SIERRA COLINA EIS

Additional Comment Letters Received After June 16, 2009
Dear TRPA Governing Board Member,

Thank you for serving on the TRPA Governing Board which I recognize will take a great deal of your time and energy. Having lived in Santa Cruz, CA since 1995, and having made numerous trips to be with friends in Truckee and South Lake Tahoe, I have seen how the lake, and the environmental situation around the lake, has gotten worse.

There is a project coming before you on June 24, 2009 that is an example of us going in the wrong direction. That project is Sierra Colina.

Here is some of the information that I have gleaned about the situation around Lake Tahoe, and upon which I have based my urgent request that you vote no on this project.

1. Climate change experts predict that our Sierra summers are going to be longer and drier, and therefore more fire prone. The biggest cause of fires in the Wildland Urban interface is that too many houses have been built in forested areas. Does it make sense to build a new 50 unit subdivision down in the middle of this forest? In 1999, this Governing Board, after 6 hours of debate, turned down a 26 unit subdivision on this same 18 acre creekside parcel of land.

2. Burke Creek is one of the few creeks in the Basin that is relatively healthy. Even the schoolchildren are involved in supporting this effort. I urge you to use your leadership to ensure that we keep it that way.

3. Traveling through South Shore on a summer weekend is impossible now. I can’t imagine what it will be like when the Edgewood hotel is built, the convention center is finished, and the Tahoe Beach Club is up and running. A sustainable transportation plan is desperately needed throughout the South Shore. If a 50 unit subdivision is added into the mix (with a forecast of an increase of over 450
vehicle trips a day), the decision will border on being irresponsible. Can't we learn from the gridlocks in California and not repeat my state's mistakes?

Please protect the lake, the land, and the rights of residents and visitors to this area -- vote no on the Sierra Colina project in June 24th.

Why is the Governor of CA Appointees seat vacant?

Sincerely yours,
Marion Vittitow, Ph.D.

240 Union Street
Santa Cruz, CA 95060
marionvitt@aol.com

Download the AOL Classifieds Toolbar for local deals at your fingertips.
From: Joanne Marchetta  
Sent: Wednesday, June 17, 2009 9:24 AM  
To: Theresa Avance  
Subject: FW:

---

Joanne S. Marchetta  
Executive Director  
Tahoe Regional Planning Agency  
128 Market St., PO Box 5310  
Stateline, NV 89449  
(775) 589-5226  
(775) 588-4527 Fax  
www.trpa.org

---

From: Sue Pritchett [mailto:tahoeadvenlearn@yahoo.com]  
Sent: Tuesday, June 16, 2009 5:39 PM  
To: Allen Biaggi; Norma Santiago; Shelly Aldean; Mara Bresnick; Donna Ruthe; Pauline M. Auau;  
jbreternitz@washoeconty.us; Ross Miller; Jennifer Montgomery; Steve Merrill; Hal Cole; Nancy McDermid; Byron Sher; Josh Reid; Joanne Marchetta; Nicole Rinke  
Subject:

Dear TRPA (Governing Board Members, Executive Director, General Counsel)

I live in South Lake Tahoe, CA and have been in this community for a total of 25 years. I once moved away and like many others moved back 22 years ago. This is a special place for many reasons.

I am writing today to request that the Board members execute their duty as mandated by the Threshold Standards enacted in 1980 by voting against the construction of the subdivision named The Sierra Colina.

For years TRPA has acted wisely in voting down development of this beautiful, sensitive, wildlife corridor. I am asking that you not be swayed from your goal of protecting Lake Tahoe and that you will take the courageous path by continuing to protect one of the last raw lands and natural filters for the lake. Please take a stand, as you have in the past, to prevent the continued overdevelopment (urbanization) of our precious natural spaces.

We need to encourage protection of these healthy creeks and undeveloped lands for ecological and cultural reasons, and for future generations. Following the science behind the concerns regarding this proposed development, you cannot encourage the greed of the past which has already done so much damage to our beautiful lake. Please vote against this development of the Burke Creek area called The Sierra Colina.

Sue Pritchett, Pres.  
Brad Childs, Sec.  
Greg Childs, Treas.  
Tahoe Adventure Learning Inst., Inc.  
P.O. Box 7160  
South Lake Tahoe, CA 96158  
530-577-8214  

web:tahoeadventurelearning.com

6/17/2009
June 16, 2009

Dear TRPA Governing Board,

I am one of those tourists who come from the state of Oregon to visit your beautiful Lake Tahoe. I live in a tourist town which has decided the BEST way we can keep our economy strong is by becoming a haven and model for bioregional sustainability. We do not have any large corporations here. We depend on our city officials to make decisions based on environmental standards of excellence including the Valdez Principles which were voted in by the City Council "to render no harm to the environment".

Thank you for serving on a board that is meant to protect our precious land and water. I know that you have many issues to consider, but I hope you know that the decisions you make today are the legacies which future generations will inherit.

TRPA’s Compact was enacted into law in 1980 because, among other things, “Increasing urbanization is threatening the ecologicalvalues of the region and threatening the public opportunities for use of the public lands.” (Compact p.1 Article I[a][5]) I am concerned about what development is doing to Tahoe.

On June 24, you’ll be voting on whether to approve the Sierra Colina project. Below are some of my questions and concerns .

Please vote this project down on the 24th.

Here are just three reasons for you to vote NO:
1. The latest TMDL science tells us that the single most important cause of the decline in Tahoe’s clarity is the runoff of super fine particles from the roads, driveways, parking lots, etc. in our urbanized areas, where the normal filtering power of the natural landscape has been covered over by development. The South Shore is way over covered. A core design element for the future is to remove some of the South Shore coverage and re-establish the filtration benefits of open space.

Fine sediment is 66% of the reason we continue to lose lake clarity. 72% of those fines come from the impervious surfaces in our urbanized areas. To save Lake Tahoe we need to reduce the amount of impervious surface and return land to the undisturbed state that has kept the lake clear for millennia.

2. Burke Creek is one of the few creeks in the Basin that is relatively healthy. I have taken walks by that creek. Please let it remain healthy and vibrant.

3. In 1999, this Governing Board, after 6 hours of debate, turned down a 26 unit subdivision on this same 18 acre creekside parcel of land. Why would you want to approve a 50 unit subdivision now? Has the lake gotten better since then? Tahoe didn’t have Asian clams then. Tahoe does have them now. There was no milfoil in Emerald Bay. There is now. Tahoe didn’t have massive algal blooms then. Tahoe does now.
Please vote no on the Burke Creek development.

Sincerely,
Cathy DeForest, PhD
1067 Emigrant Creek Rd.
Ashland, OR 97520

6/17/2009
Theresa Avance

From: Judy Nikkel
Sent: Tuesday, June 16, 2009 4:30 PM
To: Theresa Avance
Subject: FW: The Sierra Colina Project
Attachments: TRPA.doc

Judy Nikkel
Clerk to the Governing Board
Administrative Team Leader
TRPA
PO Box 5310
Stateline, NV 89449
775-589-5243
775-588-4527 fax

From: Scott Swanson [mailto:calbeardoc@hotmail.com]
Sent: Tuesday, June 16, 2009 4:18 PM
To: Joanne Marchetta; Nicole Rinke; Judy Nikkel
Subject: The Sierra Colina Project

June 16, 2009

Dear TRPA Governing Board Members Ms. Marchetta, Rinke and Nikkel:

I understand that you are about to review and approve the Sierra Colina fifty-unit subdivision on the 18-acre parcel of land adjacent to my home in Lake Village. I have read and reviewed the environmental impact reports, seen letters written for (anyone see any conflicts of interest?) and against the proposed development, (including my own, which was summarily dismissed by referring me back to their "Master Plan"), and yet I remain alarmed and concerned about the degradation about to occur to this pristine portion of Burke Creek. I understand that the owners of the parcel at the end of Kahle Drive, adjacent to the lakeshore, have submitted plans to improve environmental quality, but they are going to remove old mobile homes first and then develop greener, albeit high-end housing. However, I still cannot grasp the ruination and degradation when I re-read your TRPA vision and mission statements:

Vision and Mission
Our vision is to have a lake and environment that is clean, healthy and sustainable for the community and future generations. Our mission is to cooperatively lead the effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region now and in the future.

Clarity is the most obvious sign of Lake Tahoe's health and is therefore one of the most important aspects of the work we do at the TRPA. There are numerous ongoing projects happening around the lake to protect it from runoff and pollution. In addition, we are putting many plans into place that will help improve the lake's clarity.

Land coverage is an essential element of the Tahoe Regional Planning Agency's environmental plan to protect Lake Tahoe. Permanent land disturbance is most commonly measured in terms of land coverage, also called impervious surface, and includes all man-made structures such as homes, driveways, and parking lots. The TRPA staff works diligently to gather the most current scientific data and other related information about issues facing Lake Tahoe. Each month, that information is presented to the TRPA Governing Board at its regularly scheduled public meeting. It is the responsibility of the Governing Board to use that data along with public input to make decisions and create regulations that protect the health and quality of Lake Tahoe.

6/16/2009
So it is with a sad heart that I recall the famous lyrics forty years ago of singer/songwriter Joni Mitchell when she wrote:

“Don’t it always seem to go
That you don’t know what you’ve got ‘til it’s gone?
They paved paradise and put up a parking lot.”

I plead with you to end this folly and allow the forest service another chance to purchase this lovely site for future generations.

Very truly yours,

Scott Swanson

Lauren found her dream laptop. Find the PC that’s right for you.
Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina EIS Certification and Project Approval

Dear Ms. Avance:

I work in the Basin at Edgewood during the summer. We live in the Basin and are very involved in our community. We need quality homes that are reasonably priced. Ideally, there would be more homes that are price controlled for middle income families who can’t afford to own their own home near where they work.

We are also concerned with where the heart and soul of our community can afford to live. So many of our teachers, firefighters, police officers, nurses and other key professions have to live in the valley and commute to the Basin. That fact really detracts from the vitality of our community.

I am a supporter of the Sierra Colina project due to its efforts to help solve that problem. Nine new moderate income homes in the heart of Stateline would be very helpful and would provide 9 local families with a quality place to live at an affordable price. As a community, we have to encourage good projects like this, because we have a big hill to climb.

I also am an environmentalist, and support the project for its LEED green homes, its advanced storm water treatment system and its leadership to work with Douglas County to clean up the Lake Village Drive regional water quality problem.

I support the TRPA Governing Board certifying the Sierra Colina EIS and approving the project.

Sincerely,

Chris Holmes
May 27, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Project

Dear Ms. Avance:

I have lived in the Basin on the California side for 13 years. I am employed at Edgewood. I am a sports and recreation enthusiast and cherish living here. I am writing to express my support for the Sierra Colina project.

I am impressed that it offers so many public and environmental benefits and improvements without any government subsidies. I particularly like the bicyclist and pedestrian paths through the parcel. It is important to provide convenient connections between existing trails and paths where people want to go. The Sierra Colina project does this by making it possible for people both north and south of their parcel to travel through it and on to other recreational destinations. They did not have to open their private land to the public, but I am glad they did.

Also, it is frustrating to see so many people who want to live and work in the Basin unable to find quality housing at an affordable price. The 9 moderate homes proposed by Sierra Colina are a big step forward. I am again impressed because Sierra Colina is doing this without any public financial assistance.

It is also important that all of the homes will be LEED green certified, the first such neighborhood in the Tahoe Basin. We all have to do our part to reduce our consumption of fossil fuels and reduce green house gases. Again, Sierra Colina is doing more than its share.

I ask that the TRPA Governing Board support these worthwhile project elements by certifying the Sierra Colina EIS and approving the proposed Sierra Colina project. Thank you.

Very truly yours,

Jason Mooney
High Vista Construction and Development  
383 Second Tee Drive  
Incline Village, Nevada 89451  
Nv. Lic. 32076b

June 15, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449

Re: Local Jobs and Performance Bonds

Dear Ms. Avance,

I am the owner of High Vista Construction and Development, a general contractor specializing in residential construction in the Tahoe Basin. Having moved to Tahoe in 1969, I have witnessed much change. I know the delicate balance between development and the environment. Sierra Colina approached our company in 2005 seeking technical construction advice.

Sierra Colina proposes to construct 50 homes in three phases over three years. We have estimated that approximately 40% of the homes' construction cost will be costs associated with labor, and approximately 60% with materials. We estimate that the Sierra Colina project will create approximately 130,000 person hours of work in each of the three years of the project's schedule. This is equivalent to 65 full time jobs per year for 3 years of construction seasons.

Sierra Colina is locally owned. To date, all contractors, engineers and labor on the Sierra Colina project and its preapproval activities are local. We have heard at past TRPA hearings, including at the APC hearing for Sierra Colina, of TRPA possibly requiring a payment and performance bond for projects like Sierra Colina, for the first time in history in the Lake Tahoe Basin. If TRPA requires a "performance bond", most of the work would go to big, out of town contractors, resulting in job losses to the local community. The bonding company would be setting the contractor bidding qualification standards, not Sierra Colina. As a result, it is likely that most local subcontractors would be unable to bid for the work available (or if they did bid, they would likely not be selected) because they would not have the bonding company required financial strength. Moreover, even among "qualified" contractors, the bonding company might well require the financially "strongest" contractor to be awarded the work. The bidding community would be aware of these factors, which would tend to reduce competition and raise the value of the bids for the work, increasing costs for the project and also ultimately reducing the quality of the homes for future homeowners.

In our experience, requiring a performance bond would also be a waste of precious resources because the term "performance bond" is a misnomer. A performance job does not guarantee completion of a job. A performance bond provides that if the bonding company is paid for the work, then it guarantees to pay the contractors to complete the work. Of course, the bonding company and the construction lender have to honor their contract with the developer, but at any time, if the lender withholds funds for some reason, the bonding company is off the hook on the performance bond. And a performance bond is very expensive. The cost of such a bond for this project could be as much as $500,000, which would add $10,000 to the cost of every Sierra Colina home. A "performance bond" would not increase the perceived market value of any of these homes, so to pay for this additional
cost, Sierra Colina would need to cut $10,000 of cost from each of the homes by reducing quality, finishes, amenities etc., again to the detriment of future homeowners.

Assurances that water quality improvements and BMPS are installed already exist under TRPA’s rules. Before commencement of construction, the project permit conditions provide that TRPA must receive cash security or a bond equal to 110% of the cost to install all of the project’s water quality/BMP improvements. This security guarantees that TRPA holds the necessary funds to protect the Lake and ensures completion of all of the water quality improvements. This Code provision fulfills TRPA’s core mission. In my opinion, for TRPA to require a “performance bond” is not only regulatory over-reaching in violation of the Compact, it would be financially harmful to the project, to the local workforce and to the ultimate Sierra Colina homeowners. There is only so much financial burden that any project can carry, no matter how well intentioned the regulatory bodies are. Once the camel’s back is broken, it can’t be glued back together.

Sierra Colina seeks LEED “green” certification for all of the homes. It is our estimate that the incremental cost of doing so will result in a many thousands of dollars increase in the cost to construct each Sierra Colina home, and well into the high six figures for the entire project.

Sierra Colina is also proposing to build 9 moderate homes for the project. We estimate that the total cost to construct each home (including land, permits, EIS/TRPA costs, construction costs, site work/BMPS, insurance, financing, and sales expenses) will be several hundred thousand dollars in excess of $337,000, the maximum sales price for each home, currently set by the Douglas County Moderate Income Housing Plan according to the Sierra Colina EIS.

Please approve the Sierra Colina project and certify the EIS without imposing additional excessive regulatory or financial burdens on it that could ultimately jeopardize its proposed environmental and community benefits, as well as its overall business viability to proceed forward.

Sincerely,

Brent J. Robinson, President
June 11, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

As a business manager in this community, I appreciate the efforts of others working to create, maintain and grow businesses that will bring more jobs to the Basin to sustain our economy. I write in support of Sierra Colina Village for the jobs that it will create on the South Shore both during and after construction.

The Sierra Colina project will also provide needed quality housing for our community. The fact that the future residents of the proposed Sierra Colina Village will be able to live near their places of employment, rather than commuting to Tahoe to work, is an environmental benefit of this project.

We manage three operations within the vicinity of your project:
  1) Stateline Medical Center (includes urgent care, family practice, pediatrics, laboratory, internal medicine, medical imaging, and rehabilitation offices)
  2) Lake Tahoe Orthopaedic Institute
  3) Lake Tahoe Surgery Center

I encourage the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the Sierra Colina Village project.

Sincerely,

John G. Williams
Chief Executive Officer
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Nancy Yamamoto

Address: 2487 Nevada Dr.

City Carson City State NV Zip 89703
May 19, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Dear Ms. Avance:

I moved to Lake Tahoe in approximately 1993. I have grown a dental practice in South Lake Tahoe. I am also a former board member of the Barton Hospital Foundation, and a current board member of the Lake Tahoe Community College Foundation. Some of my employees and many hospital and college employees are unable to afford local housing and must commute to work. This creates a hardship for them and our local environment.

I would like to see the creation of Moderate-Income, Deed-Restricted homes in the Lake Tahoe Basin that would provide entry level opportunity for home ownership. Police officers, teachers, firefighters, nurses and more deserve the support of the city and county that they work in.

Sierra Colina Village proposes to create 20% Moderate-Income Deed-Restricted homes at a time when our local economy could use a hand. Reasonably priced homes available for sale nearby where we work would also have the environmental benefit of reducing traffic into the Basin.

Add to this, that Sierra Colina Village will improve the lake’s water clarity with a state-of-the-art water detention system that will also upgrade the nearby Lake Village property and its current left-turn flood area that sorely needs correction.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Donald M. Yamaoka D.D.S.
May 17, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a resident of Zephyr Cove for over 28 years. For 15 years I worked as a surgical assistant for Edward Tapper, MD at Tahoe Fracture Clinic in South Lake Tahoe and recently in the capacity of an RN and surgical assistant at the Lake Tahoe Surgery Center and, as needed, at both Barton Memorial Hospital and Carson Douglas Ambulatory Service.

What makes Tahoe special are those people who show a commitment to the community. I feel that the owners of the Sierra Colina are working hard to meet our needs.

I support their proposal to include deed-restricted moderate-income priced homes, which is critical to maintaining affordable housing for our local work force which would make living in the Basin affordable to nurses, teachers, policemen, medical assistants as well as government workers all who play an essential role in our community.

From a public health and safety standpoint, I am also pleased to know that Sierra Colina will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes, and that the site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District.

As a long standing member of our community, I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Nancy Ziegler
Zephyr Cove, NV
May 1, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449  

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My wife and I purchased our residence at 172 Squaw Lane in Lake Village over twenty years ago.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the Lake Village Professional Building.

We support the Sierra Colina Village project for many reasons: it will bring water quality improvements to our neighborhood through the planned water detention basin that will be built; the environmental benefits of being LEED certified; the restoration of Burke Creek; the preservation of more than half of their 18 acre parcel to open space; as well as the creation of new recreation pedestrian and bike pathways. The owners of the Sierra Colina Village have shown by their actions so far that they are very community oriented.

