek Reservoir suffers no harm. Policies and programs in place elsewhere in California, including in the Lake Tahoe basin, provide examples that can be modified to meet the specific needs of Martis Valley. The job that faces Placer County is more exciting than daunting. It's a job, though, that requires additional effort, additional thought. We hope that staff, the Planning Commission, and the Board of Supervisors, will rise to the challenge.

44-6

Cordially yours,
CALIFORNIA FLY FISHER MAGAZINE


Richard Anderson
Publisher and Editor

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

LETTER 44: RICHARD ANDERSON, CALIFORNIA FLY FISHER MAGAZINE

- Response 44-1:* The commentor's statements regarding the Martis Valley Community Plan is noted and will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of project consideration. The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 44-2:* Comment noted. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 44-3:* Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6 and 10-28.
- Response 44-4:* The commentor is referred to Master Response 3.4.3 (Water Quality), 3.4.4 (Water Supply Effects of the Project) and Response to Comment K-6 and 10-28. As described on Draft EIR pages 4.7-66 through -73, cumulative water quality impacts were considered.
- Response 44-5:* Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6.
- Response 44-6:* Comment noted. The commentor is referred to Master Response 3.4.3 (Water Quality) and Response to Comment K-6, K-39 and 10-28.

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

Letter 45

Lori Lawrence - Martis Valley Community Plan

Pe

From: "Yvonne Merrick" <tommm@earthlink.net>
To: <LJLawren@placer.ca.gov>
Date: 8/15/02 11:11AM
Subject: Martis Valley Community Plan

To: Lori Lawrence-----Please tell the Placer County Board of Supervisors the the Draft Environmental Impact Report need to be rewritten to adress a higher level of facts and disclosures for the Martis Valley Community Plan. The future of the entire valley is at stake. I am a homeowner at Northstar and the reason we purchased there was because of the fresh air and tranquility of the area. If this plan, as it exists, goes through the area will become another "cookie cutter" urban community, with all the pollution and traffic congestion it will bring with it. As a third generation Californian, I remember the beauty of the Truckee-Tahoe area and can already see how development has changed so much-----Please don't continue this pattern of distruction of all these wonderful natural resources! I realize development must occur in order to keep current, but it needs to be controlled. We need to preserve this beauty for future generations so that they may experience it first hand and not have to be limited to reading about how beautiful it was in history books. Thank you for considering my request.

45-1

Yvonne Merrick
3146 Aspen Grove, Northstar
Truckee, Ca. 96161

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

LETTER 45: YVONNE MERRICK, RESIDENT

Response 45-1: The commentor states that the Draft EIR must be prepared and recirculated prior to further consideration by the County of the project. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. Additionally, the commentor is referred to Master Response 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

Letter 46

Lori Lawrence - Martis valley plan

P:

From: lisa dearing <lightworksphoto@sbcglobal.net>
To: <LJLawren@placer.ca.gov>
Date: 8/15/02 9:19AM
Subject: Martis valley plan

Greetings,

I would like to voice my opposition to the current Martis Valley general plan. As a Truckee resident, it makes no sense to allow for such sweeping growth with so little regard for the natural environment. I live here to breath clean air, hike in natural landscapes unspoiled by million dollar trophy homes. Golf courses are NOT open space. Our community is being hijacked by developers with NO regards as to the quality of life and the community of people who live here. The plan has not throughly studied the effects of air and water quality, nor addressed the issue of shrinking wildlife habitat. Its time to control growth with a master plan that takes these things into account. What we dont need are more urban assault vehigals with American falgs plastered all over them increasing the pollution in the valley. Have you addressed public transporation? What wa dont need are more golf courses of which few locals can participate or would want to. The Lake is already headed to hell in a hand basket. Keep Lake Tahoe Blue? The valley is headed for the same demise in a few years. We may not live right on the Lake but its a beautiful place and should be protected from urban sprawl. Should we forget why we moved here? We dont want another South Lake Tahoe with shitty low paying jobs, pollution, traffic congestion, and noise. Please reconsider the objectives of the current proposed plan. We need smart stewardship and a plan that addresses our concerns as citizens who LIVE HERE! Thank you!
Lisa Dearing

46-1

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

LETTER 46: **LISA DEARING, RESIDENT**

Response 46-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. Regarding the consideration of golf courses as open space, The Placer County General Plan allows recreational uses in their Open Space Land Designation and does not differentiate between public and private. The Draft EIR adequately addresses product impacts associated with affordable housing, traffic, noise, air quality, water resources, and biological resources.

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

Letter 47

Lori Lawrence - Martis Valley Community Plan

Page

From: "Tyler Palmer" <palmerlyier@hotmail.com>
To: <bcombs@placer.ca.gov>
Date: 8/15/02 3:20PM
Subject: Martis Valley Community Plan

Dear Mr. Combs,

I would like to voice my concern about the Martis Valley Community Plan. I am strongly opposed to the idea of building 5 new resorts, 3 country club style golf courses and 6,800 to 10,000 new resort homes and condos.

