



Martis Valley West Parcel Specific Plan

7. ENVIRONMENTAL RESOURCES MANAGEMENT

7.1 Environmental Resources Concept

The Specific Plan recognizes and celebrates the spectacular natural setting of the East and West Parcels by preserving extensive lands as forested open space, protecting natural resources and designing project development to address environmental constraints. The East Parcel in particular possesses valuable natural resources, including coniferous forest ecosystems interspersed with meadow and riparian habitat, scenic views, and important plant and wildlife habitat. A cornerstone of the MVWPSP is conservation of the 6,376-acre East Parcel through an easement or acquisition by a land trust (see Chapter 3 for more details), resulting in 50,000 acres of preserved open space east of SR 267 of which 24,000 acres are in the Tahoe Basin.

As discussed in detail below, new development will be sited to the extent feasible to avoid important natural and cultural resources. Measures will be taken to protect preserved resources from disturbance and/or degradation. There are minimal natural hazards within the plan area, and infrastructure and buildings will be designed to minimize risks from these hazards.

Chapters 5 and 6 also contain policies affecting natural resources, specifically water conservation and quality in Chapter 5 and open space in Chapter 6.

The MVCP contains goals and policies for the protection of natural and cultural resources within the Valley. Specifically, the MVCP calls for identification and protection of important cultural resources; protection and enhancement of the natural quality of creeks and groundwater; and preservation and protection of biological resources, including valuable vegetation resources, wetland communities, riparian areas, and plant and wildlife habitats. The MVCP also includes measures intended to improve air quality, and to protect residents from the harmful and annoying effects of excessive noise and exposure to geologic hazards. This chapter of the MVWPSP addresses all of these issues as they pertain to the plan area.

7.2 Environmental Resource Goals & Policies

Goal ER-1: Preserve and enhance important natural and cultural resources within and near the plan area through conservation, enhancement, and, where removal or degradation of such resources cannot be avoided, mitigation.

Goal ER-2: Minimize exposure to naturally-occurring risks, such as avalanches and wildfires.

Goal ER-3: Develop an aesthetically pleasing community with high-quality design and materials that are reflective of the natural environment and views from surrounding areas and adjacent land uses.

Goal ER-4: Reduce reliance on non-renewable energy and the emission of air pollutants and greenhouse gasses.

Goal ER-5: Strive to meet and/or exceed the standards set for energy efficiency and reduction of greenhouse gasses by programs like LEED certification.

7.3 Forest Resources and Timberland Production Zone

Overview & Concept

Both the West and East Parcels are made up of forested lands and have been used for timber harvest in the past. The West Parcel is currently zoned Timberland Production Zone (TPZ). The approximate 670-acre developable portion of the East Parcel was designated TPZ until December 2013, when the TPZ expired on the 670 acres, and the East Parcel's residential and commercial zoning was activated.

Under the Specific Plan, 662 acres of the West Parcel proposed for development would be withdrawn from the TPZ. The remaining 390 acres of the West Parcel would remain in TPZ. At the same time, the approximate 670-acres of the East Parcel currently designated for development would be rezoned TPZ, resulting in a total of over 6,900 acres designated Forest and TPZ within the East and West Parcels. These parcels would, at a minimum, be managed for forest health and reduction of fire risk. Timber harvesting could also continue.

Rezoning of the 662-acre portion of the West Parcel will require a Timber Conversion Plan (TCP), subject to approval by the State Board of Forestry. Tree removal will be subject to Timber Harvest Plans (THPs) also approved by the Board of Forestry. THPs must include provisions for protection of water quality and biological habitats from harm during tree removal. A

master THP may be prepared for the entire 662 developable acres of the West Parcel.

Forest Policies

Goals ER-1, ER-2 and ER-3 (see Section 7.2) apply to forest resources as well as other natural resources within the plan area. The following policies are specific to forest resources.

Policy ER-F1: Upon approval of the TPZ withdrawal for the 662 acres of the West Parcel proposed for development, the 670-acre portion of the East Parcel shall be re-designated Forest and TPZ.

Policy ER-F2: The owners of parcels designated Forest shall be responsible for managing those parcels to protect forest health, maintain water quality and reduce the risk of wildfire.

Policy ER-F3: Each project that removes commercial-grade trees shall be responsible for preparation of a Timber Harvest Plan or THP exemption, if applicable, and/or compliance with a master THP, if one is in force.

Policy ER-F4: The Northstar Fire Department shall be consulted regarding appropriate fire prevention measures during project design.

Policy ER-F5: Each property owner shall maintain defensible space as defined by the Northstar Fire Department, and abide by the NFD codes and ordinances.

7.4 Biological Resources

A Biological Resource Report was prepared for the Specific Plan (Ascent, December 2013) to identify habitat types within the plan area and the potential for special-status species and wetlands to occur there. No special-status species protocol surveys had been completed at the time that the Specific Plan was prepared.

The West and East Parcels are composed primarily of coniferous forest habitats (see Figures 7-1 and 7-2). The dominant habitats on both parcels are Sierra mixed conifer, red fir forest, and white fir forest. The East Parcel also contains a substantial area of Jeffrey pine forest. Other habitat types within both the West and East Parcels include white fir/red fir forest, freshwater forested/shrub wetland, freshwater emergent wetland, montane riparian, wet meadow and mule's ear meadow. The East Parcel also includes subalpine conifer forest, lodgepole pine forest, sagebrush scrub, montane chaparral, low sage scrub, dry meadow and rock outcrop/barren.

Wetland Resources

Overview & Concept

A wetland delineation (Ascent, April 2015) was prepared for both the West and East Parcels. Approximately 10.7 acres of potential wetlands (freshwater forested/shrub



The MVWPSP will preserve and enhance natural and cultural resources within and near the Plan Area.