We look forward to hearing that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Gerry Zaharris
Anthony Arminio  
Palos Verdes Estates, CA 90254  

May 24, 2009  

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  

Support for Sierra Colina Village EIS Certification and Project Approval  

Dear Ms. Avance:  

Lake Tahoe is well known amongst golfers for its many beautiful courses. One of the most recognized, in part because of its annual celebrity golf tournament, is the Edgewood golf course, near the proposed Sierra Colina Village.  

As a life-long golfer, I remain interested in the development of the Lake Tahoe Basin as a golf vacation destination, and in particular, the homes and tourist accommodations near the golf courses. For that reason, I have become acquainted with the proposed Sierra Colina Village. I find two things particularly impressive about this project. First, these homes are being designed for state-of-the-art energy efficiency in terms of seeking LEED green certification. Second, the owners of Sierra Colina are proposing to donate 2/3 of the land on the parcel as deed-restricted conservation land, to be preserved as open space forever. The concept of creating a “green” neighborhood containing a large conservation land area in the heart of the urban core of Stateline, Nevada should be considered a model for future building around Lake Tahoe.  

Please certify the Sierra Colina Village EIS and approve this project. Thank you for your consideration.  

Respectfully submitted,  

[Signature]  

Anthony Arminio  
Palos Verdes Estates, CA
May 23, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I consider myself to be an environmentalist and appreciate the beauty of Lake Tahoe. I believe the Sierra Club misunderstands the conclusions of a very thorough Environmental Impact Statement (EIS), which has studied the proposed Sierra Colina Village for nearly 3 years.

The current conditions on the vacant Sierra Colina parcel are a water quality problem for the region. The EIS clearly determines that the Sierra Colina project will provide a net environmental improvement to water quality with quantified indications.

Please certify the Sierra Colina Village EIS and approve this project. Sierra Colina Village will bring a solution to a regional water quality problem.

Thank you for your consideration.

Very truly yours,

Maria Arminio

Maria T. Arminio
May 25, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I am a pilot for American Airlines, well acquainted with Lake Tahoe as a travel destination. In the airline industry, we have experienced the erosion of Americans' personal freedoms for a variety of reasons.

My support for the Sierra Colina Village project derives from a commitment to the importance of private property rights. The owners of Sierra Colina have a basic right to develop their private property in the manner for which it is intended. The Sierra Colina parcel is not public land. This parcel has been zoned for multi-family residential development since the 1992 decision of the TRPA Governing Board.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. The fact that the current owners of the parcel are willing to share it with the public by donating 2/3 of the parcel to become conservation land accessible to the public is to be commended. This project should be approved before this generous opportunity is lost.

Respectfully submitted,

[Signature]

Tony Arminio  
Redondo Beach, CA  90277
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in South Lake Tahoe and believe we have a shortage of quality homes in a variety of price ranges on the South Shore. I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project because Sierra Colina is proposing moderate-income homes and market homes (reasonably sized), all within walking distance of many local employers and services such as the Stateline Clinic, Transit Center and Douglas County Kahle Recreation Center.

The proximity of Sierra Colina Village to so many businesses, employers, government services, and recreation is an environmental benefit to Lake Tahoe because homeowners who live in Sierra Colina Village will hopefully typically need to drive fewer miles than those who live outside the urban core.

Sincerely,

[Signature]
Ryan Armstrong
Name
May 11, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

As a businessperson in this community, I welcome the TRPA recognizing that environmental success in Tahoe requires balancing the needs of the environment, economy and people who live here. My understanding of the Sierra Colina Village project is that it aims to do all three: water quality improvement, job creation and implementing quality green housing.

For a sustainable Tahoe future, this project brings the kinds of water quality innovations and community enhancements needed in Lake Tahoe. In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Patrick Athester
Address: P.O. Box 4918
City Stateline State NV Zip 89449
May 26, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

By: [Signature]

Name: Karl L. Aynelehr

Address: 296 Elks Point Rd

City: Zephyr Cove  State: Nevada  Zip: 89448
May 5, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

**Re: Sierra Colina Village EIS Certification and Project Approval**

I have been a full time resident in Lake Tahoe for 38 years and am a part-time teacher for the SLTUSD. My husband and I previously owned the Bella Union restaurant for many years.

I wish to express my support for Sierra Colina Village for many reasons:

- I commend and support that **almost 20% of the homes will be deed-restricted moderate-income priced homes**, which is critical to maintaining affordable housing within the basin for our teachers, firefighters, nurses, and police staff. Currently, there are no moderate rate homes in the Lake Tahoe - Douglas County basin.
- As a family that operated a small business we recognize the necessity of the increased tax revenue which a project of this nature will also provide.
- Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create
- It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code
- The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County
- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek
- The project will include four new public shared access recreation trails and pathways through the parcel – which is appropriately next to Kahle Park.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

[Signature]
Sherry Baiocchi
Zephyr Heights, NV
April 27, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

**Re: Sierra Colina Village EIS Certification and Project Approval**

I own unit 132 Holly Lane in Lake Village which neighbors the Sierra Colina parcel.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the entrance to the Lake Village complex.

The Sierra Colina Village project will bring water quality improvements to our neighborhood through the water detention basin Sierra Colina plans to build that will treat the public storm water runoff from Lake Village Drive and Echo Drive.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Mike Beallo
April 28, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have owned my residence at 56 Glenbrook Court in Lake Village since 2003 and have been a full time resident and active member of the community for many years.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the entrance to the Lake Village complex.

The Sierra Colina Village project will bring water quality improvements to our neighborhood through the water detention basin Sierra Colina plans to build that will treat some of the public storm water runoff from Lake Village Drive.

Furthermore I am pleased to know that Sierra Colina will provide Burke Creek restoration access to a portion of Burke Creek inside Sierra Colina.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Nancy Beaulieu
May 7, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a full time resident in Lake Tahoe for 29 years and as owner of Jade Forest Landscape since 1995, I am a practitioner of environmental protection in both my personal and professional life. I take care of BMP requirements for residents of our community and for many years have been a proponent of organic practices.

The Tahoe Basin is in need of sustainable mitigation projects such as Sierra Colina. I wish to express my support for this project because it:

- Proposes to restore Burke Creek
- Will manage storm water effectively
- Preserves over 10 acres of open space and will include 4 new public shared access recreation trails and pathways
- Will repair damage created in the past which will improve water clarity
- Will decrease fire hazards by becoming the first neighborhood to have fire sprinklers in all of the homes
- Will qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation
- Will provide increased tax revenue to the Basin

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

[Signature]

Rebecca Beebe
June 8, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Project Support Letter

Dear Ms. Avance:

I own a business and live in Carson City. I do a lot of work in the Lake Tahoe Basin and really enjoy the many recreational activities it has to offer. I am a strong supporter of the Sierra Colina project.

So much needs to be done to protect the Lake, and I am glad to see someone stepping up to do all the right things for the environment and for the community. Improving the water quality in Burke Creek is very important, and the project's treatment of public storm water runoff on its parcel is admirable, as well as a public service. It is also important that private property owners cooperate to improve connections between the public trails in the Basin and unique ways to access them through private property. I am grateful for Sierra Colina sharing their land with the public by providing easements and building 4 public access trails for pedestrians and bicyclists on their parcel to connect with other trails, streets and recreational uses. These will be used a lot by the public, so thank you. And, of course, the moderate homes will be a major benefit to local first responders and key members of the community who otherwise have to live in the Valley and commute.

Please approve the project and certify the environmental document. Please tell Sierra Colina that TRPA and the public that TRPA appreciates this community spirit and environmental stewardship.

Sincerely,

Tom Benedict
May 12, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

As a member of the South Lake Tahoe community for the past 12 years, I have witnessed a growing need for affordable housing. I have seen a growing challenge for all employers in our community to be able to attract qualified individuals to work and live here.

I wish to express my support for Sierra Colina Village and am impressed with their foresight to include deed-restricted moderate-income priced homes, which is critical to maintaining affordable housing for our local work force. These types of homes would make living in the Basin affordable to nurses, teachers, policemen, medical assistants as well as government workers all who play an essential role in our community.

I am also pleased to know that Sierra Colina will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code and that the site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District.

As a concerned and active member of our community, I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Mary Bittner

Signature
Mary Bittner
May 8, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O.Box 5310
Stateline, NV 89449

Dear Ms. Avance:

I have lived in South Lake Tahoe, owning my home, since 1978, and I am the principal of Joyce Blackstone Interior Design.

Since 1996 I have served on the Board of Directors of the Tahoe Resource Conservation District (TRCD); before that I served two terms (8 years) on the City of South Lake Tahoe Planning Commission. I remain committed to promoting the conservation and improvement of the Lake Tahoe Basin’s soil, water and related natural resources.

I support the proposed Sierra Colina Village project as I believe this project represents a chance to balance development with conservation:

- The project will result in a net benefit to water quality in the Lake Tahoe Basin by reducing fine sediment loading to the Lake;
- The project will provide storm water treatment for otherwise untreated runoff from Echo Drive/Lake Village;
- Over 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County;
- Burke Creek will be restored as a project element, repairing damage that had been created previously;
- The project will include 4 new public shared access recreation trails and pathways through the parcel;
- The project will be constructed to qualify for LEED certification, which includes Energy Star rated appliances, promoting healthier living and energy conservation.

I encourage the TRPA Governing Board to certify the Sierra Colina Village EIS and approve their project as proposed.

Sincerely,

Joyce W. Blackstone, ASID, RID
Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I own 174- A Tahoma in Lake Village which neighbors the Sierra Colina parcel. Their proposals will benefit our complex in numerous ways.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the entrance to the Lake Village complex.

The Sierra Colina Village project will bring water quality improvements to our neighborhood through the water detention basin Sierra Colina plans to build that will treat the public storm water runoff from Lake Village Drive and Echo Drive. Additionally having a LEED Green project as a neighbor that exceeds environmental standards will be for the betterment of our complex.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Charles Blair
June 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Project

Dear Ms. Avance:

We have lived here for more than 30 years and have been in business at the same location for 25 years. When we moved here the average person could afford to buy a home, but over the years we have seen the changes.

Our familiarity with the proposed Sierra Colina Village project dates back four years ago. When the owners first purchased the parcel they shared their vision for creating reasonably priced community homes. They have now completed a 3-year long Environmental Impact Statement (EIS) that we understand has cost many hundreds of thousands of dollars. We are more than delighted to see that the TRPA process has not discouraged their efforts to bring moderate-income homes to the Tahoe Township of Douglas County.

The proposed Sierra Colina moderate-income homes are an opportunity for individuals and families with a variety of life circumstances to consider living once again in Lake Tahoe. We have watched businesses close and families leave the area. The community is declining, while the TRPA praises the good work it is doing for the Lake. Have we not come to a tipping point where the people who work and want to live here need to be considered as important as the Lake? Fortunately, the Sierra Colina project benefits both.

We need better quality homes in Stateline, and especially moderate income ones since there are none at present. To achieve its goals, TRPA needs the resources of the private sector. If investors such as Sierra Colina are not welcome in Tahoe with a project of this quality, TRPA will have become the problem, not the solution it was intended to be. We ask the TRPA Governing Board to certify the Sierra Colina EIS and approve this project.

Thank you for your consideration.

Respectfully,

Jerry & Julia Blair
May 26, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My family and I have been full time residents in South Lake Tahoe for over 25 years. I believe in contributing to the well being of my community. As a long standing member of this community my associations have included being Past President of the South Tahoe Association of Realtors, Past Regional Chairperson of the California Association of Realtors, Past President of the South Lake Tahoe Chamber of Commerce and current Board Member and past President of the Lake Tahoe Community College Board of Trustees.

I feel very fortunate to be able to call Lake Tahoe my home and believe that the Tahoe Basin is in need of projects such as Sierra Colina which balance the need of development with conservation.

I wish to express my support for this project because it will qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation. It will also decrease fire hazards by becoming the first neighborhood to have fire sprinklers in all of the homes. In addition, being an outdoor enthusiast, I especially like the design aspects of the project which will preserve over 10 acres of open space and will include 4 new public shared access recreation trails and pathways connecting from Highway 50 to Kahle Recreation Center.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Molly Blann, CRS, CRB  
South Lake Tahoe
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Project Approval

Dear Ms. Avance:

I have lived in the Tahoe Basin for more than six years. I am a senior manager at Edgewood in the summer and am a ski school senior manager at Heavenly during the winter. I have a small business as a golf pro at Edgewood. I also teach business and marketing classes at Lake Tahoe Community College. I am currently teaching the entrepreneur course at the College. I am writing to support the Sierra Colina project.

The employees who work for me at Edgewood and Heavenly have problems accessing affordable, quality housing. The offering of 9 moderate homes at Sierra Colina will be helpful to our work force. It is a good step forward to solving a big problem.

I also support the advanced BMP system proposed on Sierra Colina as cutting edge technology to reduce pollutants that are today flowing into the Burke Creek watershed. Those who say “do nothing” are hurting the Lake. This project both improves the environment and brings needed community benefits. I particularly like its giving to Douglas County almost 2/3 of the parcel for conservation and open space.

I think it is admirable that the Sierra Colina owners took on the challenge of finding a solution to the Lake Village Drive/U.S. 50 storm water runoff problem that floods Highway 50. This hurts the Lake. By being a leader to fund a technical study that led to over $2 million in EIP design and construction grants to Douglas County, Sierra Colina should be commended.

I ask the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project.

Sincerely,

Ron Blum
May 28, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Support for Sierra Colina Project

Dear Ms. Avance:

This letter summarizes our support for the Sierra Colina Project, and the legitimate reasons behind such opinion.

I have spent considerable time vacationing over the past 15 years in the Tahoe Basin, and like you, respect its beauty and the fragility of the environment. I have also had a company in both the California and Nevada areas of the Lake which has invested in socially conscious real estate projects and has provided significant employment to wonderful families in the area.

Approval of this Project will allow the private sector to contribute significantly to numerous improvements, providing significant environmental benefits to Lake Tahoe. **On the other hand, disapproval of this Project will lead to a disastrous precedent** which will scare the private capital sector away from financing projects in the region which provide necessary private funding for improvements to the environmental quality of Lake Tahoe, which the Public sector will fail to accomplish in an effective manner if shouldered with such burden on its own.

For example, just some of the benefits the private sector will provide from this Project are:

1. **Restore & Enhance** the Stream Environment Zone (SEZ) on the parcel which will otherwise remain unimproved;
2. The advanced Storm Water treatment system exceeds Code requirements, with the **reduction of existing storm water pollutant loads by up to 70%**, and Storm Water quality up to 90% **cleaner than TRPA storm water limits**.

Additional benefits to the Community are:

1. A significant donation of a majority of the land area for conservation and public recreation purposes;
2. Homes which will be LEED Certified & Energy Star rated;
3. Improved Public access through the parcel provided by 4 shared bicyclist/pedestrian trails;
5. The significant subsidy by the developer for **Affordable Housing** to further **benefit families in the community**.
In summary, being an avid supporter for the Private Sector contributing to the Environment and with having 22 years of real estate development & investment experience, **we believe that the Sierra Colina Project’s three year environmental review process has been conducted in a thorough and complete manner**. The Sierra Colina Project will do much to benefit the environment and to improve the Community, with such benefits efficiently funded by the Private Sector.

**Therefore, for the benefit of the Community which we all value, please certify the EIS and approve the Project as proposed.**

Thank you kindly for your consideration.

Sincerely,

[Signature]

William Boehringer
Managing Director
May 25, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a teacher at Zephyr Cove Elementary School for 10 years and commute to my job from the Carson Valley.

I wish to express my support for Sierra Colina Village. They are proposing to make Moderate Income homes available to members of the community such as teachers which would make living in Tahoe affordable. This would also reduce traffic in and out of the Basin. There are few of us in my profession who can now afford to live at the Lake.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Karen Boulet
Laurel Brock  
879 Secret Harbor Drive  
South Lake Tahoe, CA 96150

May 28, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

By profession, I’m an educator. I’ve taught at Lake Tahoe High School and at Lake Tahoe Community College. An educator sees the hopes and struggles of young people and teachers every day.

I am writing to express my support for the Sierra Colina Village project because of the opportunities it will create in our community for people of all ages and means. Sierra Colina will provide reasonably priced homes in Tahoe for teachers who might otherwise have to commute from far away. This project will create green jobs, inspiring young people to work in environmentally friendly businesses. Sierra Colina Village also encourages a healthy, active lifestyle for its future residents by being located walking distance from many public services, employers and the Kahle Community Recreation Center.

Investors trying to make a positive contribution to our community need to be welcomed to Tahoe. Sierra Colina Village is the type of project that TRPA has been talking about for years as the future of the Basin. I ask the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve this project.

Sincerely,

[Signature]

Laurel Brock
May 11, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

As a businessperson in this community, I welcome the TRPA recognizing that environmental success in Tahoe requires balancing the needs of the environment, economy and people who live here. My understanding of the Sierra Colina Village project is that it aims to do all three: water quality improvement, job creation and implementing quality green housing.

For a sustainable Tahoe future, this project brings the kinds of water quality innovations and community enhancements needed in Lake Tahoe. In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Charles Broder

Address: P.O. Box 13764

City: Lake Tahoe  State: CA  Zip: 96151
June 1, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Re: Support for Sierra Colina Project

Dear Ms. Avance:

I have lived in the Lake Tahoe Basin since 1993. Both of my businesses, a sole proprietorship and Lake Tahoe Wellness Institute, Inc., are located at 310 Dorla Court, Ste 201, Zephyr Cove NV. I graduated from the 2003 Leadership Lake Tahoe class and am very active in the community. I am writing to express my support for the Sierra Colina project.

The future of Tahoe as conceived in the Pathway 2007 process is brought to us through the Sierra Colina project. Several aspects of the project resonate with me:

1. The LEED "green" construction (energy conservation);
2. The moderate housing made available to the community through the project;
3. The water quality improvements to the Burke Creek watershed from the "cutting edge" TMDL Tier 2 treatment advanced storm water treatment system; and
4. The 4 public paths through the parcel for pedestrians and bicyclists.

I hope that the TRPA Governing Board approves the Sierra Colina project because both the environment and the community will benefit as a result. If the project is denied, Sierra Colina has the right to build their Alternative 2, a grand estate with close to 100,000 square feet of coverage and no public benefits. Why would the Board even consider allowing that scenario to happen? Please approve the project! Thank you very much.

Very truly yours,

Diana Brown
June 6, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina EIS & Project Support

Dear Ms. Avance:

We are full time residents of the Lake Tahoe Basin. We are people who believe that the public and private sectors need to work together to protect the Lake and to create a sustainable community. We are writing to support the Sierra Colina project as achieving both of those goals.

For 3 years, we have followed the environmental review and analysis of the Sierra Colina project. The thorough EIS analyzes all of the project’s impacts, and states that it is approvable under all of the TRPA and other applicable laws and ordinances governing development in the Basin. The EIS also determines that all of the project’s impacts are, after mitigation, less than significant, and that it brings net water quality improvements to the Burke Creek watershed.