47-1

Regards,

Tyler Palmer
1324 Willard St #105
San Francisco, CA 94117
415 378 9062

Join the world's largest e-mail service with MSN Hotmail.
<http://www.hotmail.com>

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

LETTER 47: TYLER PALMER, RESIDENT

Response 47-1: Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is opposed to the project but does not comment on the adequacy of the EIR; therefore, no further response is necessary.

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

Letter 48

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

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

cc. This copy to Fred Yeager, please.

August 15, 2002

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

Dear Lori,

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

MVCP

- NTCC believes that the formal comment process (via the Citizens Committee) failed to properly involve the citizens of Martis Valley, or of the North Tahoe portion of Placer County (east of the Sierra divide). 48-1
- NTCC believes that the proposed level of development in the Martis Valley is too high on social, economic and environmental grounds. 48-2
- NTCC believes that the maximum number of units (currently 9,220) needs to be more explicitly capped in this document, to be consistent with remarks made by Fred Yeager in recent public meetings. 48-3
- NTCC believes that Placer County needs to be more aggressive in preserving the east side of Martis Valley for future generations, and especially the 8,000 acres owned by Sierra Pacific Industries. 48-4

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

1. MVCP Citizens Committee and NTRAC.

Frankly, the pretence that this committee can in any way represent Martis Valley citizens' views, other than from two of the thirteen active seats and from public comment from the floor, is insupportable. Of the thirteen active seats, six are held by developers/large landowners, five are held by agencies, and only two by citizens in the true sense (the latter two being Lyane Larson and Jeanie Blount). Furthermore there is not a single member on the committee representing citizens from the largest town in the Placer County part of North Tahoe, namely Kings Beach, nor from the major town in the north Tahoe area, namely Truckee. It is morally and legally 48-5

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

insupportable for Placer County to claim that this committee has properly represented the views of residents and voters in the North Tahoe region and especially that part governed by Placer County.

Action: Placer County needs to set up a true citizens committee representing the residents and voters of this area (rather than the landowners and agencies). This committee should ideally have four residents from Martis Valley, three residents from Kings Beach/Tahoe Vista, and two residents from Truckee, to reflect the scale of impacts and jurisdiction. This new committee should be given three months to review and formally comment on the MVCP and DEIR.

48-5
Cont.

On August 8, 2002, the North Tahoe Regional Advisory Committee (NTRAC) met to discuss impacts on the north shore from the MVCP. Fred Yeager attended the entire meeting. As part of its agenda, NTRAC debated the impacts of the Plan and made several recommendations on the DEIR for Martis Valley. NTCC fully supports the official comments made by NTRAC and asks that they be included in their entirety in updating both the MVCP and the DEIR. Furthermore NTCC would like to see greater involvement from NTRAC in formally reviewing the MVCP on behalf of local residents in North Tahoe.

48-6

Action: Implement the NTRAC recommendations from August 8, 2002 in full. Request of NTRAC that they formally comment on the scale of proposed development within Martis Valley on behalf of the residents within their jurisdiction.

2. The maximum level of proposed development is too high

Every group with local membership in the North Tahoe region believes that the scale of the proposed development will have unacceptable impacts on the Tahoe Basin north shore and the North Tahoe region. All these groups wish to see a reduction in the number of housing units allowed and a reduction in the number of private play golf courses. These groups include the League to Save Lake Tahoe, the Sierra Club, the Tahoe Area Sierra Club, Sierra Watch, the Mountain Area Preservation Foundation, and NTCC. These groups are unanimous in expressing their concern, and I hope that Placer County will act on their concerns and reduce the scale of development proposed.

48-7

At every meeting that I have attended, resident after resident has raised valid concerns about the MVCP - most of which ultimately relate to the maximum allowable level of development of residential units, golf courses, and commercial units. Of all the meetings I have attended where the MVCP plan was discussed (CC, NTRAC, TRPA, etc.) I have heard hundreds of local people speak against the plan, and only two in favor (one of whom was SPT's Auburn-based representative, Gerry Kamilos). Local residents have the best working knowledge of what day-to-day conditions exist in North Tahoe and their comments need to be heeded. I know that Planning staff took copious notes at the meetings they attended, and I am interested in seeing the County's responses. Please can you provide me a complete list of all issues raised by the public (i.e. from the floor) at the Citizens Committee and NTRAC meetings where Martis Valley was on the agenda. Please can you also provide me with a complete list of the County's official response to each of the issues raised?

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

1.(a) Social objections.

At numerous public meetings, and particularly since the first draft of the MVCP was released in January, the residents and voters in Martis Valley and the broader North Tahoe region have consistently expressed concern about the high level of development proposed for this rural area, which is immediately adjacent to a federally recognized sensitive area (namely Lake Tahoe Basin). At a very well attended community meeting in the Best Western on May 14, 2002, attendees were asked to vote on the level of development that was appropriate, and the result was that they felt that a maximum of 1,000 to 1,500 new homes was appropriate in Martis Valley. Residents also expressed concern about the number of golf courses.