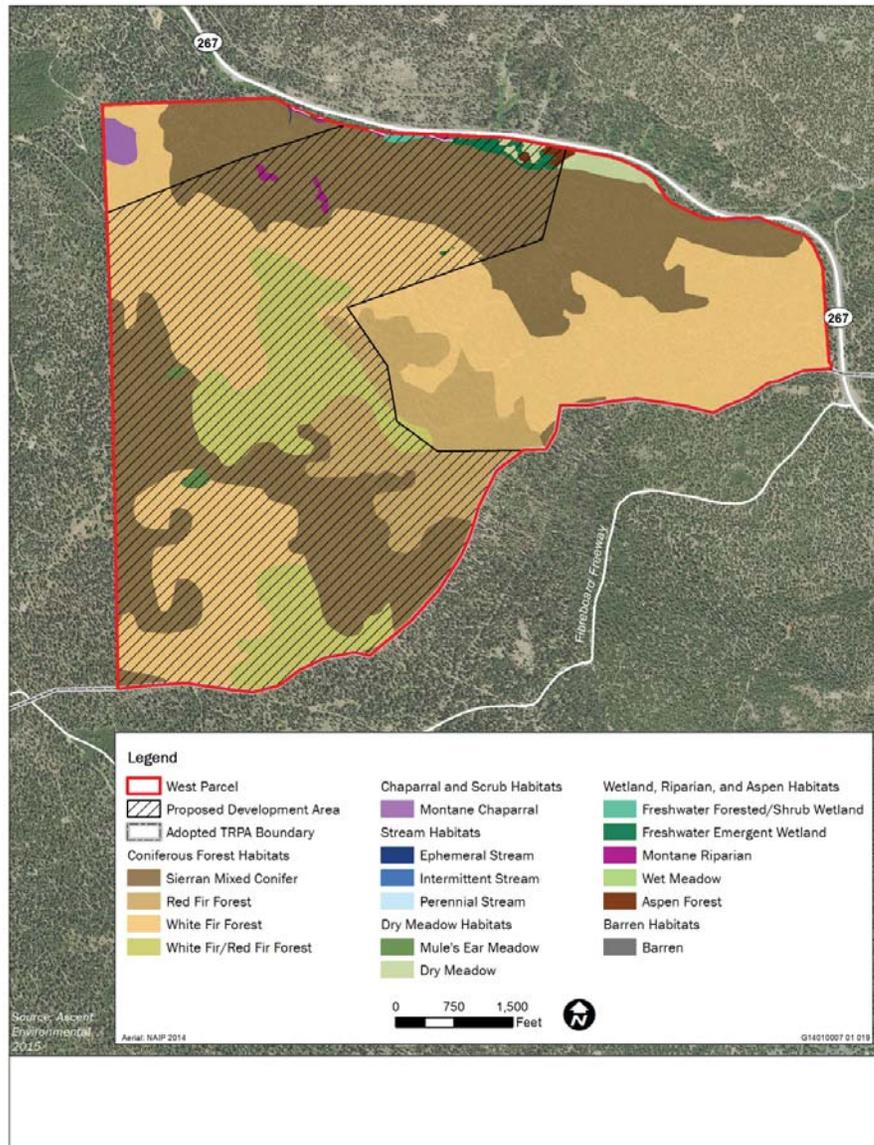


Figure 7-1 West Parcel Biological Habitats
Source: Ascent Environmental

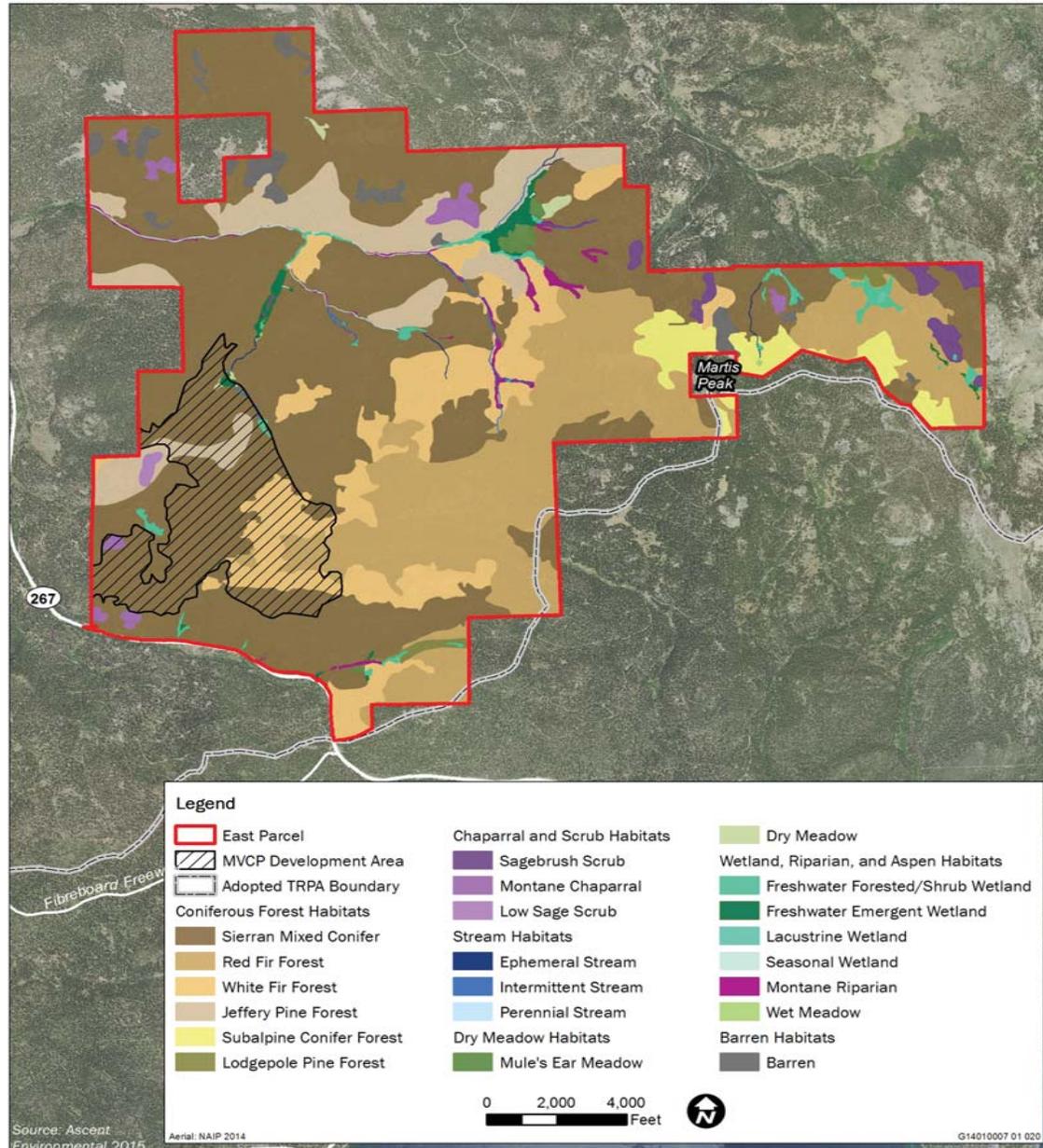


Figure 7-2 East Parcel Biological Habitats
Source: Ascent Environmental



The MVWPSP will manage and protect forest health, maintaining water quality and defensible space.

wetland and freshwater emergent wetland) were identified on the West Parcel and approximately 156 acres on the East Parcel. In addition, approximately 6.2 acres of potential montane riparian and 1.8 acres of potential wet meadow were identified on the West Parcel and 81.2 acres of potential montane riparian and 6.1 acres of potential wet meadow were identified on the East Parcel. If and when any of these areas are proposed for development, including installation of new trails or other recreational amenities, wetland delineations will be prepared to accurately identify the size, category and location of existing wetlands. To the extent feasible, wetlands will be avoided. Any fill of jurisdictional wetlands would be subject to permitting by the US Army Corps of Engineers, the California Department of Fish and Wildlife and/or the Regional Water Quality Control Board (Lahontan Region).

Wetland Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to wetland resources as well as other natural resources within the plan area. The following policies are specific to wetland resources.

Policy ER-W1: To the extent feasible, development footprints, including roads, paths and utilities shall avoid jurisdictional wetlands. When jurisdictional wetlands cannot be avoided, a mitigation plan to achieve no net loss of wetlands shall be developed and approved by the US Army Corps of Engineers before site disturbance.

Policy ER-W2: In general, the following non-development buffers shall be provided:

- 100 feet from the centerline of perennial streams including Middle Martis Creek,
- 50 feet from the centerline of intermittent streams,
- Wetlands as defined by the Army Corps of Engineers,
- 50 feet from the edge of preserved riparian areas, wetlands and special-status species habitat preservation areas, and
- Within the 100-year floodplain of Middle Martis Creek.