Combined with the donation of 2/3 of the 18 acre parcel to Douglas County, including all 2.4 acres of SEZ on the parcel, and the provision of 4 recreational public easements through the parcel for pedestrians and bicyclists to connect with surrounding land uses and bike trails, the project epitomizes what the Pathway process concluded was important to the future of the Lake. The voluntary addition of moderate income homes gives 9 middle income families the opportunity to live where they work, to send their kids to the local schools and to enjoy the adjacent Kahle Park.

Please certify the EIS and approve the proposed project. Thank you for your consideration of our opinion.

Sincerely,

Bill Burger  Patricia Burger
May 29, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I've lived and worked in the Tahoe Basin for many years. Locals know how long and difficult the TRPA environmental review process can be. Sierra Colina Village has now completed a detailed 3-year Environmental Impact Statement (EIS).

Sierra Colina Village is a project that has many positive attributes. It contains water quality improvements, new bicycle trails, a significant donation of conservation land, and different types of homes for our workforce.

I ask the TRPA Governing Board to certify the EIS and to approve the Sierra Colina Village project. This project embodies future environmental, economic and community goals for Tahoe.

Sincerely,

[Signature]

Name: Heidi Bybee  
Address: 1951 13th St. #4  
City: Lake Tahoe  
State: CA  
Zip: 96151
June 17, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Moderate Home Analysis

Dear Ms. Avance:

As a full time licensed CA/NV Broker and full time resident in Lake Tahoe for over 23 years, I would like to comment on the proposed Sierra Colina Village project from a real estate professional’s point of view.

It is my understanding that Sierra Colina has voluntarily included a total of 9 moderate-income deed-restricted homes in its project. According to the EIS’s description of the Douglas County Moderate Income Housing Plan, their maximum sales price would currently be less than $337,500. It would be safe to say that Sierra Colina is proposing a very unique product, being the first LEED Green and Energy Star rated neighborhood in the Basin. From that aspect, there are few, if any, comparables, especially here on the South Shore. Based on a conservative analysis in today’s market, the sales price of a brand new two bedroom, two bath with a single car garage (the size and configuration of a Sierra Colina moderate-income home), designed with the quality and amenities proposed, would range from $695,000 to $760,000. Sierra Colina’s commitment to the community to include moderate homes will unquestionably come at a cost (and loss) to them, which is commendable to say the least.

Also, what impact will Sierra Colina have on the adjacent Lake Village condominiums as far as their continued marketability and resale values? A positive one in every regard. Any fear of devaluation or saturation of the market is simply unfounded. The philosophy based on “A Rising Tide Lifts All Boats” is as sound today as it has been throughout history: it’s a win-win for our community.

Here’s hoping that the Stateline landscape will change for the better and that the TRPA Governing Board will certify and approve the Sierra Colina Village EIS and project.

Yours sincerely,

[Signature]

Elaine D. Casteleyn
May 14, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

As a 45 plus year resident of South Lake Tahoe, business owner and active member of our community, I feel my wide-range of experiences and civic duties within South Lake Tahoe have given me a strong perspective of the needs and desires of our special environment.

I believe that the proposed Sierra Colina project succeeds in balancing development with conservation and is the kind of sustainable mitigation project needed in the Tahoe Basin.

The project meets the requirements of the local Agencies, proposes to be the first LEED certified residential neighborhood in the Tahoe Basin, includes open space preservation to Douglas County, will restore a portion of Burke Creek and will bring much needed increased tax revenue to the Tahoe Township during these difficult economic times.

I support the project as a concerned citizen and active member of our community.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

John Cefalu
April 27, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a retired long-time resident of Lake Tahoe. I have worked with many local residents to help them retrain and find gainful employment. As a prior manager of the Golden Sierra Job Training Agency, and a current member of Soroptimist, Rotary, and other local organizations – I am concerned that there are not enough moderate income housing opportunities available in the Lake Tahoe Basin.

Sierra Colina Village proposes to create Moderate-Income Deed-Restricted homes. These are the types of homes that would make living in the Basin affordable to teachers, firemen, policemen, casino employees, and even government workers. Reasonably priced homes available for sale nearby where local employees work would also have the environmental benefit of reducing traffic in the Basin.

The TRPA should encourage the creation of Moderate Income homes in the Basin. I believe that none exist in the Basin of Douglas County at present.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Nancy Chandler
Round Hill NV
May 28, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My family and I are fortunate enough to call Lake Tahoe our home and have relished in this luxury since 1996. My wife and I specifically chose Lake Tahoe, as we have always loved being part of a small community and being able to make a difference. Our company, Chase International, also prides itself on giving back to the community and enjoys participating in many local organizations. Over the year we have been actively involved in such worthy causes as: The League to Save Lake Tahoe, The Tahoe Rim Trail and most recently, The Glenbrook Project.

I support the Sierra Colina project both personally and professionally. The Kenningers’ aspiration towards attaining platinum certification through LEED Green Building Certification will create healthier living environments for Sierra Colina homeowners; the implementation of an advanced storm water treatment system will improve water quality in Lake Tahoe; their intentions to preserve over half of their 18 acre parcel as open space, including the entire SEZ, as well as their proposal to creative 4 new public shared access recreation trails and pathways through the parcel demonstrates giving back to the community that we love and appreciate.

Additionally, there are many residents within the Basin who would benefit tremendously from the opportunity of taking advantage of a moderate-income deed-restricted home such as those proposed by Sierra Colina. Since there are no residential neighborhoods of this kind currently in Douglas County, I believe the TRPA should encourage the community benefits that are being demonstrated and proposed by this project. Further, as we navigate forward in time, I believe that such environmentally conscientious projects should be given serious consideration, as they help set a new standard for all future developments.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Clif Chase, Managing Broker, CHLMS
Chase International @ Glenbrook
Barbara Childs  
989 Tahoe Keys Blvd.  
South Lake Tahoe, CA  96150  
June 1, 2009  

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449  
Support for Sierra Colina Village Project  

Dear Theresa,  

Those of us who work in the real estate profession in the Basin are keenly aware of the lack of quality affordable housing on both the California and Nevada sides of the Lake. As a Realtor on the South Shore with 9 years of experience, I see many struggles realtors and their clients experience with current constraints in the housing market. There are several reasons I wish to express my personal support for the proposed Sierra Colina Village project.  

Sierra Colina Village is proposing to create 9 moderate-income homes on a voluntary basis. There is no TRPA requirement on this parcel for the project to include moderate homes. The owners of the parcel are proposing these homes because of their personal awareness of the constraints of the local housing market and its shortage of reasonably sized, high quality, affordable homes for the local workforce. Sierra Colina Village will fill a void in the Stateline housing market. At present, there is not one moderate for-sale home in the Tahoe Township of Douglas County.  

Another innovative aspect of Sierra Colina Village is that all of the homes in the proposed project will be LEED certified. For years, planners in the Basin have discussed the desire for commercial and residential builders to “go green.” Sierra Colina was accepted into the U.S. Building Council’s residential program for LEED certification in 2006, demonstrating the foresight and commitment of the owners of Sierra Colina to achieve LEED certification. LEED energy savings and associated reduced greenhouse gas emissions will be an enormous benefit to future homeowners of Sierra Colina homes, as will the healthier living environments provided by LEED structures.  

Finally, because of the amount of time I spend with individuals and families searching for a suitable home in Tahoe, I appreciate additional qualities of the proposed Sierra Colina Village. Its proximity to shopping, public services, schools and employers in the urban core of Stateline, makes it a highly desirable location from the point of view of minimizing driving (also an environmental benefit to the Lake). Being located next
to the Kahle Community Recreation Center, the hub of family activity in Stateline, adds to the "transit oriented development" (TOD) quality of Sierra Colina Village, and is certainly one of its most attractive features for future homeowners with children.

I encourage the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve this project for its inclusion of many qualities beneficial to the community.

Respectfully submitted,

[Signature]

Barbara Childs, Realtor
530-541-0945
Thai Delight
177 Highway 50
Stateline, NV 89449

May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am the Manager of “Thai Delight.” Our restaurant is located immediately adjacent to the proposed Sierra Colina Village.

We recently opened our restaurant at this location in Stateline, Nevada. Starting a new business is always challenging. During this economic downturn, it is even more difficult. The proposed Sierra Colina Village, if approved, will create 50 homes within easy walking distance of our restaurant. We hope that the future homeowners of Sierra Colina Village will enjoy the healthy Thai food that our restaurant provides and become regular customers of our establishment.

I wish to express my support for the Sierra Colina project for the economic and housing contributions it will bring to the Basin. Hopefully the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the improvements it will bring to this area of the community.

Respectfully submitted,

[Signature]

Art Chong
Manager, Thai Delight
Thai Delight  
177 Highway 50  
Stateline, NV     89449

May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV     89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am the owner of “Thai Delight.” My restaurant is located immediately adjacent to the proposed Sierra Colina Village. Because Sierra Colina is easy walking distance from our new restaurant in Stateline, hopefully, future residents of Sierra Colina Village will enjoy the healthy food that our restaurant provides.

Achieving future environmental goals for the Basin will require attracting and retaining successful businesses. The Sierra Colina Village project is addressing the future needs of Tahoe by seeking to provide water quality improvements, generating local jobs, and creating needed quality housing.

I wish to express my support for the Sierra Colina project, and hope that the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the economic and environmental contributions it will bring to the Basin.

Respectfully submitted,

La Eard Chong  
Owner, Thai Delight
Thai Delight  
177 Highway 50  
Stateline, NV 89449

May 12, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of Thai Delight, located in Stateline, Nevada on the property next to the proposed Sierra Colina Village. At Thai Delight we create fresh, home-made meals for our customers.

As part of the local workforce committed to assisting people make healthy life-style choices, I appreciate the fact that the proposed Sierra Colina Village is seeking to become LEED “green” Certified. The energy savings of LEED homes are an environmental benefit to the community and to Lake Tahoe, and also provide quality of life health benefits to the homeowners.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Print Name
May 8, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of a business located here in Tahoe. As part of the local workforce, I would like to see better quality and more diverse types of housing opportunities here. Sierra Colina Village is proposing to build the first moderate-income deed-restricted homes in the Tahoe Township of Douglas County. These moderate homes will provide a type of local housing choice that is currently missing.

Sierra Colina is also attempting to have the homes in Sierra Colina Village be LEED Certified. The energy savings of LEED homes are an environmental benefit to the homeowner, the community and the Lake.

I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Respectfully,

[Signature]

Name: Aimee Christensen

Address: 220 Gold Hill Rd.

City Zephyr Cove State NV Zip 89448
May 20, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

After moving to Lake Tahoe in 1984, I opened Augustine Arts Gallery in Roundhill in 1986 and my husband purchased Zacharys Restaurant in 1987. Both ventures were integral parts of this community for many years.

Without the ability to expand due to onerous environmental constraints, we, like many other business operators, were unable to sustain ourselves. In early 2000 we moved the Art Gallery to Reno where it is today. My husband and I commute on a daily basis from Reno to Lake Tahoe where we continue to maintain our permanent residence. A high price to pay, but one that we still feel is worthwhile.

Lake Tahoe’s future is bleak without the balance of sound developments such as that which is proposed by Sierra Colina. It satisfies the need for high quality residential living benefitting both locals and tourists, together with open space. We need to give people a reason to come to the Tahoe Basin. Revitalization is the key to being able to sustain ourselves. The increased tax revenue to Douglas County is sorely needed and a necessary component to being able to reverse this economic downturn.

I echo Joanne Marchetta’s comments when she recently addressed the Sierra Club, “we have to deal with what is, not with past fantasy... our mission is to accomplish environmental improvements that lead to threshold attainment.” Funds will come from viable projects and local entrepreneurs with scientifically proven mitigated projects such as Sierra Colina Village. I wholeheartedly support the project as proposed.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

[Signature]

Christel Citko
May 29, 2009

Ms. Theresa Avance  
 Tahoe Regional Planning Agency  
P.O. Box 5310  
 Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

As a litigation consultant for over 25 years, I have observed the gamut of strategies used by opposition groups such as the Sierra Club and the League to Save Lake Tahoe when trying to stop actions they perceive to be contrary to their special interests. From my professional perspective having worked on thousands of cases in state and federal courts throughout the U.S., I am compelled to comment on the Sierra Colina Village project in Lake Tahoe.

Current conditions on the vacant Sierra Colina parcel are a regional water quality problem that the extremely detailed EIS determines the Sierra Colina project will help to resolve by providing net environmental water quality improvements. Beyond water issues, the EIS indicates Sierra Colina is proposing many public benefits exceeding the scope of what a landowner would typically set forth to obtain a permit to implement private property rights on private land (LEED sustainable homes, public bicycle trails, donating 2/3 of the parcel to be preserved as conservation land, moderate-income homes, watershed restoration, etc).

Given the innovative water quality improvements this project will bring to Lake Tahoe and its numerous proposed public benefits, one naturally questions the agenda of the opposition. Not coincidentally, the apparent opposition leader (who also seems to be the driving force of the local Sierra Club) lives in a sprawling subdivision next door to Sierra Colina where he owns two condominiums. The League to Save Lake Tahoe’s DEIS comments in opposition to the project seem based on its “oppose everything” strategy. NIMBY tactics and obstructionism delay the regulatory process and increase project costs, ultimately harming public interests.

The Tahoe Regional Planning Compact Article I. (a) (10) states, “In order to preserve the scenic beauty and outdoor recreational opportunities of the region, there is a need to ensure an equilibrium between the region’s natural endowment and its manmade environment.” One would hope that the TRPA Governing Board would conduct itself in accordance with the Compact by certifying the Sierra Colina Village EIS and approving this project.

Respectfully submitted,

[Signature]

Ann Cole  
 Las Vegas, Nevada
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Tarron L Collins
Address: 1063 Gold Meadow Ct.
City: Carson City, State: NV  Zip: 89703
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

Paul Conti

Signature

Paul Conti

Name
May 21, 2009

Greg Cook
976 Edgewood Circle
South Lake Tahoe, CA 96156

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance,

Sierra Colina Village is an admirable project for numerous reasons. It seeks to create LEED “green” certified homes, it is proposing an advanced TMDL Tier 2 level water quality treatment system, it will enhance and restore a portion of the Burke Creek SEZ, and it will provide the public connectivity to existing recreation trails by the creation of new ones through Sierra Colina Village.

Sierra Colina Village will achieve many of the goals for the Tahoe region discussed during the Pathway 2007 public workshops. The TRPA Governing Board will hopefully recognize the many environmental and public benefits of this project by certifying the Sierra Colina Village EIS and approving the project.

Respectfully,

Greg Cook
May 7, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449  

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I work at a business located near the Sierra Colina parcel. I support Sierra Colina Village because when it is finished additional residents will live nearby our business as a new source of potential future customers.

I appreciate the environmental goals of the TRPA. However, I also believe there is not enough public money to achieve all environmental objectives without the resources that stem from a strong local economy. Existing businesses need opportunity to grow. New businesses need to be given a chance to succeed in this area. Sierra Colina Village has the potential to help existing local businesses and it will also create new jobs, many of which will be “green” jobs.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an environmental and socio-economic benefit to this community.

Sincerely,

[Signature]

Name:  STEVE COOK  
Address:  P.O. Box 11506  
City  Z L  State  NV  Zip  85448
Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My wife and I have been full time residents in Stateline for over 30 years and have been business owners the entire time.

The Sierra Colina Village project has my support for a good many reasons but I would like to highlight their commitment to excellence as far as their proposed fire prevention measures are concerned, which fully exceed those required by both the Douglas County Building Codes as well as the Tahoe Douglas Fire Protection District.

The Tahoe Basin should encourage more projects such as Sierra Colina which will qualify not only for LEED certification but Energy Star rated homes, especially as there have been recent fire related issues "close to home" due to code violations of older complexes such as Lake Village. During the course of my business career as an electrical contractor it is rare to see such a concerted effort for the betterment of our community. This is no time to cave into community groups with their own agenda.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Chuck Corby, Owner  
Arctic Electricians

[Signature]
April 24, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

My husband and I have owned our residence at 80 Lake Village Drive since January 2000.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the Lake Village Professional Building.

The Sierra Colina Village project will bring water quality improvements to our neighborhood through the planned water detention basin that will be built. We also like the fact that more than half of the 18 acre parcel will be preserved for open space and that 4 new public shared bike and pedestrian paths will be created. We feel that the proposed Sierra Colina Village project shows great community spirit that should be supported.

We hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

[Signature]

Mercy B. Cordero
May 28, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

Name: Robert Cristelli

Address: 3460 Lake Tahoe Blvd

City: South Lake Tahoe  State  CA  Zip  96150
June 2, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS & Project Approval

Dear Ms. Avance,

As a Californian concerned about the environment, I believe that homebuilders who are willing to invest in building “green” should be encouraged in their efforts. I understand that Sierra Colina Village is seeking approval to be the first all “green” residential neighborhood in Tahoe through LEED Certification.

The TRPA Governing Board should demonstrate support for building sustainable homes in Tahoe by certifying the Sierra Colina EIS and voting to approve the Sierra Colina Village project.

Sincerely,

Beth Cross
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS & Project Approval

Dear Ms. Avance,

For many years I have enjoyed vacationing in Zephyr Cove, Nevada and have observed the gradual development of the area. The Sierra Colina Village project is proposing to add a desirable feature for Tahoe neighborhoods, pedestrian and bike paths accessible to residents and visitors.

It would be nice to see the TRPA Governing Board show support for the voluntary creation of paved recreation paths in Tahoe by certifying the Sierra Colina EIS and approving Sierra Colina Village.

Respectfully,

[Signature]

Marv Cross
May 21, 2009

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449
Attn: Theresa Avance

Re: Sierra Colina Village

Dear Ms. Avance,

Having been residents of Lake Tahoe and active in construction and real estate for 35 years, we feel very qualified to render an opinion of the Sierra Colina Village project. We love and appreciate the beauty of Lake Tahoe and do aspire to play our part in keeping it as pristine as it has been for us over the years.

We have followed the progress of the proposed development and the controversies surrounding the project. We have reviewed the summaries of the project and feel that it would be a very valuable asset to the environment and economy of Lake Tahoe. Please note our enthusiastic support of the Sierra Colina Village project and pass their project as proposed.

Sincerely,

[Signature]

Roy and Becky Darrow
P.O. Box 10907
Zephyr Cove, NV 89448
775-588-5340
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Amy Kidman Delaney
Address: 1291 Saddlehorn Ct
City: Minden State: NV Zip: 89423
June 3, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Nate Delaney
Address: 1289 Saddlehorn Ct
City: Minden  
State: NV  
Zip: 89423
May 26, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I teach 2nd grade at Zephyr Cove Elementary School and commute to my job from South Lake Tahoe.