48-8

Action: Since Placer County Planning seeks to represent the voters of this region as well as the landowners in this region, I hope that Placer County will work to find ways of significantly reducing the maximum level of development in Martis Valley.

2(b) Economic objections.

Fred Yeager has made clear to the public on several occasions that he believes that growth in units in the Martis Valley will not exceed an average of 6% per year because the demand for the types of projects cannot exceed this level. According to Fred Yeager, this equates to a maximum number of units allowable in Martis Valley equal to 5,854 by 2021. Thus there is no economic reason for allowing a maximum number of units in excess of this level. Put another way, a maximum allowable number of 5,854 units would not impair the group of landowners from achieving the likely financial returns from developing their land in any way over the next 20 years. I find this to be a profound statement that needs to be recognized and embodied in the MVCP.

48-9

Action: Placer County needs to formally recognize that it is inconceivable that new development in Martis Valley will increase the number of units to more than a total of 5,854 units between now and 2021. Hence Placer County should engage all landowners planning developments of more than 250 units and work with them to reduce the maximum number of units in the MVCP to 5,854. This has the added benefit for developers/landowners of greater certainty of selling out on their entire new land/housing inventory.

2(c) Environmental objections

The MVCP will have unacceptably high significant negative impacts on the environment, water supply, and wildlife.

48-10

Large scale development will change the landscape in this area, and goes against the overall vision for the North Tahoe region which is to concentrate new development inside the urban boundaries of the Town of Truckee, and to leave the Martis Valley as a rural landscape. Many residents have identified as special that part of Martis Valley which is east of highway 267 and east of the airport (and the airport's existing commercial area). In this respect, residents identify this area for conservation with the same intensity that they feel about the Coldstream and Emigrant Valleys (SW of Truckee).

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

Action:	<p>Planning needs to designate the eastern part of Martis Valley as an area to be conserved and preserved in an undisturbed state. Planning then needs to work with public funding sources (National Forest, CA State Parks, Placer Legacy etc.), private funding sources (local land trusts, the Trust for Public Land, the Packard Foundation), and affected private landowners/developers (Martis Ranch, Waddle Ranch) to create a plan that can be implemented. This plan should aim to provide negotiated payments to the landowners. Allocation units associated with the developments (e.g., the 1,360 units for Martis Ranch, 758 for Waddle Ranch - per land use table in Appendix 4.4) should be retired completely, thus reducing the maximum allowable units in Martis Valley to 7,102 or less.</p>	48-10 Cont.
	<p>There are currently water supply problems in Glenshire (Truckee) which draws its water supply from aquifers that may interconnect to those of the Martis Valley. The water supply in Squaw Valley has been polluted by development there. Placer County needs to learn from these lessons and apply high standards and controls over the nature and use of water supply in the Martis Valley. The DEIR has failed to fully identify the nature and interconnectivity of aquifers in Martis Valley (more on this later), and thus the MVCP should take a much more conservative approach to water use, and hence a more conservative approach to the scale of development.</p>	48-11
	<p>NTCC is also very concerned about the number of proposed new golf courses, on both environmental and social grounds. Golf courses are known to be very high users of water and known for high use of fertilizers which ultimately pollute the ground water and aquifers.</p>	
	<p>There are already two golf courses in Martis Valley and over ten more within a reasonable driving distance. There is no compelling need for a new golf course, certainly not more than one, and arrangements could easily be made amongst land owners to share new golf facilities, or gain easy use of existing facilities. Given the increasing demands for water by residents of North Tahoe such as the north shore and Truckee, it seems prudent to restrict the use of water for non-household purposes.</p>	48-12
	<p>The impact of fertilizers is of great concern because of the change caused to the water supply and quality, both above and below ground. Placer County believes that it has acceptable practices for minimizing the impact of fertilizer use, but experience on the north shore of Lake Tahoe in Placer County clearly shows that such measures have not eliminated the negative effects of fertilizer run-off.</p>	
Action:	<p>Placer County should only permit a maximum of two new private play golf courses in Martis Valley. Planning should push hard for at least one of these to be a public golf course, thus of benefit to local residents. Placer County should bring developers proposing golf courses in Martis Valley together to agree how this will be implemented. Clearly all developers would gain an economic benefit from the overall reduced costs of golf course development. The positive benefits to water supply and water quality compared to the current plan are obvious.</p>	
	<p>Wildlife - whether protected species or large animals such as mountain lions, bears and coyotes - is a feature of life in North Tahoe. Placer County has underestimated the importance of these creatures to this region and the negative impacts on wildlife in and around Martis Valley. Large animals need large territories in order to feed, and need corridors between populations in order to prevent inbreeding. On the west shore of Lake Tahoe, Desolation Wilderness provides such a corridor to the rest of the Sierra. Similarly the forests in Martis Valley, and particularly those east</p>	48-13

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

of highway 267 in Martis Valley, provide a corridor connecting the north shore of Lake Tahoe to the rest of the Sierra north of Truckee. It is vital that these corridors be preserved.