Where the above buffers are not feasible, other measures shall be taken to protect streams and preserved areas, including but not limited to fencing, retaining walls, and BMPs and/or a combination of such measures.

Policy ER-W3: Natural watercourses shall be integrated into development and trail systems so that they are accessible to MVWPSP residents and visitors, and provide a positive visual element.

Policy ER-W4: BMPs, Low Impact Development (LID) and other measures shall be employed to ensure that water quality is not degraded in local drainages or preserved wetlands.

Policy ER-W5: All stream influence areas including floodplains and riparian vege-

Table 7-1 Special-Status Species with Moderate or High Potential to Occur				
Common Name/(Scientific Name)	Regulatory Status	Habitat	West Parcel	East Parcel
Wildlife				
Waterfowl species	TRPA	Nest and roost in and around wetlands and waters	--	High
Northern goshawk (<i>Accipiter gentilis</i>)	TRPA, FSS, C-SSC	Nesting: mature conifer forests Foraging: forests	High	Present
Northern Harrier (<i>Circus cyaneus</i>)	C-SSC	Meadow, wetland and scrub	Mod	High
Bald eagle (<i>Haliaeetus leucocephalus</i>)	TRPA, BGEPA, FSS, C-SE, C-FP	Lake margins, river courses	Mod	Mod
Osprey (<i>Pandion haliaetus</i>)	TRPA	Water bodies, forest uplands	Mod	Mod
California spotted owl (<i>Strix occidentalis occidentalis</i>)	FSS, C-SSC	Mixed conifer, red fir and montane forests.	Present	Present
Long-eared owl (<i>Asio otus</i>)	C-SSC	Forest	Mod	Mod
Black-backed woodpecker (<i>Picoides arcticus</i>)	C-C	Conifer forest	Mod	Mod
Olive-sided flycatcher (<i>Contopus cooperi</i>)	C-SSC	Conifer forest	Present	Present
Yellow warbler (<i>Dendroica petechia</i>)	C-SSC	Montane riparian	Present	Present
Pallid bat (<i>Antrozous pallidus</i>)	FSS, C-SSC, WBWG-H	Conifer forest	Mod	Mod
Sierra Nevada mountain beaver (<i>Aplodontia rufa californica</i>)	C-SSC	Riparian	Mod	Mod
Pale Townsend's big-eared bat (<i>Corynorhinus townsendii pallescens</i>)	FSS, C-SSC, WBWG-H	Conifer forest	Mod	Mod
Western red bat (<i>Lasiurus blossevillii</i>)	C-SSC, WBWG-H	Riparian	Mod	Mod
Sierra Nevada snowshoe hare (<i>Lepus americanus tahoensis</i>)	C-SSC	Boreal zones	High	High
American marten (<i>Martes caurina</i>)	FSS	Conifer forest	High	High
Mule deer (<i>Odocoileus hemionus</i>)	TRPA	Various	Present	Present

