



Placer County Board of Supervisors
3091 County Center Drive
Auburn, CA 95603

October 7, 2016

Subject: Martis Valley West Parcel Specific Plan

Dear Members of the Board of Supervisors:

The Friends of the West Shore (FOWS) and the Tahoe Area Sierra Club (TASC) appreciate the opportunity to provide additional comments regarding the proposed Martis Valley West Parcel Specific Plan (hereafter “Project”). We have submitted extensive comments on the Project and related environmental review, noting the traffic impacts to the Tahoe/Truckee region, increased threats associated with congestion-related impediments to emergency access and evacuation, and transportation, scenic, and water quality impacts to the Lake Tahoe Basin, all of which were not adequately examined or mitigated in the Final Environmental Impact Report (FEIR).¹

As noted by the hundreds of public comments, both written and verbal, including testimony from first responders such as the California Highway Patrol and North Tahoe Fire Protection District, there are significant, well-founded concerns regarding the impacts of the proposed Project to public health and safety and Lake Tahoe. These concerns were among the top reasons a majority of the Planning Commission recommended denial. The Project’s applicant has failed to address these concerns, instead asking for you to find these dangerous impacts acceptable through a Statement of Overriding Considerations (Statement). We do not believe the legal findings can be made to support this Statement. For example, many additional mitigation measures and Project revisions suggested by the public² to reduce related impacts were not adequately addressed by the FEIR. In addition, the presumed benefits of the conservation of acreage on the East Parcel which are relied upon by the Statement are not fully guaranteed, and we thank Supervisor Montgomery for recognizing this uncertainty, as well as the project’s failure to meet Placer County objectives to promote infill development, and voting to deny the project last month.

We therefore ask you to place public health and safety, and the scenic and natural values of Lake Tahoe – a National Treasure and federally-designated Outstanding National Resource Water – *first*, and to deny this Project as it is currently proposed. Please feel free to contact Jennifer Quashnick at jqtahoe@sbcglobal.net or Laurel Ames at amesl@sbcglobal.net if you have any questions.

Sincerely,

Susan Gearhart,
President
Friends of the West Shore

Laurel Ames,
Conservation Chair
Tahoe Area Sierra Club

Jennifer Quashnick,
Conservation Consultant

¹ Including 4/28/2014 NOP comments, 3/27 & 3/28/2015 (2nd) NOP comments, 12/20/2015 DEIR comments, and 6/6/2016, 7/7/2016, and 9/10/2016 comments on FEIR and related approvals.

² Including but not limited to FOWS, TASC, the League to Save Lake Tahoe, Sierra Watch, and Mountain Area Preservation.