The Bear League has expressed its concern about the impact of development on bears in this region, and Sierra Watch has prepared a comprehensive list of wildlife issues that need to be addressed in the MVCP and the DEIR. NTCC fully supports the positions of both these organizations with regards to wildlife impacts.

Action: Placer County needs to set aside the eastern portion of Martis Valley as a wildlife corridor. How this can be done has already been addressed in a previous recommended action item.

48-13
Cont.

3. Cap the maximum number of units at no more than 5,854 total

At the last Citizens Committee meeting, Fred Yeager said that the total number of units that can be built in Martis Valley under the current MVCP is 9,220. However there are confusing figures throughout the MVCP and the DEIR as to residential housing densities and allowable number of structures. NTCC would like an unequivocal and legally binding statement included in the first few pages of the MVCP and DEIR clearly stating the maximum number of units allowable, and that this figure represents a legal cap on what will be allowed. NTCC can accept that precise details of the distribution of these units can be reserved for Project Applications to the County and associated subsequent EIRs.

Action: Explicitly state the maximum allowable number of units in both the MVCP and the DEIR in clear and legally binding language.

48-14

It is worth repeating here that Fred Yeager has indicated that it is economically unlikely that growth in Martis Valley can exceed 6% a year between now and 2021, for a maximum allowable number of units of 5,854. NTCC strongly believes that it will better use of Placer County Planning resources, and better use of county taxpayers' money to negotiate the appropriate scale of development as part of the MVCP. This additional up-front effort will yield massive financial savings in subsequent EIR reviews for both the County and landowners, and remove uncertainty for landowners, North Tahoe residents, and Placer County taxpayers. NTCC believes that Planning should develop and evaluate a further Alternative in the DEIR looking at a maximum allowable number of 5,854 units in Martis Valley, incorporating some of the ideas included in this letter (such as conserving the east side of Martis Valley).

48-15

NTCC is convinced that the current DEIR is fatally flawed, is not in compliance with local Agency requirements, and cannot survive a legal challenge. Hence it will have to be redone. NTCC wishes to see this additional Alternative included in any revised DEIR, and would like to see this become the Proposed Plan.

Action: Placer County should lead a renegotiation with Martis Valley landowners to develop an Alternative that has a (capped) maximum allowable number of 5,854 units. Placer County should then re-release the DEIR with this Alternative included and fully evaluated. Placer County should push for a Proposed Plan that has a maximum number of 5,854 units and conserves the eastern portion of Martis Valley.

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

4. Preserve the eastern portion of Martis Valley, especially the SPI properties

NTCC firmly believes that the eastern portion of Martis Valley should be conserved and preserved using available market mechanisms (such as land exchange or sale). The reasons for this have already been covered in this letter, and hence I will not repeat them.

Action: Placer County needs to enter into negotiations to conserve the eastern portion of Martis Valley, and to retire and residential unit allocations associated with this part of Martis Valley.

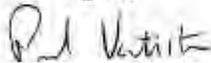
48-16

Sierra Pacific Industries (SPI) owns approximately 8,000 acres, representing nearly a third of the Martis Valley and covering areas important to wildlife adjacent to the very sensitive Tahoe Basin right up to the County line. To my knowledge, SPI did not purchase this land with the intention of developing it, as evidenced by their decision to maintain the Timberland Production Zoning (TPZ) at the time of purchase and over the many years since. SPI has received significant tax benefits from the TPZ election over the years and hence is in a very different situation from other landowners. Furthermore SPI failed to properly respond to initial queries about plans for the Martis Valley and should have been excluded from any residential development planning at the early stages of plan development.

Action: Placer County should deny SPI the right to develop residential units in Martis Valley, and retire the 1,360 units from the maximum allowable in the MVCP and EIR. Placer County should encourage SPI to establish fair value for the land and then exchange or sale it, so that the entire lands owned by SPI in Martis Valley can be conserved for the benefit of the public (and wildlife) forever.

Thank you for taking the time to review these comments and I look forward to your written response to all questions and proposed actions.