Table 7-1

Table 7-1 Special-Status Species with Moderate or High Potential to Occur				
Common Name/(Scientific Name)	Regulatory Status	Habitat	West Parcel	East Parcel
Plants				
Washoe tall rockcress (<i>Arabis rectissima</i> var. <i>simulans</i>)	NNHP-AR	Jeffrey pine-fir forest	Mod	High
Galena Creek rockcress (<i>Arabis rigidissima</i> var. <i>demota</i>)	TRPA, FSS, CRPR-1B	Conifer and/or aspen stands	Mod	High
Threetip sagebrush (<i>Artemisia tripartita</i> ssp. <i>Tripartita</i>)	CRPR-2	Upper Montane coniferous forest	Mod	High
Common moonwort (<i>Botrychium lunaria</i>)	FSS, CRPR-2	Riparian and wet meadows	--	Mod
Mingan moonwort (<i>Botrychium minganense</i>)	FSS, CRPR-2	Riparian and wet meadows	--	High
Western goblin (<i>Botrychium monanum</i>)	FSS, CRPR-2	Riparian and wet meadows	--	Mod
Davy's sedge (<i>Carex davyi</i>)	CRPR-w	Subalpine and upper montane coniferous forests	Mod	Present
Subalpine fireweed (<i>Epilobium howellii</i>)	CRPR 4	Wet meadows and mossy seeps in subalpine coniferous forest	--	Mod
Torrey (Donner Pass) buckwheat (<i>Eriogonum umbellatum</i> var. <i>torreyanum</i>)	FSS, CRPR-1B	Erosive, shallow, rocky volcanic soils	--	Mod
Plumas ivesia (<i>Ivesia sericoleuca</i>)	FSS, CRPR-1B	Vernally wet portions of meadows and alkali flats, vernal pools within sagebrush scrub or lower montane coniferous forests	Mod	High
Alder buckthorn (<i>Rhamnus alnifolia</i>)	CRPR-2	Meadows, seeps and riparian scrub in lower and upper montane coniferous forests	--	Mod
<p>Notes: See Table 2, Biological Resource Report for full definition of suitable habitat. Mod=Moderate Regulatory status abbreviations: TRPA: Tahoe Regional Planning Area sensitive/special interest (threshold) species. FSS: Forest Service Sensitive BGEPA: Bald and Golden Eagle Protection Act California Department of Fish and Wildlife: C-SE=Endangered; C-FP=Fully Protected; C-C=Candidate for listing; C-SSC=Species of special concern CRPR: California Rare Plant Rank: 1B=Considered rare or endangered in CA and elsewhere; 2=Considered rare or endangered in CA, but more common elsewhere; 4=Limited distribution in CA—a watch list NNHP AR: Nevada Natural Heritage Program At Risk WBWG-H: Designated as High Priority by the Western Bat Working Group</p> <p>Source: Ascent Environmental, <i>Martis Valley West Parcel Project Baseline Biological Resources Report</i>, December 2013, Tables 2 and 3.</p>				

Table 7-1 continued

tation shall be retained in their natural condition, while allowing for limited stream crossings for roads, trails and utilities.

Plants and Wildlife

Overview & Concept

The biological communities in the plan area provide habitat for several special-status species. As shown in Table 7-1, the West Parcel contains habitat that could support 16 special-status wildlife species and 5 special-status plant species. The East Parcel could support 16 special-status wildlife species plus waterfowl in general, and 11 special-status plant species. The Specific Plan would protect the habitat for these species by designating the entire East Parcel and a portion of the West Parcel as Forest, which would preclude extensive development. The retention and the sheer expanse of the East Parcel as undeveloped land will promote and maintain biodiversity, wildlife movement and nurseries, and sustain the natural ecosystem.

Before any development could occur in habitats that could support special-status species, protocol surveys for those species must be conducted. In the case of nesting birds, which can move from one year to the next, pre-construction surveys are required immediately preceding each construction season. If any special-status species occur within a proposed development area, the habitat will be avoided and/or the special-status plants or animals will be relocated according to the applicable State and/or federal protocols.

Martis Valley functions as a migratory corridor and fawning habitat for a subunit of the Loyalton-Truckee mule deer herd, which travel to and from the Lake Tahoe Basin along Martis Creek and West Martis Creek. The MVWPSP area is located at the southern extent of the herd's range, and is not positioned between known fawning areas or between winter habitat and known fawning areas. Suitable fawning areas are contained within the East Parcel, but not the West Parcel. The deer have been observed near the plan area; however, SR 267 is a significant deterrent. The exact migration routes have not been definitively established. If studies show that this deer herd migration corridor travels through parts of the West Parcel, new development will be located and designed to minimize effects on the migrating deer.

Plant & Wildlife Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to plants and wildlife as well as other natural resources within the plan area. The following policies are

specific to plants and wildlife.

Policy ER-PW1: Protocol surveys for special-status species shall be conducted prior to any disturbance of habitat areas identified in the Biological Resources Report and prior to removal of any tree during the active nesting season (February – September).

Policy ER-PW2: If special-status species are identified during pre-construction surveys, appropriate buffers and other protective measures shall be developed in consultation with the US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), CalFire, and/or Placer County, as appropriate.

