

APPENDIX Y

Updated Tree Survey

BRIAN SHINAULT ARCHITECT

A Professional Corporation

Architecture / Planning

P.O. Box 79
South Lake Tahoe, CA 96156
(530) 541-5116
(775) 588-6040
(530) 544-1283 Fax
tahoe@bsatahoe.com Email
www.bsatahoe.com

May 31, 2007

Leif Reid, Esq.
Lewis & Roca
5355 Kietzke Lane, Suite 200
Reno, NV 89511

RE: **Updated Tree Survey for Sierra Colina**

Dear Mr. Reid:

While reviewing the EDAW ADEIS for Sierra Colina, we noticed the EDAW comment that addresses the number of trees to be removed for the Sierra Colina project, Alternative 1. We investigated the comment and report the following:

1. We updated the 2005 Turner ALTA survey of the parcel that includes a map and size of all trees purportedly on the parcel greater than 6" DBH. Focusing on the 6.17 acre project area where the Sierra Colina community home's and linear public facilities would be built, we updated the tree survey to:
 - a. Confirm each tree estimated to be removed for the proposed project;
 - b. Add trees to the survey which were not shown on the 2005 ALTA survey; and
 - c. Delete trees shown on the 2005 ALTA survey that do not exist on the site.
2. Our initial preliminary tree removal count last year was done solely using the 2005 ALTA survey without field verification in relation to surveyed locations of proposed homes. Since then, the access road (LPF 3) and building corners have been staked on site. After reviewing the EDAW ADEIS, we resurveyed the site, including on site field verifications. We focused our attention on the areas within the parcel where the proposed project would be built. Using the roadway and staked corners of proposed homes as guides, we investigated what was on the prior survey in relation to what can be visually confirmed on the site. Sheets C8.0, C8.1 and C8.2 have been modified to reflect our updated tree survey. The verified trees which exist on site that are proposed for removal are marked with a black X on the updated survey.

B. Shinault, AIA letter to L. Reid, Esq.
Re: Sierra Colina updated Tree Survey
June 1, 2007

3. The updated survey drawings (C8.0, C8.1 & C8.2) are attached to this letter and are labeled "(Revised) Updated 5/31/07." The updated survey is to a scale of 1" = 50 feet for sheet C8.0; and 1"= 20 feet for sheets C8.1 and C8.2.
4. We have estimated trees to be removed in connection with (i) construction of the homes and driveways (TRPA Code Section 65.2.E); (ii) construction of four LPFs; and (iii) creating defensible space as will be required by the Fire Marshall or under TRPA Code Sec. 75.3 and Sec. 30.14.A. Ultimately, the Fire Marshal will decide which trees need to be removed for defensible space. Our estimates are based on our 25 years experience in the Basin.
5. BSA revised Sheets C8.0, 8.1 and 8.2 contain data tables with estimated tree removal for buildings/driveways and four LPFs. The data tables categorize the estimated tree removal by size of tree and by land capability class. As indicated in the summary data tables on C8.0, C8.1 and C8.2, we estimate that:
 - a. Approximately 331 trees would be removed for homes, driveways, LPFs and defensible space, broken down as follows:
 - i. 212 trees for homes and driveways;
 - ii. 60 trees for defensible space; and
 - iii. 59 trees for LPFs 2, 3, 4 & 5:
 - (a.) 40 for the access roadway LPF 3
 - (b.) 19 for recreation LPFs 2, 4 & 5.
 - b. Concerning trees proposed for removal in the various land classes, approximately:
 - i. 316 trees would be from high capability land (4, 5 & 6);
 - ii. 15 trees would be from sensitive land (1a, 1b and 2);
 - iii. 1 tree would be removed from the SEZ (LPF 5).
 - c. In terms of the sizes of trees (dbh) proposed for removal:
 - i. None (0) are 30" dbh or greater;
 - ii. 7 are between 24" and less than 30" dbh;
 - iii. 205 are between 10" and 23" dbh;
 - (a) 198 in high capability land: 4, 5 or 6;
 - (b) 7 in sensitive land: 1a, 1b or 2;
 - iv. 119 are between 6" and 9" dbh.

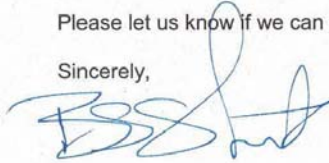
B. Shinault, AIA letter to L. Reid, Esq.
Re: Sierra Colina updated Tree Survey
June 1, 2007

We estimate approximately 1,672 trees larger than 6" dbh currently exist on the common Jeffrey pine forested portion of the parcel (which includes approximately 90 trees greater than 24" dbh), plus many hundreds of mature aspen trees in the 2.4-acre SEZ on the parcel (excluded from the above noted tree survey). On this 18.0-acre urban parcel that is vacant undeveloped land, proposing to remove 331 trees to build 50 homes, to develop 4 linear public facilities and to remove vegetation for defensible space, the project would remove an average of 6.6 trees per home or 18.4 trees per acre. That equates, on average, to removing one tree in every 2,300 sq. ft. area of land on the parcel. Assuming a project proceeds with this estimated level of tree removal, the parcel would still retain approximately 75 trees per acre (larger than 6" dbh). The parcel will also retain a very large undetermined number of trees less than 6" dbh within the common Jeffrey pine forested portion of the site.

Finally, the Sierra Colina SEZ contains an extraordinary number of mature aspen trees that are not counted in any of the above tree estimates, nor are they documented on any of the surveys which focused on pine and fir trees. The 2.4 acre SEZ inside the parcel contains an expansive mature aspen grove that we have not attempted to count because of the magnitude of the undertaking and our understanding that no building will occur inside the SEZ (with the exception of the possible LPF 5 which applicant has reserved the right to withdraw from its application at all times.)

Please let us know if we can provide further information on the enclosed tree survey.

Sincerely,



Brian Shinault, AIA

cc: Ms. Theresa Avance, TRPA (w/ enclosures)
Ms. Sydney Coatsworth & Ms. Gina Hamilton, EDAW(w/enclosures)

Encl. Drawing Sheets C8.0, C8.1 & C8.2 (Alt_1_C8.0_Revised_Updated_05-31-07)