Kind regards,



Paul Vatisas
Executive Director, NTCC

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

LETTER 48: PAUL VATISTAS, NORTH TAHOE CONSERVATION COALITION

- Response 48-1:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 48-2:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 48-3:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 48-4:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 48-5:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. Since no comments regarding the adequacy of the Draft EIR were received, no further response is required.
- Response 48-6:* The commentor is referred to responses to Comment Letter O regarding comments from the North Tahoe Regional Advisory Committee.
- Response 48-7:* Comments received on the Draft EIR and Revised Draft EIR are responded to in this document.
- Response 48-8:* The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) regarding lower density alternatives considered in the Draft EIR and Revised Draft EIR.
- Response 48-9:* The Draft EIR evaluates the environmental effects associated with buildout of the Plan area under the land use map options associated with the proposed Martis Valley Community Plan. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) regarding lower density alternatives considered in the Draft EIR and Revised Draft EIR.
- Response 48-10:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors as part of consideration of the project. The alternatives analysis provided in the Draft EIR and Revised Draft EIR considers alternatives would restrict development east of SR 267.
- Response 48-11:* 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

Response 48-12: Water supply usage and water quality impacts of potential future golf courses were considered in the Draft EIR (Draft EIR pages 4.7-37 through -73). The commenter is referred to Master Response 3.4.3 (Water Quality) and 3.4.4 (Water Supply Effects of the Project).

Response 48-13 Comments received on the Draft EIR and Revised Draft EIR are responded to in this document. Section 4.9 (Biological Resources) of the Draft EIR provides an extensive analysis of potential impacts to biological resources in the Plan area and surrounding region, including consideration of wildlife movement.

Response 48-14 The commentor is referred to Master Response 3.4.2 (Assumptions Used for Development Conditions in the Plan Area).

Response 48-15 The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis) regarding lower density alternatives and land use modifications that restrict development east of SR 267 considered in the Draft EIR and Revised Draft EIR.

Response 48-16 The alternatives analysis provided in the Draft EIR and Revised Draft EIR considers alternatives would restrict development east of SR 267. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

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

Letter 49

PLACER COUNTY
DATE
RECEIVED

Date: Aug 12, 2002

AUG 15 2002

PLANNING DEPARTMENT

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

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

Dear Ms. Lawrence:

As a 27 year resident of the North Lake Tahoe and Truckee areas I'm appalled at the level of development that is currently being proposed by big money developers. I have attended a few meetings up here which have been very informative. I want to know where some numbers have come from. You are saying a 20% permanent residence rate. How did you arrive at that number?

49-1

Why are there no build out caps in the plan? Why is there not a 2nd or 3rd study for lower growth? It seems its this or nothing. Why are you trying to push this one plan and not offering us any options?

49-2

I am also concerned with airport noise. The noise I hear from my Sierra Meadows home at times is objectionable. I know the airport was here first as I have only lived here for 15 years. However in the past 2-3 years I have

49-3

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

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

noticed a large increase in air traffic.
Affordable housing is another issue.
I have heard how this was addressed
in Squaw Valley, they just paid into
a fund, which doesn't address the problem.
2.1 million dollars doesn't house many people
up here when the average 3-2 home goes
for over \$300,000. Who is going to provide
services for these people? And if they live
out of the area there is increased traffic
which also affects air quality. One of
the reasons people enjoy it up here is
the blue sky.

I don't believe enough alternatives have
been brought to the table. Between the
proposed level of growth and zero growth
there must be some happy medium.

There are many issues I haven't touched
on, impacts on the hospital district,
traffic on 267, the proposed addition of
4 more traffic signals. Come on, this
is supposed to be the mountains, not
Sacramento. Please don't rush a decision
that we will live with for future
generations.

Also since the DEIR is so long I
request you extend comments until
Aug 31, 2002

Sincerely yours
Alan Spinola
11290 Bishop Pine Rd
Truckee, Ca. 96161

Re: Draft Environmental Impact Report for the Proposed Martis Valley

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

LETTER 49: ALAN SPINOLA, RESIDENT

Response 49-1: The commentor is referred to Master Response 3.4.2 (Assumptions Use for Development Conditions in the Plan Area) regarding the 20 percent occupancy question.

Response 49-2: The commentor is referred to Master Responses 3.4.1 (Project Description Adequacy), 3.4.2 (Assumptions Use for Development Conditions in the Plan Area), and 3.4.5 (Adequacy of the Alternatives Analysis).

Response 49-3: The commentor is concerned with airport noise. The Truckee-Tahoe Airport is subject to airport noise standards that are used throughout California. The commentor is referred to pages 4.5-30 through 4.5-32 of Section 4.5 (Noise) of the Draft EIR for a discussion of airport noise impacts and mitigation measures 4.5.4a and b.

Response 49-4: The commentor is referred to Master Responses 3.4.8 (Affordable and Employee Housing Effects of the Project) and 3.4.10 (Adequacy of the Traffic Impact Analysis), as well as Sections 4.2 (Population/Housing/Employment), 4.4 (Transportation and Circulation) and 4.6 (Air Quality) of the Draft EIR for a discussion of affordable/employee housing, traffic and air quality impacts

Response 49-5: The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).

Response 49-6: The commentor mentions potential impacts on the hospital district as well as traffic impacts. The Tahoe Forest Hospital was contacted to determine potential impacts associated with implementation of the Martis Valley Community Plan. The hospital is planning and constructing expansions to the hospital that will meet existing and future demands, which includes the population increase associated with the Plan area. The hospital does not foresee any service issues associated with the Martis Valley Community Plan. Regarding the traffic impacts, the commentor is referred to Master Response 3.4.10 (Adequacy of the Traffic Impact Analysis) and Section 4.4 (Transportation and Circulation) of the Draft EIR.