Policy ER-PW3: Protocol-level surveys for protected birds species shall be conducted prior to construction activities during the active nesting season (February through September). Construction and other activities shall be avoided in the vicinity of active nests and nursery sites, unless it can be determined, in consultation with the appropriate agency (USFWS, CDFW, CalFire, and/or Placer County), that the activities would not disrupt the nesting species.

Policy ER-PW4: If special-status plant species are present in an area proposed for development, the plants shall be avoided if feasible. If avoidance is not feasible, the plants shall be relocated and/or preserved as directed by the appropriate resource agency (USFWS for federally-listed species, CDFW for State-listed species, and CalFire for species of concern to the Forestry Service).

Policy ER-PW5: Invasive plant species shall not be used in public or private landscaping.

Policy ER-PW6: During infrastructure and subdivision design, project applicants shall work with a qualified biologist to determine whether the subject property could be part of the migratory corridor of the Loyalton-Truckee deer herd. If a property does contain a portion of the migratory corridor, new buildings shall be located outside of the corridor, and CDFW shall be consulted and steps will be taken to minimize impacts on migrating deer.

Policy ER-PW7: Primary drainage corridors shall be designated as open space and provide appropriate buffers to protect the drainages as wildlife corridors.

7.5 Cultural Resources

Overview and Concept

The MVWPSP area lies within the Martis Valley, which is within the middle of historic Washoe territory. Prehistoric sites and artifacts have been found within the Martis Valley. According to the Martis Valley Community Plan, "The ethnographic record suggests that during the mild season, small groups traveled through high mountain valleys collecting edible and medicinal roots, seeds and marsh plants. In the higher elevations, men hunted large animals and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. The Washoe have a tradition of making long treks across Sierra passes for the purposes of hunting, trading and gathering acorns. These trek routes, patterned after game trails, were often the precursors of historic and modern road systems."

European descendants arrived in Martis Valley in 1840. As with much of northern California, gold mining was the primary interest of people moving into the Martis Valley and vicinity. As the gold rush ebbed, lumbering became a predominate industry in the Sierra. Martis Valley was a major lumber center by the 1860s, with a number of mills located throughout the valley. Lumber continues to be an important resource to this day.

The Washoe would have traveled through the West and East Parcels, possibly hunting, trapping and/or gathering plants in the area, and several prehistoric features have been identified on and near the plan area. Some mining may have been done onsite, but there are no remaining artifacts. The MVWPSP area has been logged historically through the present day, as evidenced by logging roads and remnants of logging chutes.

Known Cultural Resources

A Heritage Resource Preliminary Field Inventory Report was prepared for the MVWPSP. As part of that report, a field survey was conducted of the 662 acres proposed for development within the West Parcel and the 670 acres formerly zoned for development in the East Parcel. A total of 42 heritage resources were identified, including 30 within the West Parcel and 12 within the East Parcel. Of these, 24 were determined to be eligible for listing on the national or state register of historic places, or warranting additional research to establish eligibility. The identified resources represented both prehistoric and historic eras, and included sites and features associated with logging, transportation, grazing, and recreation and public forest management.

In order to protect significant prehistoric and historic resources, prior to any development in an area that contains or is located near a resource

identified as potentially historically significant, additional investigation shall be undertaken, as indicated in the Field Inventory Report. If a resource is determined to be significant, it must be avoided, if feasible. This could include leaving a site in place and capping the site so that it will not be disturbed in the future. If avoidance is not feasible, the site shall be recorded and archived as appropriate, based on the recommendations of a qualified archaeologist. In the case of Native American sites and artifacts, representatives of the Washoe Tribe shall be consulted prior to and during the investigations, and during the determination of the disposition of sites containing Native American resources.

Cultural Resource Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to cultural and other resources within the MVWPSP area. The following policies are specific to cultural resources.

Policy ER-CR1: Prior to disturbance in the vicinity of sites identified in the confidential Field Inventory Report, additional investigation shall be conducted by a qualified archaeologist, as indicated in the Report. If the subject resource(s) do not meet criteria for significance, no further action is necessary. If the resource(s) do meet criteria for significance, then the resources shall be avoided, if feasible and determined to be appropriate by the archaeologist, given the nature of the resource. If avoidance is not feasible; then, the resources shall be treated according to the recommendations of the archaeologist.

Policy ER-CR2: Representatives of the Washoe Tribe shall be consulted prior to and during any investigation of sites that could contain prehistoric resources. If prehistoric sites, features or artifacts are present, the Washoe Tribe shall be consulted regarding the treatment and disposition of those resources.

Policy ER-CR3: If unanticipated cultural resources (pre-historic or historic) are revealed during project construction, work shall stop in the immediate vicinity and a qualified archaeologist and/or Native American consultant (if the find is prehistoric) shall be contacted to assess the nature and significance of the find. In addition, the Planning Services Division and Department of Museums shall be notified concurrent with the retention of a qualified archeologist. If human remains are discovered, all work shall stop immediately and the County coroner shall be notified, consistent with State law. If the remains are found to be Native American, both the Native American Heritage Commission and members of the Washoe Tribe (or other identified

descendants) must be notified to insure that proper treatment is given to the burial site.

7.6 Scenic Resources

Overview & Concept

The visual character of both the East and West Parcels is typical of the Martis Valley—lightly to densely forested hillsides with minimal evidence of development, generally limited to logging roads and ski trails. The topography varies from a relatively flat to quite steep, with some slopes in excess of 30%. The West Parcel is transected by a steep ridge that blocks views into the site, with a natural “amphitheater” in the center of the site. Because of the topography and dense forest, there are no areas from which a panoramic view of a large section of the West Parcel can be seen. Portions of the West Parcel are visible from some segments of SR 267, but for the most part, such views are from quite a distance or very close, near the proposed entrance. Parts of the West Parcel are also visible from portions of Northstar, such as the Ritz Carlton Hotel.