Sierra Colina Village proposes to create moderate income deed restricted homes. These are the types of homes that would make living in the Basin affordable to teachers. This will also be the first LEED Green sustainable neighborhood in Lake Tahoe which should be encouraged. I hope this will be the first of many.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Susan M. Desrosiers
May 26, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449  

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

[Signature]

Name: Michael T. Devlin
Address: 3310 Ute Way, Box 10859
City: Zephyr Cove  State: NV  Zip: 89448
May 26, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

[Signature]

Name:  Bettye Devlin

Address:  336 Ute Way, Box 1085

City:  Zephyr Cove  State: NV  Zip:  89448
May 28, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Support for Sierra Colina Project

Dear Ms. Avance:

I have worked at Lakeside Inn & Casino for 23 years, where I am Games Supervisor. I run the Leadership Group at Lakeside, and am active in my community. I moved to Lake Tahoe in 1986 from Boston, and lived in the Basin for 6 years. Unable to afford reasonable housing, my family moved to Carson City in 1992, where we have lived since. I commute to work every day. I am writing to support the Sierra Colina project.

Unfortunately, I have seen the community falter over the past 20 years. The reasonably sized and priced homes that Sierra Colina is creating, including the "moderate" homes that will be sold well below their market value, will make a significant contribution to sustaining our community. They would have made a difference for our family. I also appreciate that all of the Sierra Colina homes will be LEED certified.

My family enjoys hiking and biking. Lakeside is almost just across the street from Sierra Colina, so I look forward to taking a walk at lunch through the Sierra Colina project, which is also adjacent to Kahle Park. Please make this project a reality for the community by certifying the EIS and approving the Sierra Colina project as proposed.

Sincerely,

[Signature]

Dave Doherty
1210 S. Curry Street
Carson City, NV 89703
May 16, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

RE: SIERRA COLINA VILLAGE EIS CERTIFICATION AND PROJECT APPROVAL

Dear Ms. Avance:

I raised my two sons here in the Tahoe Basin and as a family we realize how fortunate we have been to call this wonderful environment home. We have always placed a high value on being involved in community affairs and I, myself have the longest standing membership in the South Shore Lake Tahoe Chamber of Commerce.

My husband and I were the original developers of Hidden Woods and both sons have been involved in the planning and implementation of new construction in their own careers.

I am very pleased to know that Sierra Colina will be the first residential LEED Green sustainable neighborhood in the Basin that will provide energy savings and a high quality of life for future residents. It is also commendable that the owners have worked hard not only to meet all of the requirements of the various Agencies but have exceeded them especially where fire prevention is concerned.

It is unfortunate that some of our local work force are unable to live up at the Lake due to rising prices and are forced to commute to their jobs. The proposed moderate-income deed-restricted homes indicate a wonderful community spirit that should be supported.

It is my hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Shirley Doud
May 21, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

The Sierra Colina Village project is proposing to become the first residential neighborhood in the Lake Tahoe Basin to have all its homes become LEED green certified. I work in South Lake Tahoe in an architect’s firm and appreciate the differences between typical home construction and the additional environmental advantages of a home being designed and built to achieve LEED certification. LEED homes provide many environmental benefits to the community (reduced energy use, reduced waste, reduced toxic emissions, construction using environmentally preferable materials and innovative storm water treatment systems).

I’ve read discussion in our local newspapers about the need to bring green jobs to Tahoe. Sierra Colina Village will be a positive step in that direction during its construction, and afterwards in connection with service and maintenance of the proposed green homes.

For these reasons, I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

 Kyle Duvernay
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

Signature

Name: ED ELDER

Address: P.O. Box 16161

City: ZUT State: CA Zip: 96151
May 22, 2009

Ms. Theresa Avance  
Tahoe Reg Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Sierra Colina Village EIS & Project Approval

Dear Ms. Avance:

I am employed in the Lake Tahoe basin at Edgewood. I am an avid sports enthusiast who loves Lake Tahoe. I am very concerned about the environment and am a supporter of green building. I think TRPA should encourage homebuilders to invest in “green” technology. I understand that Sierra Colina Village is seeking approval to be the first all “green” residential neighborhood in Tahoe through LEED Certification.

I am also a supporter of people being able to live near where they work in quality, affordable housing. The Sierra Colina 9 moderate homes help to make that possible. I think it is particularly noteworthy that Sierra Colina is creating moderate homes voluntarily, which have to be built at a loss and subsidized by the market homes.

The TRPA Governing Board should demonstrate support for building sustainable homes in Tahoe and for the creation of moderate homes by certifying the Sierra Colina EIS and voting to approve the Sierra Colina Village project.

Sincerely,

Scott Elliot
June 8, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P. O. box 5310
Stateline, NV 89449

Re: Support for Sierra Colina Project

Dear Theresa:

You know me as the Project Manager for Edgewood Commercial Village and the Lakeview Office Center. You may remember that Edgewood Commercial Village proposed significant environmental improvements both in scenic and drainage improvements to the lower Kingsbury area as well as providing a new Transit facility to qualify the Village as a “Special Project” with TRPA, similar to Heavenly Village. During the building of the Heavenly Village, then Director of the TRPA, Jim Baetge was quoted as saying “that the project was the fix”. I believe this was the case for Heavenly Village and Edgewood Village and will be the case for Sierra Colina Project.

The proposed water quality improvements contiguous to Burke Creek alone should be grounds for approval of this project but to also dedicate open space, create pedestrian and bicycle pathways and offer LEED Certified “Green” rated homes some of which are moderate-income deed-restricted homes within easy walking distance to Edgewood Village and its Transit Center I would think make this an easy project to approve.

I have incorporated the use of energy saving systems in Lakeview Office Center by installing a ground source heat pump system. I do not burn fossil fuels in this building. This was accomplished at great expense, approximately twice the costs of a conventional boiler and chiller but I also didn’t have an unsightly utility on a scenic property. This is only one component needed to achieve a platinum certification through the U. S. Green Building Council’s LEED rating system. To propose fifty platinum rated homes is unprecedented.

Accordingly, Sierra Colina and other projects like it should be encouraged to voluntarily move forward with such environmentally beneficial projects. Please certify the Sierra Colina EIS and approve the proposed project. Thank you.

Sincerely,

[Signature]

Dave Fairbank
Project Manager
Edgewood Commercial Village
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Ellen Faller
Address: 100 Ruby Ln
City: Carson City State NV Zip 89706
June 3, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: [Lena Fernandez]
Address: [2027 St George Way]
City: Carson City  State: [NV]  Zip: [89103]
May 26, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

[Signature]

Name: **Kirk R Ferris**
Address: **Lake Village Dr**
City **Stateline** State **NV** Zip **
May 27, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

Name: Shawn M. Flaherty

Address: PO Box 12275

City: Zephyr Cove State NV Zip 89448
May 26, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

[Signature]

Name: Glenn Flores  
Address: Box 327  
City: Zephyr Cove  
State: NV  Zip: 89448
Richard Foose  
2717 Clapham Lane  
Minden, NV  89423  

May 22, 2009  

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449  

Re: Sierra Colina Village EIS Certification & Project Approval  

Dear Ms. Avance,  

I work in South Lake Tahoe, commuting from Minden. The current condition of housing on the South Shore was part of my decision to live in Minden while working in the Basin.  

Several aspects of the proposed Sierra Colina Village project are very interesting and beneficial to the community. Sierra Colina Village is trying to provide different types of new homes for the community (market and moderate-income). Also, the Sierra Colina project is proposing to transfer sensitive (SEZ) ERUs (Existing Residential Units of Use) that have been retired, which is a significant environmental benefit of this project.  

The TRPA Governing Board should encourage those attempting to create quality homes for the local workforce in an environmentally conscientious manner. Certifying the Sierra Colina Village EIS and approving this project might result in a future opportunity for someone in my circumstances to live and work in the Basin, rather than commuting from the Valley.  

Respectfully,  

[Signature]  

Richard Foose
May 8, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

My family and I have been full time residents of Zephyr Cove, NV for more than 20 years. I am not only fortunate enough to call Lake Tahoe my home but I feel equally fortunate to be head golf professional at one of the most beautiful sites in the world – Edgewood Golf Course.

I wish to express my support for Sierra Colina for the following reasons:-

- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting heather living and energy conservation
- Like most members of this community I am concerned about the water clarity of Lake Tahoe and approve of the planned storm water management plan which will result in reducing pollutant loads from storm-water runoff
- Burke Creek will be restored as part of the project
- Over 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County
- The project will include four new public shared access recreation trails and pathways through the parcel
- Almost 20% of the homes will be deed-restricted moderated-income priced homes which is critical to maintaining affordable housing within the basin

This is the sort of sustainable mitigation project that the Tahoe Basin needs.

It is my hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Randy Fox
May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of a business with one of its facilities located here in Stateline, Nevada. In order for our dry cleaning business to succeed and to continue to employ local workers, we need residential customers in this area of Stateline.

Sierra Colina Village is proposing to build homes whose future owners will be in our primary market area, hopefully as our potential future customers. In addition to the fact that having more homeowners in this area will help existing businesses in Stateline, the creation of Sierra Colina Village will also create more local jobs to build, maintain and service the homes.

It is my understanding that Sierra Colina Village is seeking to have all of its homes become LEED green certified. For its economic and environmental benefits, I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Print Name: Jeanette Francis
RE: Sierra Colina Village EIS Certification & Project Approval

Dear Ms Theresa Avance:

It is with great pleasure that I write to you regarding a new addition to Stateline, Douglas County, Nevada. It is my understanding that we are about to experience our first residential neighborhood in the Lake Tahoe Basin to have all its homes meet state of the art green sustainability criteria and to incorporate an advanced storm water treatment system that will improve water quality in Lake Tahoe. The Sierra Colina Village appears be offering our neighborhood just exactly what we need.

I have studied the proposal and it is quite clear that the owners have definitely demonstrated their commitment to our neighborhood. Since they arrived seven years ago they have worked hard to meet all the requirements of the all the local agencies. Their efforts are to be commended and their tenacity cannot be measured.

I have lived in Douglas County for close to 50 years and in business most of that time. I have experienced many projects come and go. Sierra Colina Village is without a doubt and win/win situation for the area as well as the Tahoe Basin. We all should embrace this project and assist in any way possible to support Certification and Project Approval for Sierra Colina Village.

I urge the Tahoe Regional Planning Agency Governing Board to certify and approve the Sierra Colina Village project and give them whatever assistance they need. It is the right thing to do!

Kindest regards,

Nancy Gardner

Nancy Gardner
June 4, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Sierra Colina Project Support Letter

Dear Ms. Avance:

While living in the Los Angeles area, I visited Lake Tahoe many times. Currently, I live in Colorado Springs, Colorado, where I am a principal of Resource Land Holdings, LLC, a real estate investment firm with over $200 million of assets under management. We own agricultural, timber, mining and residential properties throughout the United States, including Nevada and California. I am writing to urge support of the Sierra Colina project for several reasons.

For over 25 years, I have personally been an active investor in real estate ventures sponsored by the principals of Sierra Colina. I commend the conservative capital structure employed by Steve Kenninger to ensure timely completion of each of his projects, including the Lake Tahoe Embassy Suites Hotel at South Lake Tahoe, California in 1991.

My firm’s land investment business requires a clear and transparent process to apply for discretionary land use approvals, applied consistently and evenhandedly to all applicants. I would be very concerned if a project such as Sierra Colina did not receive the approvals it is seeking. The EIS clearly analyzes the project’s impacts, and concludes none is significant. It also extensively analyzes its environmental benefits, and finds them to be numerous, including net water quality improvements to existing runoff in the Burke Creek watershed. The community benefits brought by the project are also extensive.

A denial of this project would send a message to investors to stay away from Lake Tahoe, indicating that its project decision-making process is based on factors other than on science and the law. For the sake of the Lake, you should follow your own rules, TRPA, and you should certify the EIS and approve this clearly meritorious project.

Very truly yours,

James W. Geisz
Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

June 12, 2009

Re: Support for Sierra Colina Project

Dear Ms. Avance:

I am a Managing Director of One Equity Partners, which makes private equity investments behind compelling business ideas and strong management teams. We manage $8 billion of investments for JPMorgan Chase & Co. I have spent my career focusing on real estate related operating companies and transactions. I have lived in the Bay Area for over 20 years.

My family and I enjoy vacationing at Lake Tahoe. I am well aware of the environmental challenges facing the Lake, some of which arose from haphazard development generations ago. The Basin needs private investment to remedy existing environmental problems and to revitalize the communities around the Lake.

I have reviewed the Sierra Colina EIS and the alternatives that it studied. Opposition from the League and Sierra Club pretends that the TRPA Board’s decision is between the proposed project and no project (Alternative 5). A rejected project does not lead to Alternative 2. It leads to Alternative 2: the grand estate. The TRPA Code allows a single family residence, a secondary residence and accessory uses to be built on the Sierra Colina parcel as a matter of right, with no required action by the Governing Board. The grand estate studied (Alternative 2) has almost 100,000 square feet of coverage, no regional pollutant load reductions, no TMDL Tier 2 advanced storm water treatment system, no participation in either EIP 679 (Lake Village) or EIP 161 (Burke Creek), no public trails through the property, no public open space, no LEED construction and no moderate homes. The lost environmental benefits from the proposed project being rejected and Alternative 2 being built are glaring, yet the project’s opponents ignore this elephant in the room.

Attracting capital requires a high degree of transparency to a defined process leading to a predictable outcome. The actions which the TRPA Governing Board will take on the Sierra Colina project applications are important to the Basin’s future ability to attract investment capital in competition with other resort destinations. If the investment community perceives the Sierra Colina process or outcome to be either unclear or contrary to the law, then investors will take their capital elsewhere, away from Lake Tahoe for years to come.

Given the net environmental benefits as outlined in the Sierra Colina EIS, I ask the Governing Board to certify the Sierra Colina EIS and approve the proposed project.

Sincerely,

A. Jody Gessow
May 10, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am the new General Manager of Cardinale Way Toyota in South Lake Tahoe. Currently, I commute from Dallas TX while I shop for our new family home in the greater Lake Tahoe basin. My job is to develop the Toyota franchise in Lake Tahoe. Cardinale Way Toyota is the last new car dealer franchise in the basin.

As a member of our business community, Cardinale Way Toyota recognizes that without a vibrant and healthy community, we will all suffer. For this and many more reasons, Cardinale Way Toyota, which features the environmentally green Toyota Prius, supports the proposal to create the LEED style development of Sierra Colina Village.

Such a project, with continuing sustainable mitigation, like the water detention system to improve the Highway 50/Lake Village entrance, will likely add millions of dollars into our local economy when they are most needed.

The TRPA should encourage the creation of Moderate Income homes in the Basin. There are none in Douglas County at the Lake at present. Environmentally sound projects like this should be supported.

I would like to see the TRPA Governing Board certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Jim Gillenwater  
General Manager  
Cardinale Way Toyota  
South Lake Tahoe, CA
June 12, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance and Governing Board Members,

On Thursday May 21st the Lake Tahoe South Shore Chamber of Commerce Board of Directors heard a presentation on the proposed Sierra Colina project. At this time the Board expressed support of the proposed project and directed the Chamber’s Executive Committee to prepare a letter of endorsement to be submitted to the TRPA Governing Board. The support for this project was based upon a number of factors related to our goal of sustaining a quality of life by achieving economic vitality with sensitivity and respect for the environment. Thus a part of the Chamber’s role is to promote the success of our local free enterprise economy and the economic benefits which would flow to our community from TRPA approving the Sierra Colina Village project, hence one of the reasons why the Chamber supports this project. Other equally compelling and perhaps less obvious reasons also underlie why the Chamber urges TRPA to approve the Sierra Colina project.

Attracting investment capital to Lake Tahoe requires a predictable, timely process of regulatory review and adherence to existing codes and law. Lake Tahoe is one of many resort destinations competing for the same pool of private investment capital. If the investment community perceives the Sierra Colina process or outcome to be either, regulatory over-reaching, an abuse of private property rights, or contrary to the law, then attracting investment capital to Lake Tahoe will become more difficult than it already is. Without private investment dollars the local community will be left short of the $250,000,000 funding sought as a part of the EIP in order to attain the threshold attainment of the Regional Plan. In short it will take private investment to repair and reverse previous man made environmental mistakes such as that seen on the Sierra Colina site’s previously damaged drainage system which causes excessive water run off.

Our community also faces a growing problem of moderately priced housing forcing professionals and families to move out of the Tahoe basin, due to the high cost of homes inside the Basin. Sierra Colina Village proposes to build market and moderate-income homes on a disturbed urban in-fill parcel in the heart of Stateline, Nevada, near the Stateline Medical Clinic, the Elk Point Fire Station and the Douglas County Administration complex that houses the Sheriff’s offices and other county and business offices. Sierra Colina Village will create new homes ideally situated in the center of the community for potential purchase by the local workforce. As the Governing Board is probably aware there are no public funds available for...
public/private partnerships for affordable housing construction such as those available for entry level workforce, disabled and senior projects such as the recently completed structures located within the city of South Lake Tahoe. Since developers are unable to access public funds for moderate income, and the ROI is negligible we are unlikely to see other projects in the near future which could provide a housing option for firefighters, teachers, county workers, nurses or similar necessary professions for a healthy community.

The Compact requires TRPA to preserve the scenic beauty and outdoor recreational opportunities of the region including maintenance of the environment, social, physical, and economic well being of the Region. The Chamber encourages the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project as one that exemplifies achieving the balance required to sustain our community.

Respectfully,

Bill Gorman

Betty “B” Gorman, CEO
Lake Tahoe South Shore Chamber of Commerce
May 7, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I work at a business located near the Sierra Colina parcel. I support Sierra Colina Village because when it is finished additional residents will live nearby our business as a new source of potential future customers.

I appreciate the environmental goals of the TRPA. However, I also believe there is not enough public money to achieve all environmental objectives without the resources that stem from a strong local economy. Existing businesses need opportunity to grow. New businesses need to be given a chance to succeed in this area. Sierra Colina Village has the potential to help existing local businesses and it will also create new jobs, many of which will be “green” jobs.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an environmental and socio-economic benefit to this community.

Sincerely,

[Signature]

Name: Colleen Graham  
Address: 310 Dacca Ct Ste 210  
City Stateline  State NV  Zip 89449
April 28, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I am been teaching at Lake Tahoe Community College for 20 years and my family and I have been long time residents in Zephyr Cove.

Sierra Colina Village proposes to create Moderate Income homes which would make living in Tahoe affordable to teachers. Reasonably priced homes near our work place would also have the environmental benefit of reducing traffic into the Basin.

The TRPA should encourage the creation of Moderate Income homes at the Lake and I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Kurt Green
PO Box 1871
Zephyr Cove NV 89448
Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

6/1/2009

Name
June 1, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Sierra Colina Project Support Letter

Dear Ms. Avance:

I live in Palm Desert, California. Over the past 40 years, I have often visited Lake Tahoe and have a great appreciation of the area. I am concerned about the future of the Lake Tahoe Basin, and am writing to support the Sierra Colina project.