Response 49-7: The commentor is referred to Master Response 3.4.9 (Adequacy of the Review Period).

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

Letter 50

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

8/17/02

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

Dear Ms. Lawrence:

Thank you for the opportunity to comment on this draft environmental impact report. First, I have three requests: 1) As the DEIR is a very complicated document, and it is very time intensive to review environmental impacts and correlate them to appropriate Placer county polices, goals, and mitigation measures, I request an extension of the public comment period, 2) By my examination thus far, it is evident that this DEIR neither follows the letter of nor the intent of the California Environmental Quality Act, and I therefore request that a revised DEIR that meets CEQA requirements be completed and recirculated for public review, 3) One of the glaring faults of the DEIR is that there was virtually no public input for this plan. There was no representation for the environmental community, the affordable housing community, TRPA, the Lake Tahoe Community, Nevada County, the Town of Truckee, diversification of the economy proponents, and sustainable economic experts. All of these citizens have a stake and a voice in the future of their community, and none were effectively represented. I therefore request that the present planning process be stopped and a new state of the art Smart Growth Citizens committee be formed that will do a true community visioning process that looks at all the interest of this diverse community.

50-1

50-2

50-3

"The Legislature enacted the California Environmental Quality Act in 1970" (GttCEQA, p.1). "CEQA applies to all " 'governmental agencies at all levels' " in California including " 'local agencies' " , " 'regional agencies' " , and " 'state agencies, boards, and commissions.' " *That includes the Placer County Board of Supervisors and Placer County Planning (sentence in italics added by DMK).* Unlike NEPA, CEQA has not been characterized as merely a " 'procedural' " statute. Rather, CEQA contains a " 'substantive mandate' " that public agencies refrain from approving projects with significant environmental effects if there are feasible alternatives or mitigation measures that can substantively lessen or avoid these effects. (GttCEQA, p.1-2)." The Martis Valley Community Plan neither seriously looked at financially viable alternatives nor does it attempt to solve any of the three major community problems: the housing/jobs imbalance created by exorbitant resort property values and real estate speculation, resort based wages and part time employment for much of the working community, and, securing and enhancing the economic and environmental health of the Lake Tahoe, Martis Valley, Truckee, Donner Summit ecosystem.

50-4

"In the nearly 30 years since the enactment of CEQA, the environmental review process has also become a means by which the public interacts with decision makers in developing policies affecting the environment. Thus, the California Supreme Court has stated that the CEQA process " 'protects not only the environment but also informed self government.' " (*Citizens of Goleta Valley v Board of Supervisors* 1990... GttCEQA p. 3). I maintain that a majority of the citizens of this community have not been listened to, and if fact, have been completely disenfranchised by the present developer driven political process.

50-5

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

<p>Lets take a look at what the present virtually 100 percent second, third, or fourth home golf course sprawl planning processes in the town of Truckee and the Martis Valley Plan update have brought about. The Old Greenwood petition drive signed by thousands of Truckee citizens, the formation of Sierra Watch by hundreds of interested local Placer County citizens, the Mountain Area Preservation Foundation's members filing a planning based lawsuit against Old Greenwood, and the formation of the Tahoe Group of the Sierra Club (18,000 + citizens strong in the Mother Lode Chapter), many Placer County, Truckee, and Nevada County residents, all who have been attempting to petition their government planners and let their desire for a "state of the art smart growth community plan" be know and implemented. Golf course sprawl is not what we have asked for, and it is not what a rural community with over 100 years of history deserves.</p>	50-6
<p>It is well know that Northstar, Labontan, East West Partners, and the development community made campaign contributions to Placer County Supervisor Rex Bloomfield and Supervisors in other Placer districts. The Placer Supervisors, in conjunction with their campaign contributors, then largely determined the direction of the proposed plan without the average local citizen being involved. Please do a detailed study of campaign contributions made by landowners in the Martis Valley area and campaign contributions made by businesses in the Lake Tahoe/Truckee area and analyze how they will benefit by the implementation of the proposed Martis Valley Plan. Compare and contrast this with a Smart Growth Plan (detailed later in this letter).</p>	50-7
<p>This present plan is also a classic example of the fiscalization of land use. It has been well documented in the planning literature that since proposition 13 local government has had to fund ongoing operations by taxes generated from new development. Placer County reaps the tax rewards of multi-million dollar vacation homes and golf courses worth tens of millions, while having to return very little of that tax revenue to the area that generates the money.</p>	50-8
<p>Please provide a detailed analysis of the present and future fiscal health of Placer County. Please detail the amount of tax revenue generated by the proposed plan, and then determine what revenue will stay in the Truckee/Lake Tahoe area and that that will go towards the general maintenance of Placer County. Please do a detailed study of the need for local worker housing. Then, devise an alternate Smart Growth plan that houses at least 90 percent plus of the workers of this area in fee simple full ownership housing. This housing should have deed restrictions limiting appreciation and future sale prices must be tied to the income of the people of this resort community. This type of community housing allows for investments that appreciate and provide tax benefits. Tax benefits make housing more affordable, appreciation helps with retirement and/or college education costs, and pride of ownership makes communities stronger.</p>	50-9
<p>The main characteristics of a Smart Growth Alternative Plan will follow, but we must first realistically determine with the best accuracy possible a sustainable carrying capacity for the Lake Tahoe, Martis Valley, Truckee, to Donner Summit ecosystem. We can start with this DEIR and work with available planning policies that would reduce the nineteen significant and unavoidable impacts listed (Executive Summary Table 2.0-1 p. 2.0-4) to less than significant. Some, in the context of change from standard sprawl development, could even be changed to beneficial. For instance, a Smart Growth Alternative Plan would reduce to the maximum amount possible these significant and unavoidable impacts of the proposed plan: Loss of Forest and Timberland (4.1.3 p. 2.0-5, 4.1.6 p. 2.0-7), Potential to Exceed Standard Levels of Service (4.4.1 p. 2.0-15), Cumulative Impacts to Area Intersections and Roadways, and Regional Highway Facilities (4.4.7 p. 2.0-20, 4.4.8 p. 2.0-22), Transportation Noise Impacts (4.5.2 p. 2.0-26), Regional Ozone Precursor and PM 10 Emissions, asthma and heart attack inducing air pollutants (4.6.3 p. 2.0-32, 4.6.4 p. 2.0-32), Loss of Special Status Species and their Habitat (4.9.12 p. 2.0-</p>	50-10