The East Parcel is also partially visible from SR 267. Like the West Parcel, some internal views of the East Parcel are blocked by topography.

The Specific Plan will protect the visual quality of the plan area by locating the majority of the development in areas that are not visible from outside of the MVWPSP area. Any development that is located within view sheds will be sited and designed to minimize visibility from outside the plan area. Building materials will be of high quality and selected for unobtrusive and non-glare characteristics. The preservation of the majority of onsite trees and the site’s topography will further screen development from view.

SR 267 is not a State-designated scenic highway, but it is designated a scenic route in the MVCP. Policies in the MVCP call for protection and enhancement of scenic corridors thorough the design review process, regulation of the design and placement of signs, setbacks, density limitations, vegetative screening and so on. The MVWPSP does not provide for residential or commercial development adjacent to SR 267, so foreground views from the highway would not be affected. Most of the project site is not easily viewed from SR 267, but some development would occur within the highway viewshed. Appendix B, Development Standards and Appendix C, Design Guidelines, include a variety of measures, including choice of materials and landscaping, that provide screening and minimize the visibility of project development from the highway.

Scenic Resource Policies

Goals ER-1 and ER-3 (see Section 7.2) apply to scenic resources as well as other natural resources within the plan area. The following policies are specific to scenic resources.

Policy ER-SR1: The natural setting of each building site shall remain the dominant image. Toward that end, the design of new development shall take into consideration and maintain as much as possible the natural characteristics of the project site, such as topography, views, trees, and rock outcroppings; particularly where retention of these features can screen views of development from Martis Valley, particularly SR 267, and/or the Tahoe Basin.

Policy ER-SR2: New building placement, height, mass and scale shall be compatible with adjacent uses within the MVWPSP.

Policy ER-SR3: Building materials shall be of high quality, provide visual interest (e.g., contrast, texture) and minimize glare. Materials shall reflect the regional vernacular traditions as indicated in the Design Guidelines (Appendix C).

Policy ER-SR4: Building colors and glazing shall harmonize with the natural setting and existing character of the site, and minimize visibility from the Martis Valley and Tahoe Basin (where project development would be visible from these locations).

Policy ER-SR5: New lighting shall be designed to limit or minimize glare and light pollution.

Policy ER-SR6: All new development in the plan area shall comply with the MVWPSP Development Standards and Design Guidelines (Appendices B and C of the MVWPSP).

Policy ER-SR7: Buildings and roadways shall be located along the natural landforms and site topography in order to minimize ground disturbance and slope change.

Appendix B, Development Standards and Appendix C, Design Guidelines, provide additional details regarding design standards and requirements addressing the character and quality of project design.

7.7 Snow Storage

Overview and Concept

The MVWPSP area experiences relatively heavy snowfall during most winter seasons. Snow removal is necessary to ensure that roads, pedestrian pathways, parking and related areas are clear, ultimately ensuring pedestri-