I practiced law in California for over 30 years and my firm represented a number of venture capital and investment funds which sought to invest their capital in socially beneficial causes while generating reasonable rates of return. I believe that the Sierra Colina project represents an opportunity to attract such capital in the future to the Lake Tahoe Basin.

The project provides many environmental benefits, including improvements to water quality, recreational opportunities and subsidized housing for middle income families. Its proposed advanced water quality treatment system meets the most comprehensive water quality treatment standards of the Lake Tahoe TMDL model for the Tier 2 Treatment level. Its donation of 2/3 of the parcel to Douglas County for open space and conservation use protects the 2.4 acres of SEZ on the parcel. The provision of 4 shared bicyclist and pedestrian trails through the parcel reduces existing disturbance to sensitive land and provides connectivity through the parcel to and from other recreational trails and transit opportunities. And the Sierra Colina project does this with no public subsidy.

This type of project is one good way to solve the Basin’s long term environmental challenges. The status quo is harmful to the Lake, and this project benefits the community and the environment. Approval of the Sierra Colina project should attract additional capital to the Basin to accomplish similar goals. Please certify the EIS and approve the project. Thank you.

Sincerely,

[Signature]

James A. Hamilton
May 18, 2009

Jeff Hampton  
P.O. Box 18122  
So. Lake Tahoe, CA 96151  

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  

RE: Sierra Colina Village EIS Certification/Project Approval

Dear Ms. Avance:

I am a longtime resident of South Lake Tahoe and have worked in the construction business and in property management throughout the Basin. Over the years, I have seen countless citizens in this community struggle to keep their businesses and homes in compliance with the increasingly expansive regulations imposed by the TRPA. Now more than ever, this community needs to balance the needs of its citizens with the protection of Lake Tahoe.

The Sierra Colina Village project aims for the highest TMDL Tier 2 standards of water quality, while also responding to a need within the Basin for better quality housing and more types of housing options. The proposed Sierra Colina homes seek LEED certification, and would result in an all green neighborhood containing market and moderate-income homes. This is the type of housing that should be encouraged in Tahoe.

The TRPA Governing Board ought to certify the Sierra Colina Village EIS and approve the project to encourage others with similar goals to invest in Tahoe.

Sincerely,

Jeff Hampton
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in South Lake Tahoe and believe we have a shortage of quality homes in a variety of price ranges on the South Shore. I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project because Sierra Colina is proposing moderate-income homes and market homes (reasonably sized), all within walking distance of many local employers and services such as the Stateline Clinic, Transit Center and Douglas County Kahle Recreation Center.

The proximity of Sierra Colina Village to so many businesses, employers, government services, and recreation is an environmental benefit to Lake Tahoe because homeowners who live in Sierra Colina Village will hopefully typically need to drive fewer miles than those who live outside the urban core.

Sincerely,

[Signature]

SHIRLEY HAMPTON
Name
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Danny Harrington
Name
Stewart Hayes  
3295 Triangle Dr. S.E., Suite 200  
Salem, OR 97302  

May 26, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P. O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Project Approval

Dear Ms. Avance:

I live in Salem, Oregon where I am a co-managing partner of Fischer Hayes & Associates, a local accounting firm. I am very active in my community. I am the treasurer and a founding board member for the Salem Multicultural Institute, which sponsors the Salem World Beat Festival. I enjoy coaching CYO basketball and Little League baseball. I am also a trustee of the Jaquish and Kenninger Foundation.

Growing up in the San Francisco Bay Area, my parents first brought me to Lake Tahoe over 40 years ago. My mother remembers wading in the lake when she was a little girl in the early 1940’s. I still enjoy bringing my wife and children to visit Lake Tahoe. It is a very special place. The community is in decline, however. Over 60% of homes in Lake Tahoe are second homes. The cost of quality housing in the Basin is beyond the reach of the average family. Enrollment at the schools is declining, resulting in the closing last year of the Kingsbury Middle School, adjacent to the Sierra Colina parcel. Newly hired first responders, such as firefighters, cannot afford to live in the Basin, so they are an hour’s commute away. This creates incremental risk to the Basin, and results in a community that continues to erode.

Sierra Colina is helping to solve this problem by voluntarily providing 9 moderate-income, deed-restricted homes which should be attractive to nurses, teachers, sheriffs and firefighters. These homes will be subsidized by Sierra Colina. Hopefully, this project will become a model for future responsible development in the community.

I ask the TRPA Governing Board to certify the Sierra Colina EIS and approve the project. Thank you.

Very truly yours,

Stewart Hayes
May 12, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

**Re: Sierra Colina Village EIS Certification and Project Approval**

I have been a full time resident in South Lake Tahoe for about 17 years. I was a founding board member of the St. Joseph Community Land Trust and believe in sustainable mitigation and affordable housing for all.

I support the Sierra Colina Village project:

- I commend and support that **almost 20% of the homes will be deed-restricted moderate-income priced homes**, which is critical to maintaining affordable housing within the basin for our teachers, firefighters, nurses, and police staff. Currently, there are no moderate rate homes in the Lake Tahoe - Douglas County basin.
- It will be the first neighborhood in the Lake Tahoe basin to have **fire sprinklers in all of the homes** which is beyond the requirements of the Douglas County Building Code.
- The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County.
- The project will be **constructed to qualify for LEED certification** as well as Energy Star rated homes, promoting healthier living and energy conservation.
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek.
- The project **will include four new public shared access recreation trails** and pathways through the parcel – which is appropriately next to Kahle Park.

I’d like to urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Robert Heffernan
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in South Lake Tahoe and believe we have a shortage of quality homes in a variety of price ranges on the South Shore. I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project because Sierra Colina is proposing moderate-income homes and market homes (reasonably sized), all within walking distance of many local employers and services such as the Stateline Clinic, Transit Center and Douglas County Kahle Recreation Center.

The proximity of Sierra Colina Village to so many businesses, employers, government services, and recreation is an environmental benefit to Lake Tahoe because homeowners who live in Sierra Colina Village will hopefully typically need to drive fewer miles than those who live outside the urban core.

Sincerely,

[Signature]

Name
May 28, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

As a long time resident of South Lake Tahoe, and active member of our community, I am writing to demonstrate my support of Sierra Colina Village.

I had the pleasure of working alongside Steve Kenninger on the Core 24 Charities in 2003. Through that venture I found him to be a person concerned about the health of our community and our environment.

After reviewing all of the proposed community as well as environmental improvements of this project the TRPA Governing Board should support and approve of the Kenningers’ efforts. We need to sustain ourselves in these economic times, improve our tax base and create jobs.

This project will be of great benefit for our community and I urge the TRPA Governing Board to certify the Sierra Colina EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Rich Hodge
May 27, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

The Sierra Colina Village project is near where I work at Lakeside Inn and Casino. Sierra Colina Village is also adjacent to the Kahle Community Recreation Center. It is Sierra Colina Village’s proximity to the existing recreation facilities for children and youth that captures my attention. I am a long term Board Member with the Boys and Girls Club of Lake Tahoe and care about the opportunities for the children in our community.

The proposed Sierra Colina Village will provide four new recreation trails for public use linking it to existing Douglas County regional trails and the Kahle Recreation Center. The future Sierra Colina homes located in the heart of Stateline will help promote healthy recreation opportunities for families with children. The children of future residents of Sierra Colina Village will be able to walk or bicycle ride easily from their homes to the Kahle Community Recreation Center. The location of Sierra Colina Village is also walking distance from the recently closed Kingsbury Middle School, whose future use remains to be determined. Sierra Colina Village is also a short distance from Zephyr Cove Elementary School and Whittell High School.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project for its family friendly overall design concept, and for the numerous environmental improvements it provides as set forth in the extensive EIS.

Sincerely,

Sheila Hogan  
Stateline, NV
May 28, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

[Name]

[Address]

[City], [State] [Zip]

89449
May 29, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I’ve lived and worked in the Tahoe Basin for many years. Locals know how long and difficult the TRPA environmental review process can be. Sierra Colina Village has now completed a detailed 3-year Environmental Impact Statement (EIS).

Sierra Colina Village is a project that has many positive attributes. It contains water quality improvements, new bicycle trails, a significant donation of conservation land, and different types of homes for our workforce.

I ask the TRPA Governing Board to certify the EIS and to approve the Sierra Colina Village project. This project embodies future environmental, economic and community goals for Tahoe.

Sincerely,

[Signature]

Name: Christopher Horton
Address: P.O. Box 7933
City: South Lake Tahoe State CA Zip 96158
May 1, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I am the music teacher at George Whittell High School and the Black and White choir under my direction has been the elite vocal ensemble at GWHS for the past 14 years. Our group sings for many community events through the Tahoe Basin.

I support the Sierra Colina Village because they are proposing to make available quality homes available to the local work force without government subsidy. Moderate Income homes would make living in Tahoe affordable to teachers. I currently commute from the Carson Valley.

The TRPA should encourage the creation of Moderate Income homes at the Lake, which would reduce traffic in and out of the basin. I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

John Houghton
June 8, 2009

Ms. Theresa Avance, Senior Planner
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, NV 89449

Re: Sierra Colina Project

Dear Ms. Avance:

I am writing this letter with the intent to express my SUPPORT of the proposed Sierra Colina Project. My qualifications to submit such an opinion are as follows:

- Current Vice Chairman of the Douglas County Planning Commission.
- Past Chairman of the Douglas County Parks and Recreation Commission.
- Douglas County resident for 16 years (14 years in the Tahoe Basin).
- Active volunteer concerned with the protection of and the needs in our community.

In summary, this project appears to be more complete and responsive to community needs than most local projects. In my service on the Douglas County planning commission, I review many proposed projects which don’t quite “get there” when it comes to actually delivering community benefits, affordable housing, LEED green homes, and so forth. It is clear the managers of this project have done their homework. While reviewing the proposal I was pleasantly surprised by the fact that I could not find any weakness or shortcomings.

The EIS indicates that project site is an urban disturbed parcel which is causing significant sediment loads to flow into Burke Creek and the Burke Creek watershed. The project will not only address the existing water quality problems on the parcel, but implement “minimal impact development.” Included in the project is a technologically advanced storm water management system to mitigate loads from the proposed development to levels up to 90% less than TRPA discharge standards.

Most impressive is the fact that Sierra Colina has formed a public/private partnership with Douglas County to use the advanced storm water system to treat at Sierra Colina’s expense Douglas County public storm water runoff. As a result, Sierra Colina brings quantitative pollutant load reductions to the Burke Creek Watershed and provides significant cooperation for two EIP projects involving Lake Village Drive (#679) and Burke Creek (#161).

This project includes what the TRPA, the County Master Plan, and most local environmental groups list as “priorities” in our community. I recommend that TRPA certify the EIS and approve the project.

Sincerely,

[Signature]

Lawrence W. Howell
May 12, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449  

Dear Ms. Avance:

_Re: Sierra Colina Village EIS Certification and Project Approval_

I have been a Lake Village resident since 2000. I support the Sierra Colina Village project because it will bring water quality improvements to our neighborhood through the planned water detention basin that they have proposed to build at no cost to Lake Village. I approve of the restoration of Burke Creek and the 10 acres that will be dedicated to open space. I feel that the owners of Sierra Colina Village have demonstrated a strong commitment to keeping Lake Tahoe a very special place to call home.

I look forward to hearing that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Pam Irwin  
162 Holly Lane  
Stateline, NV  
817-637-8598 (cell)
April 28, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

34 Burke Creek in Lake Village, bordering Sierra Colina, has been my permanent residence since 1997. I have also been a business owner and active member of the Lake Tahoe community for many years prior.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the Lake Village Professional Building.

I support the Sierra Colina Village project for many reasons: it will bring water quality improvements to our neighborhood through the planned water detention basin that will be built; the environmental benefits of being LEED certified; the restoration of Burke Creek; the preservation of more than half of their 18 acre parcel to open space; as well as the creation of new recreation pedestrian and bike pathways. The owners of the Sierra Colina Village should be commended for their community efforts.

I look forward to hearing that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Howard Jachens
May 9, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

Approximately 9 years ago, my husband and I became full time residents of Lake Tahoe and we are fortunate enough to live on the lake in the Pine Wild condominiums. As a board member of the Barton Hospital Trust Foundation, I appreciate the importance of planning and community support to bring enriched living to all.

Not unlike the development that I live in, Sierra Colina Village will mitigate sustainable environmental impact that will provide future housing and immediate economic and ecological benefits to our Lake Tahoe Basin.

Further, their plan to add moderate-rate housing is important to sustaining middle class families within our community. Add to this, the state-of-the-art water detention system that will enhance their neighbor Lake Village community – and you’ve got ample reasons to join the chorus of voices that want a yes vote for Sierra Colina Village.

I urge the TRPA to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Melissa Jester
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name:  Paula A. Jiru

Address:  2686 Genoa Ave.

City:  S. Lake Tahoe  State:  CA  Zip:  96150
Nora Jones  
P.O. Box 18122  
So. Lake Tahoe, CA  96151

May 18, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I’ve lived in South Lake Tahoe for most of my adult life and have raised my children in this community. As a longtime resident, I know many people who have struggled to find affordable housing on both the California and Nevada sides of the Stateline.

Sierra Colina Village is proposing to create moderate-income homes, combining them in the same neighborhood as market homes. This will make quality housing available to future homeowners who might otherwise have to leave the Basin to purchase a home.

I sincerely hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve this project for its admirable quality of striving to contribute to the goal of economic diversity within the supply of housing in the Basin.

Respectfully yours,

Nora Jones
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I have lived in South Lake Tahoe for decades and own a business that provides a variety of property management services throughout the Basin. I am very familiar with the Sierra Colina property through assisting with the fuels reduction conducted on the parcel from 2006-2008, removing debris that is regularly discarded in the SEZ by trespassers, and maintaining the fence that was installed in 2005 to reduce the number of fires that were being set in the interior of the property when people mistook it as a place on which to camp overnight. For the past four years, I have observed the existing conditions of the SEZ inside Sierra Colina that are causing soil erosion and harm to the creek from frequent public passage through it.

I support the creation of Sierra Colina Village because I believe having homeowners residing on this parcel will result in overall better protection of this land. More specifically, Sierra Colina Village will: a) create an advanced water treatment system to stop erosion on the parcel; b) provide SEZ enhancement and restoration; and c) reduce the risk of fire at this location in the urban core of Stateline, Nevada. The fact that Sierra Colina Village is seeking LEED certification for all the proposed homes on this site will make this future neighborhood a leader in environmental stewardship.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project.

Sincerely,

Richard T. Jones
Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  

Support for Sierra Colina Village EIS Certification & Project Approval  

Dear Ms. Avance,  

Lake Tahoe holds a very special place in the life of my wife and I. We spent our honeymoon their forty-five years ago. My youngest daughter was married at Sunnyside Lodge eight years ago. Our family vacations their at least every other year, so we are careful as to what we would support in this beautiful area.  

As in our small community of Westlake Village, Ca, we want to make sure any development protects the beauty and environment, while blending both with any project where people will live.  

In reviewing all the materials that we have studied for regarding Sierra Colina Village, we see that great care has been taken to do both. Too often it is no growth or over development. This project will serve the Tahoe area as an example of how you can combine both protection for the environment, and very thoughtful development for public use.  

My wife and I strongly support the EIS Certification and Project approval for Sierra Colina Village  

Respectfully Yours,  

Tim Jones  
Westlake Village, California
May 26, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live near the Sierra Colina parcel and support the proposed Sierra Colina Village project because it will create new recreation trails for pedestrians and bicyclists, and for its plans to restore and enhance the SEZ. When Sierra Colina Village is completed, the public will have access to 2/3 of the parcel that will be preserved as deed-restricted open space conservation land. Sierra Colina will provide additional recreation opportunities in a safe and environmentally friendly manner.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an improvement to the community.

Sincerely,

[Signature]

Name: ROB KARBS
Address: P.O. Box 2570
City STATELINE State NV Zip 89449
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Name

GARY KIDMAN
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

[Name]
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Name
May 26, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

The Sierra Colina Village project is proposing to create LEED green certified sustainable homes, incorporating a TMDL Tier 2 advanced water treatment system that will provide quantifiable water quality improvements over the existing conditions on the parcel today. For these reasons alone, I would support the TRPA approving this project. But, there is more.

Sierra Colina is also providing 4 new recreation trails for public use that will link this property to the existing Douglas County regional trails. And, the owners of this project are proposing a land conveyance to Douglas County that will forever protect 2/3 of this parcel as open space conservation land.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. Especially during an economic recession, people willing to invest in the future of Lake Tahoe should be encouraged to move forward.

Sincerely,

Sally Kilgour
June 2, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Support for Sierra Colina

Dear Ms. Avance:

I am the partner in charge of the national resort real estate of the Paul Hastings law firm in its Los Angeles office. I represent real estate development companies, institutional lenders, investment banks, opportunity funds and other capital providers, owners and operators involving projects around the country, including Lake Tahoe. I am very familiar with the Sierra Colina project. I have reviewed the Final EIS, and it is one of the most thorough I have ever seen for a multifamily or commercial project in my 25+ years of practice.

The capital markets are in disarray. There are numerous attractive investment opportunities for institutional real estate investors to pursue in all of the well known, prestigious resort destinations, whether the projects be hospitality related or residential in nature. One commonality which all of these attractive investment opportunities share is transparency from the regulatory authorities and certainty about what is required to move forward with a project. Capital is being invested where applicants are clearly informed what the rules are, and where, if the rules are followed and the project contains appropriate elements, approval will follow.

It is critical to Tahoe being able to meet its future environmental improvement goals that the private sector provide investment capital, as good projects will result in net environmental benefits to Lake Tahoe. However, the denial of such a well-designed and well-analyzed (per the EIS) project such as Sierra Colina would, in my opinion, be a devastating blow to Tahoe’s attractiveness as a recipient of institutional investment capital.

I urge the Governing Board to certify the Sierra Colina EIS and approve the project as proposed.

Sincerely,

Rick S. Kirkbride


Thai Delight  
177 Highway 50  
Stateline, NV  89449  

May 12, 2009  

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449  

Re: Sierra Colina Village EIS Certification & Project Approval  

Dear Ms. Avance:  

I am an employee of Thai Delight, located in Stateline, Nevada on the property next to the proposed Sierra Colina Village. At Thai Delight we create fresh, home-made meals for our customers. 

As part of the local workforce committed to assisting people make healthy life-style choices, I appreciate the fact that the proposed Sierra Colina Village is seeking to become LEED “green” Certified. The energy savings of LEED homes are an environmental benefit to the community and to Lake Tahoe, and also provide quality of life health benefits to the homeowners. 

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.  

Sincerely,  

[Signature]  

[Print Name]
May 28, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I wish to express my support for the proposed Sierra Colina Village project. There is a general need for better quality homes in our community. The fact that Sierra Colina is proposing to voluntarily create 9 moderate-income homes makes this project unique. There is no TRPA requirement to build moderate homes on this parcel. Because all of the Sierra Colina homes will become LEED certified is also environmentally beneficial to the Lake Tahoe Basin.

