

NOTICE OF PREPARATION

To: Nevada State Clearinghouse
Cooperating Agencies
Responsible and Trustee Agencies
Interested Parties and Organizations
Affected Property Owners

Subject: Notice of Preparation of a Draft Environmental Impact Statement (EIS) for the Sierra Colina Village Project

Lead Agency: Tahoe Regional Planning Agency
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Project Title: Sierra Colina Village Project

Project Location: The project site is approximately 18 acres in Douglas County, Nevada, bounded by U.S. Highway 50 to the west, Lake Village Drive/Echo Drive to the north, a U.S. Forest Service parcel to the east, and Kahle park and commercial development to the south.

The Tahoe Regional Planning Agency (TRPA) is initiating preparation of an Environmental Impact Statement (EIS) for the Sierra Colina Village Project. This document is being prepared pursuant to the Tahoe Regional Planning Compact and Chapter 5 of the TRPA Code of Ordinances. This notice meets the TRPA noticing requirements for a Notice of Preparation (NOP).

We would like to know the views of interested persons, organizations, and agencies as to the scope and content of the information to be included and analyzed in the EIS. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed action.

In compliance with the time limits mandated by the TRPA, please respond at the earliest possible date, but no later than **November 15, 2006**. Please send your written responses to Theresa Avance, Project Manager, Tahoe Regional Planning Agency, at the address shown above. Responses should include the name of a contact person at your agency or organization.

PROJECT DESCRIPTION

The proposed project (Alternative 1) includes: a multi-family residential development, linear public facilities, Plan Area Statement amendment, and a PUD subdivision.

Multi-Family Residential Development

The applicant, Sierra Colina, LLC, proposes to construct 50 residential units on an undeveloped 18-acre parcel (APN# 1318-23-301-001) in Stateline, Nevada. The proposed project would contain 29 building footprints that consist of 21 duplexes and 8 single-family buildings. All units would be 2-stories high. Nine of the 50 proposed homes would be deed-restricted moderate-income homes commingled among the market priced homes. Proposed vehicle access to the project site would be from two locations on Lake Village Drive. The applicant intends to apply for a Leadership in Energy and Environmental Design (LEED) Green Building Certification for the project. LEED Certification recognizes performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Linear Public Facilities

The proposed project includes four linear public facilities, including 2 pedestrian/bike paths, a pedestrian path, and a 20-foot wide linear parkway. These facilities would be available for use by residents of Sierra Colina Village and non-residents. Upon completion of the project, the applicant proposes to convey, per Code Section 41.3.A, approximately 10.7 acres of the Sierra Colina

parcel to a public entity for preservation of open space. The acreage would include all portions of Burke Creek and its associated stream environment zone (SEZ), the linear public facilities, and the bulk of the scenic setback land on the parcel.

Plan Area Statement Amendment

The proposed project includes a Plan Area Statement (PAS) amendment that would:

1. Allow Special Area #1 (the Sierra Colina parcel) of PAS 073 Special Designation (Transfer Development Rights) TDR to include existing development, and
2. Allow Special Area #1 (the Sierra Colina parcel) of PAS 073 to be eligible to receive Bonus Units.

PUD Subdivision

The proposed project includes an application for subdivision of the Sierra Colina parcel via a planned unit development.

ALTERNATIVES

In addition to the proposed project (Alternative 1), the EIS will evaluate alternatives at an equal level of detail. At this time, it is expected that the alternatives will include the following:

Alternative 2: Single family Grand Estate. This alternative would require using most of the parcel's allowable coverage. The site design would include a main house, guest house, family entertainment center, fitness center, caretaker home, maintenance equipment building, smaller accessory and maintenance buildings, tennis court, sport court, and accessory uses. No public access or open space conveyance would be provided.

Alternative 3: Less Dense Alternative. This alternative would include the construction of 37 market rate homes within 22 footprints (15 duplexes and 7 single homes). This alternative would result in approximately 13,000 square feet less land coverage than the proposed project. Like the proposed project, Alternative 3 would include the multiple linear public facilities, a PAS amendment, a PUD subdivision and conveyance of open space to a public entity. However, none of the homes would be deed-restricted moderate income.

Alternative 4: Increased Density Alternative. This alternative would include the construction of 54 homes within 20 footprints, including 42 market rate homes and 12 deed-restricted moderate income homes. Twenty of the homes (including the 12 deed-restricted moderate income homes) would be located within a single Tahoe 'lodge style' building with tuck-under (i.e., basement) parking. The remaining footprints would contain 15 duplexes and 4 single-family homes. This alternative would result in approximately 5,000 square feet less land coverage than the proposed project. Like the proposed project, Alternative 4 would include the multiple linear public facilities, a PAS amendment, a PUD subdivision and conveyance of open space to a public entity.

Alternative 5: No Project. This alternative would assume maintenance of the site in its existing condition.

PUBLIC SCOPING

Three public scoping meetings will be conducted to provide you with the opportunity to learn more about the proposed action and to submit comments on the content of the EIS. The scoping meetings will be held at the following times and locations:

<p>Tuesday, October 17, 2006 Tahoe Regional Planning Agency 6:00 p.m. – 8:00 p.m. 128 Market Street Stateline, NV 89449</p>	<p>Wednesday, October 25, 2006 Governing Board Meeting See agenda item at: http://www.trpa.org/default.aspx?tabid=258 Tahoe Regional Planning Agency 128 Market Street Stateline, NV 89449</p>
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Wednesday, November 8, 2006
TRPA Advisory Planning Commission Meeting
See agenda item at:
<http://www.trpa.org/default.aspx?tabid=259>
Tahoe Regional Planning Agency
128 Market Street
Stateline, NV 89449

If you have further questions or require additional information please contact TRPA project manager, Theresa Avance, using the contact information provided above.

TRPA Project Manager

Date