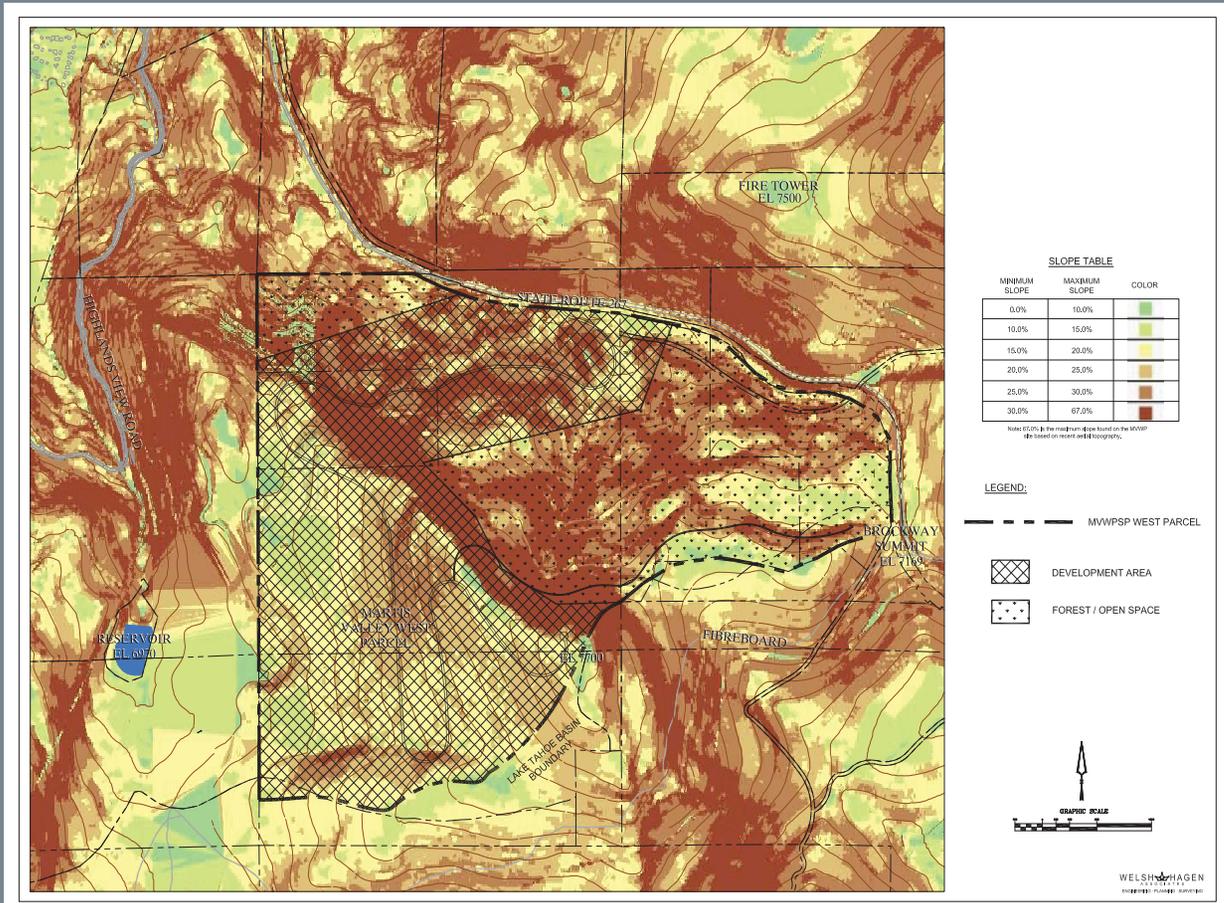


Figure 7-3 West Parcel Slopes

an and vehicular access throughout the MVWPSP. Due to low winter temperatures snowmelt can be delayed for extended periods. Snow that is removed from roads and paths will be stored onsite or hauled to designated areas. Within the MVWPSP, snow storage would occur adjacent to roadways, parking area and pathways, and in designated storage areas with proper BMPs installed to meet Lahontan RWQCB regulations. It is not anticipated that the site will require any off haul outside the MVWPSP, as there is ample non-development land for snow storage.

Snow Storage Policies

Goals ER-1 and ER-2 (see Section 7.2) apply to snow storage as well as natural resources within the plan area. The following policies are specific to snow storage.

Policy ER-SS1: Conduct snow storage and removal operations to maintain public safety, and vehicular and pedestrian accessibility.

Policy ER-SS2: Prior to approval of each phases' small lot tentative map, improvement plan or use permit, a snow storage plan shall be submitted, demonstrating that snow storage areas are provided consistent with County requirements.

Policy ER-SS3: Elements shall be incorporated that ensure snowmelt does not degrade water quality in compliance with the Lahontan Regional Water Quality Control Board standards. All storm water run-off, including snowmelt, shall be diverted to the MVWPSP drainage system.

7.8 Avalanche and Geological Hazards

Overview and Concept

Avalanches can occur on steeper slopes in the Sierra Nevada. An Avalanche Hazard Report was prepared for the MVWPSP to determine if there were areas within the MVWPSP area that would meet the criteria for Potential Avalanche Hazards Areas (PAHAs) as defined in the Placer County Avalanche Ordinance. A number of factors affect whether there is a risk of avalanche, such as the steepness of slopes and the extent to which the slope is vegetated. The Report concluded while there are some slopes in the West Parcel that are steep enough to support avalanches, those slopes are heavily forested, which is likely to prevent avalanche slab formation and propagation. Therefore, there are no PAHAs in the MVWPSP area (East or West Parcel).

The topography of the plan area would preclude development in certain areas. The majority of slopes fall between a minimum of 10% and 15% (see Figure 7-3), which would not pose any development constraints with standard engineering. Slopes greater than 25% occur along the ridge that runs northwest/southeast through the plan area, and within the northeast portion of the of the plan area. Consistent with the Martis Valley Community Plan, development within the MVWPSP is restricted on sites where the predominant slope exceeds 25 percent.



MVWPSP will work with PCAPCD to reduce air pollutants and green house gas, encouraging an active and outdoor lifestyle.

According to the Preliminary Geotechnical Engineering and Geologic Review (August 2013 and December 2013), there is evidence of an ancient (100,000+ years) landslide on the northern slopes of the West Parcel. The ancient landslide would not preclude development, but could require some modifications to site grading to account for potential instability.

The Geotechnical Review also identified a fault trace along the northeast edge of the West Parcel near the top of a prominent ridgeline. According to the Geotechnical Review, the fault appears discontinuous and to be inactive bedrock fault.

All infrastructure and buildings within the MVWPSP area shall be built to withstand anticipated seismic activity and to address the particular geologic conditions of each building site.

Avalanche and Geological Hazard Policies

Goals ER-1 and ER-2 (see Section 7.2) apply to avalanche and geological hazards, as well as other natural features within the plan area. The following policies are specific to avalanche and geological hazards.

Policy ER-AG1: Tree removal on slopes 2:1 or greater support avalanche activity shall be conducted in consultation with a qualified avalanche consultant to ensure that a substantial avalanche hazard is not created.

Policy ER-AG2: Residential buildings shall not be located in the non-development areas shown in Figure 3-3 and/or on sites with slopes that predominately exceed 25%.

Policy ER-AG3: Any development located in the approximate area of the ancient landslide (Figure 2A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review) shall be engineered to protect buildings from potential slope instability.

Policy ER-AG4: If any development is proposed within 100 feet of the fault trace (identified on Figure 3A of the December 3, 2013, Addendum No. 1 to the Geotechnical Review), the fault location will be evaluated for its presence, precise location and potential activity. If the fault is found to be potentially active, structures shall be set back an appropriate amount and engineered to withstand a seismic event based on the potential strength of the fault.

7.9 Air Quality & Climate Change

Overview and Concept

The MVWPSP area is located within the Mountain Counties Air Basin, which is

designated as non-attainment for federal ozone standards, and State ozone and particulate matter (PM10). The MVWPSP area is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD), which is responsible for monitoring and regulating air pollutant emissions from mobile, stationary and indirect sources within the County.

New development will generate air pollutants and greenhouse gas emissions, primarily due to construction activities, vehicle travel, heating and cooling, and energy use. The MVWPSP includes several components that would reduce reliance on automobiles, which for the MVWPSP would be the primary source of air pollutants and greenhouse gas emissions—inclusion of commercial uses within the development so that residents and guests can walk or bike to obtain basic necessities; multiuse trails throughout the MVWPSP so that residents and guests can recreate and access the regional trail system by walking, biking, snowshoeing or cross-country skiing; provision of a shuttle, and the construction of a transit shelter at the base of the MVWPSP area. In addition, all MVWPSP development will comply with the regulations of the PCAPCD and the following policies.