To encourage others to create moderate homes here in Douglas County and to pursue the LEED certification of residential properties, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

Thomas J. Kostel
May 2, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449  

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My husband and I purchased our residence at 159 Holly lane in Lake Village almost 19 years ago and our family cherish the time that we are able to spend in Lake Tahoe.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 at the entrance to the complex. Our family supports the Sierra Colina Village project because it will bring water quality improvements to our neighborhood through the planned water detention basin that will be built. We approve of the restoration of Burke Creek and the 10 acres that will be dedicated to open space. We feel the owners of Sierra Colina Village have demonstrated a strong commitment to keeping Lake Tahoe a very special place to call home.

We look forward to hearing that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Shirley Kroeger
May 28, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada  89449

Re: Support For Sierra Colina Village Project Approval

Dear Ms. Avance:

Having now worked nine years in the local hospitality/gaming industry, I began my career at Caesars Tahoe before its acquisition. In 2003, I participated in the first Leadership Lake Tahoe Program. Currently, I am based in Reno and am a Director for a large hospitality company. My family and I currently reside in Reno.

Born and raised in South Lake Tahoe, my parents lived in South Lake Tahoe for more than fifteen years. However, in 1985 my parents saw the direction that the Tahoe Basin was heading and decided to move to the Carson Valley so that my brother and I could attend school in the Carson Valley. Tahoe had transitioned from a dominant seasonal town and away from a community to raise a family. It is my belief that Tahoe never fully recovered from the 1964 Squaw Valley Olympics. Rapid growth during this time, combined with the lack of quality and regulation, left assets in and around the Lake (most of which are still present) decaying.

Having dual careers, my father has long been committed to the integrity and water quality of Lake Tahoe. For over 28 years, he worked as a chemist for the Tahoe Keys and then was employed with the Douglas County Sewer Improvement District (DCSID) in Round Hill as a Senior Plant Operator for over 38 years. My father educated me on the importance of water quality and clarity which is the very charter that the TRPA was formed to protect. I believe that the Sierra Colina Project has established, through a preponderance of factual evidence, that they can exceed the requirements to protect the water quality and clarity and, at the same time, provide much needed housing diversification to the Tahoe Basin.
As an area executive, I have witnessed our company having challenges in attracting talented managers to work in our Tahoe properties, primarily due to the high cost and marginal quality of available housing. Typically, we show our applicants the housing options in the Carson Valley with the hope of convincing them that commuting is manageable. Of course, we do understand that the vehicle miles traveled from commuting create an environmental negative. It is also difficult for individuals to be as involved in the Tahoe Basin community due to the fact that their children attend school elsewhere. I am enthusiastic about the Sierra Colina Project and their nine moderate income homes where, based on the latest published Douglas County median incomes and the Environmental Impact Study, they cannot exceed $337,000. The commitment of Sierra Colina to subsidize the creation of these homes will hopefully become a model for future projects.

The Pathway Process for the Regional Plan Update recommended that new projects bring environmental improvements. The Sierra Colina Project is fulfilling this mandate with its advanced storm water management system and the restoration of existing conditions on the property which are harmful to Burke Creek. New projects should also help fill the missing pieces in the infrastructure of the community. The Sierra Colina Project is helping to accomplish this with the creation of four public trails, donation of two-thirds of its parcel to the public for open space and LEED green moderate and market homes co-mingled in the same neighborhood.

The Sierra Colina Project is the future of Lake Tahoe. It does everything that could rationally be done in a project and perhaps more. I urge the TRPA Governing Board to certify and approve the Sierra Colina Village Environment Impact Study Project.

Sincerely,

Matt Krystofkiak
Terry Krystofiat
2866 Mac Drive
Minden, NV 89423

June 3, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

I worked for 29 years in the Lake Tahoe Basin in the field of water quality testing and analysis. I spent my career doing what I could to help protect the water quality of the Lake. During that period, I worked closely with agencies in the Basin in both California and Nevada which either regulated or were concerned with water quality issues, including the TRPA (and its predecessor entities), California Division of State Lands, Lahontan Regional Water Quality Control Board, and the California and Nevada Divisions of Environmental Protection, among others. I am writing to support the extensive water quality improvements and benefits which Sierra Colina has included as key elements of its project.

I am very impressed with TRPA’s EIS and its quantitative analysis of the net water quality improvements which the project will bring to the Burke Creek Watershed. The EIS indicates that the project site is a disturbed, urban parcel and the subject of a number of significant, existing sediment loads which are resulting in pollutants of concern to Lake clarity migrating into both Burke Creek and the Burke Creek Watershed. The project will restore all of the identified water quality problems on the parcel, including (i) removing the County discharge pipe which is dumping sediment from Echo Drive onto the parcel where it flows, sediment laden, back onto Lake Village Drive; (ii) restoring a utility road through the SEZ; and (iii) enhancing over 1 acre of the Burke Creek SEZ by removing encroaching conifers and decommissioning numerous trails through and across the Burke Creek SEZ which are pollutant loads to Burke Creek.

Moreover, Sierra Colina’s design and installation of an advanced storm water treatment system would meet the Tier 2 Treatment levels (the highest) contemplated in the TMDL. This will mitigate loads from the project’s coverage to very small levels (the nch EIS says up to 90% below current TRPA standards). In total, when combined with the pollutant load reductions from restoring the existing water quality problems on the parcel and from funding the treatment on the Sierra Colina parcel of the County’s off-site storm water runoff from Echo Drive as part of an EIP project, Sierra Colina will result in pollutant load reductions of as much as 70% below existing conditions.

If every project improved water quality as Sierra Colina is proposing to do, in time, Lake clarity would improve. Therefore, I ask that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project. It’s the best way to show that the Board is serious about enlisting the private sector to constructively help improve the Lake’s clarity.

Sincerely,

Terry Krystofiat
May 22, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

I work at Barton Hospital and have lived in South Lake Tahoe for 20 years. We rent our home.

I wish to express my support for the Sierra Colina Village project for its efforts to bring quality housing to the Tahoe Basin. Sierra Colina Village proposes to build market and moderate-income homes.

Due to the high cost of living at Tahoe many of us who look after the medical needs of our community live too far away from Tahoe. Quality homes becoming available in the community might even help emergency service employers hire more individuals to work in the South Shore area.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project, as the homes it proposes to build seem to be well suited for emergency services personnel and management.

Sincerely,

Rhanzel L. Lanangen
April 28, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an LPN. I currently live in the Carson Valley and commute to my job in the Basin.

Sierra Colina Village proposes to create Moderate-Income Deed-Restricted homes. These are the types of homes that would make living in the Basin affordable to teachers. Reasonably priced homes available for sale nearby where we work would also have the environmental benefit of reducing traffic in the Basin.

The TRPA should encourage the creation of Moderate Income homes in the Basin. There are none in Douglas County at the Lake at present.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Joette Larsen
May 9, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an active Registered Nurse with a Masters in Public Health. I have also earned the rank of Lt. Colonel in the U.S. Armed Services. More importantly, my husband and I have been members of the Lake Tahoe Community for over 30 years.

Sierra Colina Village will improve the overall health of the Lake Tahoe basin with not less than the following sustainable mitigation:

- Quantified post-project 28% to 70% reduction in pollutant loads from storm water runoff for pollutants of concern to lake clarity (i.e., suspended sediment, phosphorus, and nitrogen) over storm water pollutant loading from existing conditions on the parcel
- Advanced, TMDL Treatment Tier 2, Storm Water Management Plan, substantially exceeding TRPA Code requirements, with pre-treatment for fine sediments & proactive HOA Funded Maintenance of BMPs
- Quantified post-project average concentrations of pollutants of concern to lake clarity (i.e., suspended sediment, phosphorus, and nitrogen) from storm water runoff estimated to be between 60% and 90% less than TRPA Code maximum allowable discharge concentrations
- Reduction in post-project soil erosion from the parcel versus the soil erosion from existing conditions on the parcel
- Removal of unauthorized Echo Drive discharge pipe on the parcel to stop, redirect & treat substantial public storm water runoff
- Pre-Treatment & Detention on the Sierra Colina parcel at its expense of off-site, public storm water from 26,000 sq. ft. of Echo Drive

Clean water is a reflection of a clean environment. A clean environment lends itself to a healthier community.

The TRPA should encourage improved water quality, sustainable mitigation, and an ecological balance between our environment and the economic community.

I urge the TRPA to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Charleen Lee
R.N., M.A., Lt. Col.
South Lake Tahoe, CA
May 27, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

I wish to express my support for the Sierra Colina Village project for its efforts to bring quality housing to the Tahoe Basin. Sierra Colina Village proposes to build market and moderate-income homes in a location in the urban core of Stateline, Nevada, nearby the Stateline Medical Clinic.

I have lived in South Lake Tahoe for 2 years and work at Stateline Medical Clinic and Barton Hospital.

It is my understanding the TRPA is supposed to consider community planning in addition to environmental matters.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project, as the homes it proposes to build seem to be well suited for emergency services personnel and management.

Sincerely,

T. Liddell, RN
May 11, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My family and I have been full time residents in Lake Tahoe for over 30 years. I have worked with the US Postal Service for over 10 years and I am an active and visible member of our community.

I believe that I not only speak for myself but for many residents of this community when I say that residents want to see future projects such as that proposed by Sierra Colina which will serve the locals and not just tourists.

Sierra Colina proposes to create moderate-income deed restricted homes which would make living in the Basin affordable to many sectors of our community who could otherwise not afford to live here. We need reasonably priced homes available for sale nearby where we work which will also have the environmental benefit of reducing traffic in the Basin.

Sierra Colina Village also proposes to be the first residential neighborhood in the lake Tahoe Basin with all of its homes certified to be LEED Green sustainable homes. I think building “green” should be encouraged in the Tahoe Basin.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Cory Lobato
April 29, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449  

Dear Ms. Avance:  

Re: Sierra Colina Village EIS Certification and Project Approval  

My family and I have been full time residents in South Lake Tahoe for twenty-nine years. I worked at the Round Hill Post Office for twenty-six years and I currently own a landscape maintenance business, and take care of BMP requirements for Tahoe residents.  

I commend the Sierra Colina project for many reasons: the restoration of Burke Creek; the implementation of an advanced storm water treatment system that will improve water quality in Lake Tahoe; their aspiration towards attaining platinum certification through LEED Green Building Certification which will create healthier living environments for Sierra Colina homeowners; their intentions to preserve over half of their 18 acre parcel as open space, including the entire SEZ, as well as their proposal to create 4 new public shared access recreation trails and pathways through the parcel.  

Their community efforts should be commended and supported.  

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.  

Sincerely,  

Sam Lobato  

Sam Lobato
May 8, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My family and I have been full time residents in Lake Tahoe for 37 years. I am an active member of the South Tahoe Association of Realtors, the St. Theresa Church, Soroptimist International and a member of the Board of Directors of Lake Tahoe Community College.

I feel very fortunate to be able to call Lake Tahoe my home and believe that the Tahoe Basin is in need of sustainable mitigation projects such as Sierra Colina.

I wish to express my support for this project because it will qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation; will decrease fire hazards by becoming the first neighborhood to have fire sprinklers in all of the homes and being an outdoor enthusiast approve that the project will preserve over 10 acres of open space and will include 4 new public shared access recreation trails and pathways connecting from Highway 50 to Kahle Recreation Center.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

[Signature]
Adele Lucas
June 2, 2009
Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Project

Dear Ms. Avance,

As a former resident of Nevada, now living in Santa Monica, California, I always advocate projects that benefit public open space initiatives. Sierra Colina Village is one of these projects, committed to exceeding current environmental impact standards, providing Douglas County residents the benefits of eco-friendly development and public recreation trails to be enjoyed by future generations.

I live in rent controlled housing in Santa Monica. This privilege has enriched my life and allowed me to live in a wonderful community that I could not afford without this benefit. I whole-heartedly support the Sierra Colina project, which gives the local South Shore of Lake Tahoe work force the opportunity to purchase quality homes at an affordable price. I wish I had the same opportunities here in Santa Monica.

After reviewing public comments to the EIS, primary opponents to the Sierra Colina project are residents of a 325-unit condominium next door. It is most certain that current codes would not have allowed this sprawling complex to be built. It is an outrage that this special interest condominium group is trying to prevent other deserving people from owning a quality home in the adjacent “Green” and Energy Star rated homes of the Sierra Colina project. Despite the many community, water quality and environmental benefits detailed by the EIS, opponents, without scientific basis, cite the environment as the basis for their objections.

Is the real opposition to the project based on a disdain for living next door to the middle class? Could it be discrimination against the teachers, firefighters, sheriffs and other working professionals who don’t have the income or resources to purchase homes for their kids and families? Is this class warfare at its worst? The EIS further states the moderate homes and market homes will be indistinguishable from each other. There is no valid justification to deny the opportunities of Sierra Colina to so many deserving families and Lake Tahoe Basin residents alike.

As the regional agency with a vested interest in our future, please don’t allow a handful of “not-in-my-backyard” opponents delay approval of the Sierra Colina project. Your decision to certify the EIS and endorse the Sierra Colina project will exemplify your dedication to ecologically sound development and preservation of resources for Lake Tahoe families and the public. Thank you.

Very Truly Yours,

[Signature]

David MacCormick
Santa Monica, CA 90403
(310) 864-9616
May 31, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

Carolyn Manchester

Signature

Name: Carolyn Manchester

Address: P.O. Box 2086

City: Stateline    State  NV Zip  89449
May 28, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

Name: Charles Manchester

Address: P.O. Box 3655

City: Stateline  State  NV  zip  89449
May 06, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a 30 year resident of Lake Tahoe. I have owned a small business for this entire time. I believe I could be characterized as an environmentalist. I believe in both the ecology of the basin and the ecology of our business corridor.

Sierra Colina Village proposes to create Moderate-Income Deed-Restricted homes. These are the types of homes that would make living in the Basin affordable to more teachers, nurses, fireman, mid-level employees, police officers, and business entrepreneurs. Reasonably priced homes available for sale nearby where we work would also have the environmental benefit of reducing traffic into the Basin. More, the developer of this project will likely be investing millions of dollars at a time when local economic stimulation is desperately needed.

Add to this, the Sierra Colina Village will improve the lake’s water clarity with a state-of-the-art water detention system that will also upgrade the nearby Lake Village property and its current left turn flood area that sorely needs correction.

The TRPA should encourage the creation of Moderate Income homes in the Basin. There are none in Douglas County at the Lake at present. Less commuting would reduce the carbon footprint commuters are forced to impose to survive.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Tony Martinelli
Tony’s Barber Shop
May 5, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a full time resident in Lake Tahoe for many years and have served as a firefighter with the Fire Protection District. My wife is a cosmetologist and is self-employed.

I wish to express my support for Sierra Colina Village for many reasons:

- I commend and support that almost 20% of the homes will be deed-restricted moderated-income priced homes, which is critical to maintaining affordable housing within the basin for our teachers, firefighters, nurses, and police staff. Currently, there are no moderate rate homes in the Lake Tahoe - Douglas County basin.
- As a family that operates a small business we recognize the necessity of the increased tax revenues which a project of this nature will also provide.
- Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create.
- It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code.
- The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County.
- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation.
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek.
- The project will include four new public shared access recreation trails and pathways through the parcel – which is appropriately next to Kahle Park.

Although we cannot speak on behalf of the fire district, as members of our community, we urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

[Signature]

ALBERT MARTINEZ

South Lake Tahoe, CA
May 26, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

The Sierra Colina Village project is proposing to become the first residential neighborhood in the Lake Tahoe Basin to have all its homes become LEED green certified. These homes will have reduced energy use, reduced waste, reduced toxic emissions, construction using environmentally preferable materials and innovative storm water treatment systems. In addition, Sierra Colina is proposing to convey 2/3 of the parcel for conservation land. This is an environmental benefit to the SEZ inside the parcel and a public benefit to the community to be able to legally access this parcel that has previously been private property.

The extensive 3-year EIS for Sierra Colina Village makes clear that this project provides quantifiable water quality improvements. The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the project to encourage other investors to pursue such environmentally conscientious projects.

Sincerely,

Scott Mason
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in South Lake Tahoe and believe we have a shortage of quality homes in a variety of price ranges on the South Shore. I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project because Sierra Colina is proposing moderate-income homes and market homes (reasonably sized), all within walking distance of many local employers and services such as the Stateline Clinic, Transit Center and Douglas County Kahle Recreation Center.

The proximity of Sierra Colina Village to so many businesses, employers, government services, and recreation is an environmental benefit to Lake Tahoe because homeowners who live in Sierra Colina Village will hopefully typically need to drive fewer miles than those who live outside the urban core.

Sincerely,

[Signature]

[Name]
May 8, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a 30 year resident of South Lake Tahoe. As a Chamber of Commerce Ambassador, an active Rotarian and member of other local community organizations, I write to you as a concerned citizen.

Like many members of our community, I am concerned about the water clarity of Lake Tahoe. After reviewing the Sierra Colina project I wish to express my approval of the proposed storm water management plan with multiple stages of treatment of fine sediments. This will result in reducing pollutant loads from storm water runoff for pollutants of concern to Lake Tahoe clarity. I also approve of the removal of an unauthorized discharge pipe on the Sierra Colina parcel to stop and treat public storm water runoff.

This is the sort of sustainable mitigation project that the Tahoe Basin needs.

It is my hope that the TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

John McDougal
May 7, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I work at a business located near the Sierra Colina parcel. I support Sierra Colina Village because when it is finished additional residents will live nearby our business as a new source of potential future customers.

I appreciate the environmental goals of the TRPA. However, I also believe there is not enough public money to achieve all environmental objectives without the resources that stem from a strong local economy. Existing businesses need opportunity to grow. New businesses need to be given a chance to succeed in this area. Sierra Colina Village has the potential to help existing local businesses and it will also create new jobs, many of which will be “green” jobs.

If the TRPA Governing Board certifies the Sierra Colina Village EIS and approves the Sierra Colina Village project, it will be an environmental and socio-economic benefit to this community.

Sincerely,

[Signature]

Name: Kai L. McEwing
Address: P.O. Box 3233
City Stateline State NV Zip 89449
May 21, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449  

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My family and I have owned and operated Zephyr Cove Stables for 25 years. We travel to Lake Tahoe daily from our home in Fish Springs, Gardnerville.

Rachel Ray's Food Network featured our dinner rides on national TV last year but despite the fact that we offer families a value packed memorable experience in a beautiful environment this may well be our final season due to the declining numbers of visitors coming to the Tahoe Basin.

We would like to express our support for Sierra Colina which is just the sort of high quality neighborhood that both locals and visitors are looking for.

We urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Louise and Dwight Mcgill  
Zephyr Cove Stables
Alpine Fence  
511 Santiago Way  
Dayton, NV 89403  

May 30, 2009  

Ms. Theresa Avance  
TRPA  
P.O. 5310  
Stateline, NV 89449  

Support For Sierra Colina Village Project Approval  

Dear Ms. Avance:  

For the past several years I have been repeatedly repairing the fence that surrounds portions of the Sierra Colina parcel. Individuals trespassing to enter the property for transit, recreation, and overnight camping are regularly tearing down and vandalizing the fence. Clearly, many people are determined to transit through this property because the fence is not easy to dismantle or pry open.  