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

75), Alteration of Public and Private Views(4.12.2 p. 2.0-107), Increase in Nighttime Lighting (4.12.4 p. 2.0-109), and Cumulative Visual Impacts (4.12.5 p. 2.0-112).

50-10
Cont'd

Many of these significant and unavoidable impacts in the proposed plan are what the majority of this community object to. The majority moved here to live in harmony with a wild and beautiful high alpine desert ecosystem. The proposed plans significant and unavoidable impacts turn this rural community into an urban community with all the problems of traffic, air pollution, water pollution, and no wildlife because of irreversible loss of habitat. A Smart Growth Plan would allow a rural community to stay a rural community and have continued growth and economic development.

50-11

The Smart Growth Plan this Community needs would have these main characteristics:

- 1) The number one human need for this resort community is fee simple full ownership housing for 90% or more of the workers of the community. When the workers of a community can no longer live in their community there is **no** chance for sustainable economic development. Transporting workers long distances by car or bus is a resource intensive activity that pollutes our air and water, increases the rates of obesity and associated health problems (Centers for Disease Control study), steals quality time from families, causes increased incidents of road rage due to stress, fragments habitat critical to indigenous plant and wildlife species, and disenfranchises a whole segment of our society based on income.
- 2) This is not a no growth plan. The study will determine the final amount of homes needed for a sustainable economy. A fair first estimate would probably be 2,000 +/- 50 percent.
- 3) This present economy is too dependent on tourism. Rodger Lessman (East West Partners) was quoted as saying that 85% of our economy is dependant on tourism. We need a plan that diversifies our economy. No economy should be totally dependant on a segment of business that is as unstable as tourism. Tourism is dependant on the weather, on people having large amounts of disposable income, on cheap fossil fuels, and is very vulnerable to consumer sentiment and the war on terrorism. We presently can have a quality of life in this community that could attract business that is not as susceptible to fast swings in the weather and national economy as tourism is. We should have a plan that helps to diversify our economy.
- 4) Our present economy and community are built on a high alpine desert environment. High alpine desert communities are especially sensitive environmentally. Plant and wildlife communities must survive with little water, a very short summer season, and high winds, snow, and extreme cold in the winter. This economy and environment are intrically related and if the environment suffers, the economy will surely suffer. It is well documented in the EIR that habitat fragmentation (impact 4.9.12 2.0 executive summary p. 2.0-75) caused by golf course sprawl development is severely detrimental to special status species. A Smart Growth Community plan would protect to the best extent possible all plant and animal species that live in this fragile high alpine desert environment. The communities Smart Growth plan would cluster development in such a manner that wildlife habitat is linked and maximized, and infrastructure, impervious surfaces, and cost of development is minimized. To sustain and build the economic health of this community we must maintain and enhance the environmental health of this community.
- 5) To bring about this plan we will need money. In addition to the present developer funded 1% affordable housing fee, I would suggest a combination of the following. The tax revenue generated in this area must stay in this area. Please study the amount of tax revenue that flows to the Placer general fund, and then move those funds to an affordable housing fund. In addition, we could use a transfer tax on homes and commercial properties that sell for over 1 million dollars. A suggested starting point would be 1%, which translates to an increase in the affordable housing fund of 10,000 for each million dollars of transferred property. This needs to

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be a jointly planned process between the Town of Truckee, Placer County, Lake Tahoe, and Nevada County. As build out, these tax measures can revert back to standard Placer County policies.