Air Quality & Climate Change Policies

Goals ER-4 and ER-5 (see Section 7.2) apply to air quality and climate change. The following policies are specific to air quality and climate change.

The following policies will further reduce air pollutant and greenhouse gas emissions by not allowing wood-burning devices, making use of natural gas more convenient and improving the energy efficiency of MVWPSP development.

Policy ER-AQ1: No wood-burning stoves or fireplaces shall be installed in residential or transient units.

Policy ER-AQ2: Gas lines or propane devices shall be provided in backyard and patio areas to be used for outdoors cooking appliances or barbecues.

Policy ER-AQ3: All plan construction and development shall comply with Placer County Air Pollution Control rules and regulations.

Policy ER-AQ4: All new and remodeled residential and commercial construction shall meet and/or exceed the current Title 24 energy-efficiency requirements.

Policy ER-AQ5: All new residential buildings are encouraged to meet or exceed the guidelines for the California ENERGY STAR® Homes Program.

Policy ER-AQ6: Selecting a building's orientation, massing and fenestration design to maximize effective day lighting to reduce building energy

requirements, without increasing glare and/or electric lighting loads that offset glare is encouraged. The selection and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, day lighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.

Policy ER-AQ7: Buildings shall be designed to minimize the need for mechanical heating, cooling and ventilation.

Policy ER-AQ8: A high level of individual occupant control for thermal, ventilation and lighting systems should be incorporated. State of the art controls shall be incorporated into mechanical systems where feasible to reduce energy usage.

Policy ER-AQ9: Where feasible, the need for air conditioning shall be reduced through effective ventilation design and the use of trees and architectural devices for shading.

Policy ER-AQ10: Using CFC-free HVAC & R BAS building systems is required. Intakes should be located and designed to assure maximum levels of indoor air quality.

Policy ER-AQ11: Retention of a Commissioning Agent (a professional qualified to evaluate and certify that a building is designed, constructed and functions in accordance with the building's specified operational requirements) is encouraged. Owners may choose to have the Commissioning Agent produce a re-commissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality.

Policy ER-AQ12: The building envelope (which defines the conditioned and unconditioned spaces) should form a continuous insulated barrier and a continuous air barrier.

Policy ER-AQ13: Energy Star® or equivalent rated windows shall be used.

Policy ER-AQ14: Efforts to reduce and recycle construction waste are encouraged as well as regional procurement of construction materials when feasibly possible in order to reduce transport.

Policy ER-AQ15: All units shall use ENERGY STAR® or equivalent rated appliances, including but not limited to dishwashers, refrigerators, ceiling fans and washing machines, and energy-efficient ENERGY STAR® or equivalent rated water heater and air conditioning systems

where feasible.

Policy ER-AQ16: ENERGY STAR® or equivalent light fixtures are encouraged.

Policy ER-AQ17: Installation of state-of-the-art energy efficient interior lighting is encouraged.

Policy ER-AQ18: Water-conserving appliances and plumbing fixtures shall be installed.

Policy ER-AQ19: Commercial retail buildings are encouraged to use automatic fixture sensors and low-consumption fixtures.

Additional applicable policies are provided in Chapter 4, including provision of a transit stop and shuttle, and Chapter 5, specifically regarding recycling and water conservation.

7.10 Noise

Overview and Concept

The MVWPSP area is relatively quiet. Noise sources within the core of the area are primarily natural (e.g., birds, rustling of leaves). Traffic is a source of noise, particularly near SR 267. During the winter, snowmobiles using trails within the MVWPSP area could be a source of noise. Aircraft could be an occasional source of noise, along with human recreation. Long-term noise measurements taken in April 2013 toward the center of the MVWPSP area registered 24-hour average levels of 37.5 decibels.

For non-transportation noise, the maximum noise equivalent (Leq) standard for the Martis Valley Community Plan is 55 Leq daytime and 45 Leq nighttime in residential areas and 60 Leq, both day and night, for transient lodging. The maximum average day/night noise equivalent level (Ldn) for the Route 267 corridor is 60 Ldn for residential areas and 65 Ldn for transient lodging (see Tables 10-2 and 10-3 in the Martis Valley Community Plan).

The MVWPSP area will remain relatively quiet after development. New sources of noise will include traffic on internal roadways and noise associated with residential uses. Commercial and recreational areas, particularly outdoor swimming pools, can be sources of noise. Such sources will be located away from residential and open space areas and/or shielded with walls, berms or other barriers. Internal trails will be used primarily by skiers, hikers and bikers. Recreational vehicles such as snowmobiles would not be used except as needed by emergency providers and for maintenance. Given the existing noise levels and the character of Specific Plan development, the plan area will continue to meet the MVCP noise

the plan area; the following policies are specific to noise.

Policy ER-N1: Development within the MVWPSP shall meet Placer County General Plan noise standards for residential and commercial uses.

Policy ER-N2: Construction activities within the MVWPSP shall comply with the Placer County Noise Ordinance.

Policy ER-N3: Sources of noise that could be annoying (e.g., loading docks) shall be shielded and/or oriented away from land uses that are considered noise-sensitive.

Policy ER-N4: Limit motorized vehicle use on internal recreational trails to emergency services and maintenance.

Policy ER-N5: Construction activities that generate excessive noise shall be scheduled to minimize disturbances and noisy construction equipment shall be located away from occupied residences, to the extent feasible and consistent with the Placer County noise standards.

Policy ER-N6: Outdoor recreational facilities, such as swimming pools operated by the HOA or developer, shall limit hours of operation to 7am to 10pm.