The EIS for Sierra Colina Village proposes to create 4 new bicycle and pedestrian pathways through this property. Based on my own observations of the frequent foot traffic, jogging and bicycle riding through this location, I feel these proposed trails would be well used by the public. Creating the paved trails should reduce the current damage being done to the SEZ on the property from bikers riding through the Creek and walkers creating random routes through the stream zone and the forested portions of the parcel.  

The owners of this parcel have proposed a project that delivers water quality improvements and provides public access through a large conservation land donation. The TRPA Governing Board should certify the EIS and approve the project.  

Sincerely,  

Douglas McGuinness
May 4, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I am the District Nurse for Lake Tahoe Unified School District and currently live in the Carson Valley and commute to my job at Lake Tahoe. I have been a Lake Tahoe employee and resident for over 25 years.

Sierra Colina Village proposal to be the first residential neighborhood in the Tahoe Basin with all of its homes certified to be LEED Green sustainable homes is commendable. This type of building green should be encouraged in the Tahoe Basin.

I am also impressed with their foresight to include affordable housing for our local workforce. In meetings with Human Resources for the local school districts, medical centers and police force this is an issue for hiring new or our younger employees.

I believe that the TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Margaret McKean RN BSN
LTUSD District Nurse and Wellness Coordinator
420 Hansen Lane
Gardnerville, Nevada 89460
margtaho@juno.com
Robert I. McMurry  
2980 Tall Pine  
Santa Ynez, CA  93460

May 29, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Re:  Applicant, Sierra Colina, LLC  
TRPA File No. 2006-0599

Dear Ms. Avance:

This letter comments on the proposed Sierra Colina project currently before the Agency.

I have been a California Environmental Quality Act ("CEQA") attorney for over 25 years. My experience includes being involved in over 50 cases, successfully litigating CEQA cases at trial and appellate levels, and teaching CEQA at a law school and several dozen seminars. My current or recent cases collectively concerned CEQA approval of over 60,000 residences and 25 million square feet of commercial industrial development, including the largest single project in California. I have been employed by both developer and environmental state agencies such as the Santa Monica Mountains Conservancy.

I do not represent any of the parties involved in the Sierra Colina project nor have I any expectation of doing so. However part of my professional duties involve routinely reviewing proposed project, CEQA issues and trial court litigations which have not yet been reported in legal journals, to anticipate trends and questions which may arise in the future. I have done so for the Sierra Colina project.

My opinion of the Sierra Colina project is that it goes well beyond the typical residential development in terms of environmental sensitivity. The open space dedications, voluntary commitment to LEEDS certification and substantial provision for affordable housing will contribute to a sustainable community that is in keeping with current statutory and public goals. The environmental review shows a professional approach to identifying and mitigating environmental impacts.

The Sierra Colina project is an example of a well-planned community balancing the need for growth with the special environmental concerns of the Tahoe area. It should be approved in recognition of the special (and expensive) effort this developer has made to achieve such environmental sensitivity.

Sincerely,

Robert I. McMurry
May 20, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

As a long time resident of South Lake Tahoe I am writing to demonstrate my support of the proposed Sierra Colina project.

The owners have worked with all of the appropriate Agencies to design a well balanced project. Their proposals meet the requirements of the local Agencies, restore a portion of Burke Creek, provide moderate-income deed-restricted housing, include a donation of open space to Douglas County. Sierra Colina will be the first Tahoe Basin LEED certified residential project and should be commended for its fire prevention measures.

I believe that the TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Carolyn Meiers
May 28, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

Signature

Name:  Jennifer Moeller

Address:  P.O. Box 18494

City:  Zephyr Cove  State  NV  Zip  89448
Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a full time resident in South Lake Tahoe for two years and have served as a firefighter with the City of South Lake Tahoe for almost two years. My family and I wish to make the Lake Tahoe Basin our lifetime home.

For this and many other good reasons I support the Sierra Colina Village project:

- I commend and support that almost 20% of the homes will be deed-restricted moderated-income priced homes, which is critical to maintaining affordable housing within the basin for our teachers, firefighters, nurses, and police staff. Currently, there are no moderate rate homes in the Lake Tahoe - Douglas County basin.
- Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create.
- It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code.
- The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County.
- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation.
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek.
- The project will include four new public shared access recreation trails and pathways through the parcel – which is appropriately next to Kahle Park.

I'd like to urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Mike Mileski  
South Lake Tahoe, CA
May 29, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

   I live in Nevada outside the Basin, partly due to housing costs in Tahoe. Sierra Colina Village is a project that will create environmentally friendly homes with varying prices, including some “moderate” homes that will be sold significantly below market value as an opportunity for local workers to live in Tahoe.

   Sierra Colina is voluntarily creating moderate-income homes without any TRPA requirement to do it. Certifying the Sierra Colina Village EIS and approving this project will help resolve related environmental problems of commuter traffic and limited workforce housing in Tahoe.

   A small number of obstructionists have been the dominant voice in this community for too long, preventing or slowing good projects the local workforce would welcome. I believe the TRPA Governing Board should approve Sierra Colina Village.

Sincerely,

[Signature]

Name: Caitlin Miller

Address: 1150 W. Minden Village Ct.

City: Minden  State: NV  Zip: 89423
May 29, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I live in Nevada outside the Basin, partly due to housing costs in Tahoe. Sierra Colina Village is a project that will create environmentally friendly homes with varying prices, including some “moderate” homes that will be sold significantly below market value as an opportunity for local workers to live in Tahoe.

Sierra Colina is voluntarily creating moderate-income homes without any TRPA requirement to do it. Certifying the Sierra Colina Village EIS and approving this project will help resolve related environmental problems of commuter traffic and limited workforce housing in Tahoe.

A small number of obstructionists have been the dominant voice in this community for too long, preventing or slowing good projects the local workforce would welcome. I believe the TRPA Governing Board should approve Sierra Colina Village.

Sincerely,

[Signature]

Name: Floyd Miller
Address: 1650 W. Minden Village LP
City Minden State NV Zip 89423
Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449  

Re: Sierra Colina Project Support  

Dear Ms. Avance:  

I am in the financial services industry and live with my family in San Francisco. We have a home in the Lake Tahoe area and visit it frequently. Thus, I have a considerable interest in the preservation and proper development of the Lake Tahoe area.  

Proper preservation of the Basin and related development require responsible, private capital, working with the public sector. An example of responsible capital is the developer of the Sierra Colina Project.  

This project meets or exceeds all applicable codes and ordinances according to the Sierra Colina EIS. The EIS determines that all project impacts are either less than significant, or after mitigation, less than significant. Further, it states that the project provides many net, environmental benefits, including reducing existing pollutant loads in the Burke Creek watershed. Finally, the project provides many community, recreational and housing benefits, including providing 4 public pedestrian and bicyclist pathways through the parcel; contributing 2/3 of the parcel to the public for conservation and open space; and constructing 9 moderate-income homes to protect the fabric of the community.  

Please send a positive message to investors: “You are welcome in Lake Tahoe!” I would like to pass the good word, so please certify the EIS and approve the project as proposed.  

Sincerely,  

[Signature]

Dennis J. Mooradian
May 20, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I have been a full time resident in Lake Village since 2001.

My job is a landscape gardener and as such I am concerned about our soils and environment. Lake Village has suffered water erosion issues for a number of years. During the winter water collects in the left hand turn lane of Lake Village Drive.

The Sierra Colina Village project will remedy the severe runoff that negatively impacts Lake Tahoe with additional sediment deposits, so I ask that the TRPA certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Petronilo Mota
Lake Village resident
May 19, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work with Sunbasin Landscape & Nursery and am concerned about protecting the environment. The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will resolve many of the runoff problems on the parcel today, and will be a water quality improvement over existing conditions.

I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Gabino Munoz

Name: Gabino Munoz Munoz
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work with Sunbasin Landscape & Nursery and am concerned about protecting the environment. The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will resolve many of the runoff problems on the parcel today, and will be a water quality improvement over existing conditions.

I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

[Name: Daniel Munoz]
Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449  

Support for Sierra Colina Village Project  

Dear Theresa,  

For many years I have been an enthusiastic advocate for building green in the Tahoe Basin. I am a member of the Sierra Green Building Association and the Real Estate Council of Build it Green. I am the Chair of the Environment and Green Business Task Force of the Lake Tahoe South Shore Chamber of Commerce, a member of the Chamber Board and current Vice Chair. Additionally, I am a Certified EcoBroker, the first in the Tahoe basin and a former President of the South Tahoe Association of Realtors. I was appointed to the California Association of Realtor’s Green Task Force by 2008 President William Brown and continue to serve on the State’s Task Force in 2009. In 2008 I was asked to participate in the National Association of Realtor’s Green Forum, which resulted in the National Association of Realtor’s Green Designation and Green Resource Council. It is with great enthusiasm that I express my personal and professional support for the Sierra Colina Village project.  

I first learned of the Sierra Colina Village project several years ago when one of its owners and I met to discuss the LEED certification program. I am delighted to see that the goal of LEED certification remains a key element of the Sierra Colina project. In fact, if approved, it will become the first all LEED certified residential neighborhood in the Lake Tahoe Basin.  

TRPA certification of the Sierra Colina EIS and approval of this project should encourage others to proceed through the process of seeking LEED Certification. Given the substantial additional construction costs to LEED certify each home, and the uncertainty whether the market will allow Sierra Colina to recoup these costs, I encourage their leadership in doing what is environmentally preferable. The ultimate completion of a LEED certified Sierra Colina Village would be a wonderful way to demonstrate the Basin’s commitment to building green residences. Because the residential LEED program lags nationally behind LEED implementation in the commercial sector, Sierra Colina Village, when completed, will also showcase Lake Tahoe as a forerunner in the green residential movement.  

The Sierra Colina project has the potential for environmental and economic community benefits through the many water quality innovations it will provide and through the green jobs it will generate in Lake Tahoe. Thank you for your consideration.  

Respectfully,  

Cheryl Murakami  

Cheryl Murakami
May 1, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I am a teacher at Bijou Community School in South Lake Tahoe. I have lived in the Basin for a number of years.

I support the Sierra Colina Village because they are proposing to make available quality homes available to the local work force without government subsidy. Moderate Income homes would make living in Tahoe affordable to teachers.

The TRPA should encourage the creation of Moderate Income homes at the Lake, which would reduce traffic in and out of the basin. I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Rebecca Musalo  
1843 Koyukon Drive  
South Lake Tahoe  
recmusalo@gmail.com
June 1, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Re: My Support for Sierra Colina Project

Dear Ms. Avance:

I am a resident of Reno and have long enjoyed recreation in the Lake Tahoe Basin. I am enthusiastic about the Sierra Colina project and am writing to express my support for it.

I enjoy hiking and bicycle riding. It is important that private property owners cooperate to create links between public trails and key accessibility points. Most, however, do not do this. I appreciate the way Sierra Colina has opened up access to its property to the public by creating 4 public access trails for pedestrians and bicyclists through the parcel to provide connections to existing trails, streets and recreational and transit uses. These access points will be very helpful and will, in my opinion, be used extensively by the public.

I ask the Governing Board to certify the Sierra Colina EIS and approve the proposed project. It is important to let private property owners know that TRPA appreciates this generosity to the public.

Sincerely,

Jackie Naughton
May 5, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have lived in South Lake Tahoe since 1978. Currently, I am serving my second term as a board member of the Lake Tahoe Unified School District; serve as Chairperson of Meyers Community Roundtable Committee; work as a committee member of the Lakeview Commons Project (previously called the 56-acre Project); and serve on the board of the Lake Tahoe Boys & Girls Club. My previous community work also includes serving as a member of the Meyers Community Plan team, in which our group successfully developed the first community plan approved by TRPA and the County of El Dorado.

I feel my wide-range of experience within South Lake Tahoe has given me a strong prospective of how to balance the needs and desires of our community with the necessary thresholds that our fragile environment require upon us.

I support the proposed Sierra Colina Village project. I believe that the project represents a chance to balance development with conservation by highlighting the following:

- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation
- Over 10 acres (over half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County
- Burke Creek will be restored
- The project will include four new public shared access recreation trails and pathways through the parcel
- Almost 20% of the homes will be deed-restricted moderated-income priced homes which is critical to maintaining affordable housing within the basin

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Sue Novasel
Thai Delight
177 Highway 50
Stateline, NV  89449

May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of Thai Delight, located in Stateline, Nevada on the property next to the proposed Sierra Colina Village. At Thai Delight we create fresh, home-made meals for our customers.

As part of the local workforce committed to assisting people make healthy life-style choices, I appreciate the fact that the proposed Sierra Colina Village is seeking to become LEED “green” Certified. The energy savings of LEED homes are an environmental benefit to the community and to Lake Tahoe, and also provide quality of life health benefits to the homeowners.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Print Name
May 23, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Sierra Colina Village Project Approval

Dear Ms. Avance:

The public hearings thus far concerning the EIS for the proposed Sierra Colina Village have made clear that vocal opponents to this project live next door to it in the Lake Village condominiums (a subdivision with over 300 homeowners). Several of the Sierra Club opponents of this project also live in the Lake Village subdivision.

The Sierra Colina Village EIS is an extensive analysis of many water quality and community enhancements this project will deliver when it is completed. Those of us who work full-time are not able to leave work to participate at a TRPA hearing to express our support for Sierra Colina.

My hope is that this letter will encourage the TRPA Governing Board to certify the EIS and to approve this project. The EIS makes clear that Sierra Colina Village helps improve water quality. The opposition to this project seems to put self-interest above what is best for Lake Tahoe and for the broader community.

Thank you for your consideration.

Respectfully,

Anita O’Hara
June 1, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

Balancing the needs and desires of our community with the necessary protections of our fragile environment has made development on the South Shore challenging. However, the Sierra Colina Village project has accepted the challenge.

The proposed Sierra Colina Village project is a strong example of a new development which has beautifully blended environmental protections and enhancements with a new housing project. I believe that the project represents an opportunity to balance development with conservation and I would particularly highlight the following:

- The project is constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation
- Over 10 acres (over half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County
- Burke Creek will be restored
- The project will include four new public shared access recreation trails and pathways through the parcel

Douglas County, in particular, needs to share in the responsibility of providing low to moderate income housing as the City of South Lake Tahoe currently carries more than its fair share. This project could be seen as a flagship for Douglas County.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Brooke Olivares-Laine
Former Elected Official 1998-2002
City of South Lake Tahoe
May 21, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My husband and I have owned 167 B Holly Lane in Lake Village for many years. We are both active members of the Lake Tahoe community and my husband has enjoyed great success as a local business owner.

We both support the Sierra Colina Village project for many reasons. Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the Lake Village Professional Building. The planned water detention basin that Sierra Colina Village will undoubtedly be very beneficial. We also approve that more than half of the 18 acre parcel will be dedicated to open space and that new pedestrian and bike paths will be created. The owners of the Sierra Colina Village project are to be commended for their community spirit.

We look forward to hearing that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Cynthia O’Malley
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work at Sunbasin Landscape & Nursery, specializing in irrigation and watering systems. Through my work around the Basin, I see the range of BMPs and water quality related issues at businesses and residential properties.

I support the Sierra Colina Village EIS certification and project approval for the advanced water quality treatment system it proposes to implement. The Sierra Colina Village storm water management approach will achieve the highest level (TMDL Tier 2) of storm water treatment being considered in the Basin. Sierra Colina Village’s water pre-treatment, filtration and detention basin system will demonstrate superior storm-water treatment for the Region, far exceeding the requirements of today’s TRPA Code.

Thank you for your consideration.

Sincerely,

[Signature]

Joeben Overbeck
April 28, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a long time resident of Lake Tahoe. I have owned Sidestreet Boutique for 34 years, I am a member of the Chamber of Commerce, and a concerned citizen. I believe in both the ecology of the basin and the ecology of our business corridor.

Sierra Colina Village proposes to create Moderate-Income Deed-Restricted homes. These are the types of homes that would make living in the Basin affordable to more teachers, nurses, fireman, mid-level employees, police officers, and business entrepreneurs. Reasonably priced homes available for sale nearby where we work would also have the environmental benefit of reducing traffic in the Basin. More, the developer of this project will be injecting tens of millions of dollars at a time when economic stimulation is desperately needed.

The TRPA should encourage the creation of Moderate Income homes in the Basin. There are none in Douglas County at the Lake at present.

The TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Barbara Parina
Owner
Sidestreet Boutique
May 12, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I have had the opportunity to call Zephyr Cove, NV my home since childhood. As a long time resident of this community I would like to express my support for the proposed Sierra Colina project. I have studied the proposals in depth and have no doubt that this will be of enormous benefit to the Tahoe Basin and Douglas County in particular. The owners have demonstrated their commitment to the local community since their arrival 7 years ago and have worked hard to meet the requirements of the local Agencies to design a well balanced project.

I support that this will be the first residential LEED Green sustainable neighborhood in the Basin as well as Energy star rated homes, promoting healthier living and energy conservation; that over half of the 18 acre parcel will be donated to Douglas County as open space; that Burke Creek will be restored as part of the project, repairing some of the damage created in the past; that the project exceeds all fire prevention requirements; and that it will increase the tax base which will benefit Douglas County as a whole. Their efforts should be commended and supported especially during these difficult economic times that so many residents in this community are facing.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Lynn Peterson
May 28, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re.: Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

First, a little about my background: I am a 30 year resident of South Lake Tahoe, all on the California side. I raised 4 kids as a single parent. One is a missionary in SEAsia, one twin is at UNR and the other lives behind Lakeside and is a night manager at Starbucks, and my youngest is in 5th grade. I am very active in the community as well. I've been a PTA President, board member of Pop Warner and AYSO, Leadership Lake Tahoe "graduate" and now on their task force, committee member of South Lake Tahoe Earth Day. I am now President-Elect of Tahoe Douglas Rotary, Rotary District 5190 Newsletter Editor and President of the Board of Directors for Tahoe Youth and Family Services.

I've worked in the same building for the past 30 years-Park Tahoe, Caesars and now MontBleu. I am Cage and Credit Manager. I've been on many committees in my time there, but am currently Team Leader for "Bleu Goes Green." I've been a homeowner at the lake since 1983 and was lucky enough to be able to buy when affordable. That would be much more difficult for someone starting out today without the home ownership opportunity being offered by Sierra Colina through their 9 moderate income homes.

While I commend the TRPA in generally doing what is right in protecting our lake and basin, I believe they haven't always thought of the whole project when giving approval or disapproval. Sierra Colina seems to have completed the whole package...provided earth friendly homes which won't be just for the well to do, completed all of the necessary reviews that building on this property would require, planned a well thought out, beautiful addition to our community, included a number of environmental improvements and community benefits and appears able to complete the project.