- 6) This money would be used to set up a market based Transfer of Development Credit program for local clustered worker housing to be transferred to our urban core, the Town of Truckee. The final number will be based upon the needs study which would be completed by Placer County. In addition, one area in the Martis Valley, easily accessible to Northstar, would also receive credits for clustered housing. This same area will also receive credits for luxury vacation housing. A new compact and economically inclusive community can be formed in the least sensitive area of the Martis Valley that also allows for easy public transportation to Northstar, Lake Tahoe, the Town of Truckee, and Donner Summit.
- 7) Existing large parcels in the Martis Valley would be marketed as large estates with clustering. Maximum density of one unit per 150 acres is suggested as a starting point. As an example, a 600-acre parcel would be allowed 4 estate homes to be clustered on 1 acre of the property. The economic value of the land would be further enhanced with the Transfer of Development Credit program. Also, the remaining 599 acres of open space would also be eligible for conservation easements. The Placer Legacy program could help with the funding of these easements.
- 8) No more golf courses. Golf is an incompatible use in a high alpine desert environment. Golf courses destroy habitat, use harmful pesticides, rodenticides, fungicides, and fertilizers that are harmful to this fragile ecosystem. Golf courses produce unnatural food supplies for some herbivores such as deer. The population then explodes past the sustainable level and can cause conflicts with traffic. Deer migrate to lower elevations during the winters and if that ecosystem does not have artificial sources of food, the population will unnecessary suffer from starvation and disease. Predators, such as the mountain lion, are becoming more and more common, and their levels of population could become larger than what is normally sustainable and conflicts could arise between humans and mountain lions. Golf course damage in a high alpine desert is so pervasive and far reaching that it cannot be mitigated.

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The California Environmental Quality Act is about citizen involvement in local planning, environmental protection, and social justice. The proposed Martis Valley Community Plan Update neither lives up to the spirit of CEQA or the letter of the law. There were never any "real" alternatives that were researched, discussed, and presented to the community in a fair and equitable manner by Placer County Planning. This, no doubt, was because of the original instructions of the Board of Supervisors to Placer County Planning and the Citizens Committee which was basically, let the major landowners devise a plan that fills the Counties' coffers with tax revenue. Well, we the people elect the Board of Supervisors. We the people have hired Placer County planning to listen to our needs and our desires for our community. Placer County planning should be here running an inclusive visioning process instead of telling the people what the Board of Supervisors told them to do.

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Our government is us. We must make our voices loud and clear, and continue to petition our government until that government provides a just and fair economy and community.

Sincerely,

David M. Kean
Conservation Coordinator, Tahoe Group of the Sierra Club
davidmkean@yahoo.com

Note: GrtCEQA is the Guide to the California Environmental Quality Act, 1999, Tenth Edition

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

LETTER 50: DAVID M. KEAN, TAHOE GROUP OF THE SIERRA CLUB

- Response 50-1:* The commentor is referred to Response to Comment 216-1.
- Response 50-2:* The commentor is referred to Response to Comment 216-1.
- Response 50-3:* The commentor is referred to Response to Comment 216-1.
- Response 50-4:* The commentor is referred to Master Responses 3.4.5 (Adequacy of the Alternatives Analysis), 3.4.6 (Consideration of Impacts to the Tahoe Basin), 3.4.7 (Adequacy of the Cumulative Setting and Impact Analysis in the Draft EIR), and 3.4.8 (Affordable and Employee Housing Effects of the Project).
- Response 50-5:* Comment noted. This comment is not related to the EIR; therefore, it will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 50-6:* Comment noted. This comment is not related to the EIR; therefore, it will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 50-7:* Comment noted. This comment is not related to the EIR; therefore, it will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 50-8:* Comment noted. This comment is not related to the EIR; therefore, it will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration.
- Response 50-9:* Comment noted. This comment is not related to the EIR; therefore, it will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is also referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 50-10:* Comment noted. The commentor is referred to Master Response 3.4.5 (Adequacy of the Alternatives Analysis).
- Response 50-11:* The commentor is referred to Response to Comment 50-10.
- Response 50-12:* Comment noted. This comment will be forwarded to the Placer County Planning Commission and Board of Supervisors for consideration. The commentor is referred to Response to Comment 50-10.
- Response 50-13:* The commentor states that the proposed Martis Valley Community Plan Update doesn't live up to the spirit of CEQA. The County considers the Draft EIR and Revised Draft EIR adequate for consideration of the project and consistent with the requirements of CEQA. The commentor also states that no real alternatives were researched, discussed or presented. The commentor is referred to Response to Comment 50-10.