I haven't always been in agreement with the League to Save Lake Tahoe. While their title is worthy, their approach has been rather close minded. Public access is important while also protecting the environment. I've lived in Lake Tahoe long enough to see what works and what doesn't work, and the Sierra Colina project has done everything to be one of the success stories where both the environment and the community will be beneficiaries of the project.

I ask the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve this project.

Very truly yours,

[Signature]

Paula Peterson
Governing Board  
Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, NV 89449

June 2, 2009

Dear Governing Board,

As a 20-year resident of the South Lake Tahoe community, I fully support Sierra Colina; a project that exceeds environmental standards, creates jobs and builds our community.

Developers of the Sierra Colina took care in designing a project that is an environmental model. The homes will meet LEED and Energy Star certifications. More than half of the 18-acre tract is designated as green space with public-access bike and hiking trails. Current erosion and drainage problems from neighboring development will be corrected with a new drainage system that runs through the property.

Sierra Colina also has the potential to be a vibrant neighborhood in an area that could use some revitalization. Its proximity to shopping, recreation and medical facilities will attract young families as well as retirees. The mix of single and multi-family homes, as well as designated units for affordable housing, will encourage a more diverse group of homeowners.

The Sierra Colina project would create jobs and generate revenue that is badly needed in the area during these very tough economic times.

Please approve Sierra Colina for the betterment of our community and our environment. This carefully planned, environmentally sensitive project offers many benefits.

Sincerely,

Maria Piellet, M.D.  
President  
Sierra Family Care, Inc.
June 1, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency (TRPA)
P.O. Box 5310
Stateline, NV 89449

Subj: Proposed Sierra Colina Village Bicycle Pathways

Dear Ms. Avance,

As a longtime bicycle advocate and founder of the Lake Tahoe Bicycle Coalition, TRPA is aware of my personal commitment to creating a system of connected bicycle trails throughout the Tahoe Basin. An integrated system of bicycle pathways throughout Lake Tahoe will significantly contribute to transforming our region into more livable and sustainable communities. These communities will have less reliance on the automobile, encourage people-powered modes of transportation, and thereby increase the health of our community and the environment.

Last month, I had the opportunity to inspect the Sierra Colina parcel and to consider the proposed bicycle pathways in connection with the Sierra Colina Village project. While I understand that the precise location of the proposed trails remains to be determined, I wish to express my support for the project proponents’ efforts to incorporate publicly accessible trails on this private parcel, and to connect the proposed Sierra Colina trails to recreational assets, schools, transportation hubs, and shopping areas in the Stateline area.

If the TRPA certifies the Sierra Colina Village EIS and approves this project, the addition of the proposed Sierra Colina bicycle trails will provide much needed trail connectivity options for bicycle riders and pedestrians in this region. The proposed Sierra Colina bike/ped pathways would be a welcomed community benefit to existing bicycle enthusiasts and hopefully through the bike coalition’s educational efforts more people will choose to frequently bicycle and walk rather than drive.

Thank you for your consideration of this project and if I may be of any assistance in your evaluation and consideration of this project, please feel welcome in contacting me.

Sincerely,

Tyrone Polastri

Tyrone Polastri
June 2, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Project Approval

Dear Ms. Avance:

I am a mechanical engineer and a commercial airline captain for American Airlines. I enjoy vacationing in Lake Tahoe and respect its beauty and the importance of protecting it. I have become familiar with the Sierra Colina project over the past several years, and am a strong supporter of it.

The project has gone far beyond TRPA existing storm water management code requirements. I believe the advanced storm water treatment system proposed by Sierra Colina will be a model for Tahoe Basin future storm water management systems for multifamily and commercial projects. The proposed system is consistent with a TMDL, Treatment Tier 2 system, the highest level of treatment contemplated by Lahontan in the Lake Tahoe TMDL.

Moreover, the storm water storage capacity of the Sierra Colina system is sufficient to retain the flow of a 100 year, 24 hour storm, which is substantial multiples greater than that of the current 20 year-1 hour storm detention requirements under existing TRPA codes.

Perhaps most importantly, the EIS concludes that existing conditions on the Sierra Colina parcel are harmful to the Burke Creek Watershed. The project will reduce existing pollutant loads and correct many existing water quality problems on and surrounding the parcel, such as removing the unauthorized Douglas County discharge pipe, enhancing the SEZ and restoring the existing utility road in the SEZ.

I urge you to certify the EIS and to approve the project to protect the Lake and solve these serious water quality problems which will continue to exist if the project is denied. Thank you.

Very truly yours,

David J. Pollard
June 3, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Project Support

Dear Ms. Avance:

I am the CEO of Charter Realty Group and have been involved in the development and management of residential real estate since 1971. Charter Realty Group has extensive experience with the challenges of HUD, Tax Credit and Conventional type properties. Our primary residential management and ownership has included over 15,000 residential in 17 states. I have served and continue to serve in various capacities associated with affordable housing and other non-profit organizations (past Chairman of the Board – UCLA Hospital; past president Campus of Opportunities- dedicated to the creation of long term employment and housing opportunities for lower income families; current treasurer Aspen Music Festival and School). I have past and current first hand working knowledge of the need for quality housing targeting families of moderate income. I am writing to advocate the approval of the Sierra Colina project.

The need for moderate income, deed-restricted housing in Douglas County at Lake Tahoe cannot be overstated. Today, there is not even one moderate-income, for-sale home existing in Douglas County. The reason for that primarily relates to the negative differential between the cost of a quality moderate home and its maximum selling price ($337,000, per the Sierra Colina EIS). Our firm's experience is that it is not cost effective to create deed-restricted housing of any kind without extensive public financial assistance. Sierra Colina’s proposal to voluntarily provide 9 of these moderate homes is to be commended, because the creation of these homes will be done at an economic loss to Sierra Colina in its efforts to provide community benefits.

It is heart warming to see so many net environmental benefits and community donations in a project that is privately funded. I request that TRPA acknowledge Sierra Colina’s commitment to the environment and to the community by certifying the EIS and approving the project as proposed. Thank you.

Very truly yours,

Arnold L. Porath
May 26, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

Pro 5 Industrial Services is the business I own and operate. Pro 5 helps businesses and residential homeowners maintain their properties as clean and safe environments. We have customers throughout the Tahoe Basin and in the Carson Valley.

Over the years, the products we use to provide services to our customers have changed, as less toxic and more environmentally friendly products have been developed. At present, we are converting to as many "green" products as possible.

I write to encourage the TRPA to certify the Sierra Colina EIS and to approve the project for two reasons. First, I support the development of Sierra Colina Village because all of its homes are seeking to attain LEED "green" certification. Second, I support approval of the proposed Sierra Colina Village project because I've heard elected officials in the Basin talk for years about the importance of bringing "green" jobs to Tahoe. Sierra Colina Village will bring "green" jobs to this community, including, hopefully, potential customers for my business.

Thank you for your consideration.

Respectfully Submitted,

Jon Porter
Pro 5 Industrial Services
May 5, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I am a full-time resident of Lake Tahoe. My work as a Senior Recruiter for the Barton Healthcare system has exposed me to the difficulties our community faces balancing healthcare employment and the Lake Tahoe environment.

I wish to express my support for Sierra Colina Village for many reasons:

- I commend and support that **almost 20% of the homes will be deed-restricted moderately-income priced homes**, which is critical to maintaining affordable housing within the basin for our teachers, firefighters, nurses, and police staff. Currently, there are no moderate-rate homes in the Lake Tahoe - Douglas County basin.
- Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create
- It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code
- The Sierra Colina site plan and access road complies with all **emergency ingress and egress** standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County
- The project will be constructed to qualify for **LEED certification** as well as **Energy Star rated** homes, promoting healthier living and energy conservation
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek
- The project will include four new public shared access **recreation trails and pathways** through the parcel – which is appropriately next to Kahle Park.

Although I cannot speak on behalf of Barton Healthcare system, as a full time member of our community, I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Signature
Holly Powers
South Lake Tahoe, CA
May 8, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work as a firefighter with the Tahoe Douglas Fire Protection District. I commute from Gardnerville to be able to work at Lake Tahoe.

Sierra Colina Village proposes to create Moderate-Income Deed-Restricted homes. These types of homes would make living in the Basin affordable to more teachers, nurses, firemen, and deputies.

Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create. It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of their residences. The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County.

The TRPA should encourage improved fire-safety and moderate rate housing in the Basin.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Steven J. Prather
889 Foothill Rd
Gardnerville, NV
May 27, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have owned my residence in Lake Village for over 6 years. I am a neighbor of the Sierra Colina Village.

Lake Village Drive has water runoff problems that every winter results in flooding Highway 50 in front of the entrance to the Lake Village complex.

The Sierra Colina Village project will bring water quality improvements to our complex through the water detention basin Sierra Colina plans to build on its parcel.

I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Cynthia Pura  
Lake Village
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

[Name]
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Name
May 22, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Regarding: Sierra Colina Project Approval

Dear Ms. Avance:

I work in the Tahoe Basin at Edgewood. I understand that the Sierra Colina project is proposing all green LEED certified residential homes. People don't like to pay for green technology, but they appreciate having it. I believe that Green homes reduce utility bills by over 30% and reduce the creation of greenhouse gases. These are all really important to our environment.

I encourage building green to help protect the Basin. I support the Sierra Colina project. TRPA, please certify their EIS and approve their project. Thank you.

Sincerely,

[Signature]

Kevin Reilly
May 27, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Support for Sierra Colina Project

Dear Ms. Avance:

I am general counsel of Prim Ventures, Inc., located in the Tahoe Basin. Our affiliated companies have been active in the Basin developing energy efficient buildings, including our headquarters building at Stateline which is heated and cooled with a ground source heat pump system.

I am writing to express my personal support for the Sierra Colina project. I believe that it represents the best of responsible development, something that we strive for to continue to ensure that Tahoe maintains its unique nature. The project brings substantial net environmental benefits, such as reduction of existing pollutant loads affecting the Burke Creek Watershed and reducing existing disturbance to sensitive land by providing four publicly accessible pedestrian and bicyclist pathways through the Sierra Colina parcel.

I also support the provision of nine moderate-income deed-restricted homes. Far too many young families have left the area because of the affordability of a home, and it is difficult to recruit and retain young families to work in the Basin when they cannot afford to own a quality home near where they work. I myself left the Basin years ago because home ownership here just did not make sense. The solution is transit oriented residential development such as Sierra Colina, and more moderate homes funded by the private sector.

Finally, I am an advocate of acting to improve the environment. It is rare when proposed projects can actually improve upon current environmental conditions. The EIS demonstrates that existing conditions are harmful to the environment and that the project will reduce concentrations of pollutants affecting Lake clarity from existing runoff. As
one of our projects has an underground catch basin system in place to reduce such pollutants that can reach the Lake, I am acutely aware of such a benefit. Please certify the Sierra Colina EIS and approve the project. Thank you very much.

Sincerely,

Brian Ring
General Counsel
May 21, 2009

Marco Rivas
P.O. Box 562562
South Lake Tahoe, CA 96156

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance,

Because I work in the architecture profession, I appreciate the significance of Sierra Colina Village proposing to become the first residential neighborhood in Tahoe to have all its homes meet LEED certification. I believe that building green is advantageous to the future of our community for environmental and economic reasons.

In addition, Sierra Colina Village proposes to create market and moderate-income homes within the same neighborhood. This is another building innovation in the Basin. At present there are no moderate-income homes in the Tahoe Township of Douglas County.

To see the TRPA Governing Board certify the Sierra Colina Village EIS and approve the project might create an incentive for other “green” investors to consider Tahoe. This would be a “win-win” for the environment and the local economy.

Respectfully submitted,

Marco Rivas
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Harrison Roberts

Name
Mike Rohrer  
2048 Dunlop Drive #6  
South Lake Tahoe, CA  96150  

May 28, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

Working as a contractor and living in South Lake Tahoe, I understand the process of TRPA environmental review. The 3-year long Sierra Colina Village EIS is noteworthy for the extent to which this developer has gone beyond the norm in bringing forward a beneficial project that is cutting edge.

Sierra Colina Village includes:

- Net water quality improvements over existing conditions
- An innovative, advanced water quality treatment system
- Quality, reasonably sized homes near employers
- 4 new public bicycle & pedestrian recreation trails
- Connectivity to existing Douglas County trails
- TOD – Transit Oriented Development
- Energy saving LEED certified homes
- 2/3 of the parcel being donated for conservation land

The fact that these homes are being designed to be LEED certified is an enormous energy savings contribution to the community and future homeowners. The cost to create LEED homes will most likely not be recouped by the builder. The energy savings benefit future residents.

I believe the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project now.

Sincerely,

[Signature]

Mike Rohrer
June 1, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Support for Sierra Colina

Dear Ms. Avance:

My 28 years of legal practice have focused on real estate transactions throughout the United States, including numerous developments ranging from mixed-use developments to resorts and condominiums in Florida and Hawaii. I have enjoyed working on projects in sensitive environmental areas where detailed environmental impacts reports help identify and analyze potential project impacts. I do not represent Sierra Colina, nor do I have any expectation to do so in the future.

After becoming aware of the project and reviewing the project proposal and EIS, I am writing to express my personal support for the project and its environmental benefits. The EIS is very thorough, and contains much more extensive technical analysis than I am used to seeing in private projects which are relatively minor in scope, such as Sierra Colina. The EIS provides the necessary detailed analyses to allow the TRPA to certify the EIS as technically sufficient and legally complete to adequately inform the Board on the environmental and land use issues which the Sierra Colina project applications raise.

In addition, I find it quite rare for a proposed residential project to be so proactively (and voluntarily from my review) implementing significant water quality improvements. It appears from the EIS that by remediating the extensive existing water quality problems on this urban, disturbed parcel, Sierra Colina is improving existing water quality conditions. In addition, by installing their adaptive storm water treatment system and applying its green technology to treat off-site public storm water, the EIS concludes that Sierra Colina is reducing pollutant loads currently impacting the Burke Creek watershed.

I recommend that the TRPA Governing Board certify the Sierra Colina EIS and approve the project as proposed.

Sincerely,

[Signature]
Leo Rose III
May 9, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a business owner in this community. Achieving future environmental goals for the Basin will require attracting and retaining successful businesses.

The Sierra Colina Village project is addressing the future needs of Tahoe by seeking to provide water quality improvements, generating local jobs, and creating needed quality housing. I wish to express my support for the Sierra Colina project, and hope that the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the economic and environmental contributions it will bring to the Basin.

Respectfully submitted,

[Signature]

Name: Douglas K. Rousse
Address: PO Box 1164
City Zephyr Cove State NV Zip 89467
Thai Delight
177 Highway 50
Stateline, NV  89449

May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re:  Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of Thai Delight, located in Stateline, Nevada on the property next to the proposed Sierra Colina Village. At Thai Delight we create fresh, home-made meals for our customers.

As part of the local workforce committed to assisting people make healthy life-style choices, I appreciate the fact that the proposed Sierra Colina Village is seeking to become LEED “green” Certified. The energy savings of LEED homes are an environmental benefit to the community and to Lake Tahoe, and also provide quality of life health benefits to the homeowners.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

[Print Name]
May 13, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

We have recently established the Round Hill Jewelers in the Round Hill shopping center. Sierra Colina Village is proposing to build 50 homes whose residents will be within walking distance of our store in Round Hill. We hope that future homeowners in Sierra Colina Village will consider our establishment for their jewelry needs. Having more homeowners in this area will help existing businesses, and the creation of Sierra Colina Village will also generate more local jobs.

In addition to the economic contribution to this area of the Basin that Sierra Colina Village will provide, we support the proposed Sierra Colina Village because it is seeking to have all of its homes become LEED green certified. For its community and environmental benefits, I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Tim Rubsam
May 26, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Re: Support for Sierra Colina EIS & Proposed Project

Dear Ms. Avance:

I am a partner of Riordan, Lewis & Haden, a leading private equity firm based in Southern California. For the past 27 years, our firm has been partnering with CEO's and management teams to build leading middle market businesses. Our track record in those endeavors has earned us the trust of major institutional investors and more than $400 million in committed capital under our management.

Personally, I very much appreciate both the beauty of Lake Tahoe and the need to reinvest both public and private sector funds to protect and improve it. This is why I support the Sierra Colina project, which is beneficial to the environment and supportive of the community. The project cleans up existing environmental pollutant loads on and around the parcel which would continue, absent the project moving forward. Also, the four public bicyclist and pedestrian trails through the parcel and the donation of 2/3 of the parcel to the public for open space and conservation are important project elements that will benefit the community for many years to come.

I recommend that the TRPA Governing Board certify the EIS and approve this project. Then, TRPA could use this project approval and its public benefits as a model to attract private capital to invest in Lake Tahoe on similar terms. Thank you for consideration of my opinion.

Very truly yours,

Murray Rudin
May 29, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I live in Nevada outside the Basin, partly due to housing costs in Tahoe. Sierra Colina Village is a project that will create environmentally friendly homes with varying prices, including some “moderate” homes that will be sold significantly below market value as an opportunity for local workers to live in Tahoe.

Sierra Colina is voluntarily creating moderate-income homes without any TRPA requirement to do it. Certifying the Sierra Colina Village EIS and approving this project will help resolve related environmental problems of commuter traffic and limited workforce housing in Tahoe.

A small number of obstructionists have been the dominant voice in this community for too long, preventing or slowing good projects the local workforce would welcome. I believe the TRPA Governing Board should approve Sierra Colina Village.

Sincerely,

[Signature]

Name: Dave Rusth

Address: 776 Hornet Dr.

City: Gardnerville  State: NV  Zip: 89460
May 26, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance,

Lakeside Inn & Casino recently acquired the parcel located at the corner of Kahle Drive and U.S. Highway 50. This new addition to our property, as well as our existing casino and lodging accommodations are within walking distance of the proposed Sierra Colina Village. By virtue of our future plans for our property, as well as our general commitment to the well-being of the Stateline community, we have been interested in the progress of Sierra Colina over the past several years. Now that we’ve had the opportunity to review the extensive Environmental Impact Statement (EIS) for Sierra Colina Village, we offer our comments with the additional benefit of understanding the determinations of a very detailed and thorough EIS.

We believe Sierra Colina Village will be a terrific addition to the other improvements that are being contemplated as part of the lower Kingsbury plan. Sierra Colina will provide:

- Net water quality improvements over existing conditions
- Quality, reasonably sized homes near employers
- 4 new public accessible recreation trails
- Connectivity to existing Douglas County trails
- TOD - Transit Oriented Development
- Energy saving LEED certified homes
- 2/3 of the parcel being donated for conservation land

We request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project for the water quality improvements it will bring within the same watershed as the recently TRPA approved Tahoe Beach Club, for the public benefits it provides to the entire community, and for the needed quality homes it will create in Stateline.

Sincerely,

Lon Rusk
President
P.O. Box 5310, Lake Tahoe, NV 89449
Highway 50 at Kingsbury Grade • South Shore Lake Tahoe
Reservations: 800-624-7980 • Main 775-588-7777 • Fax 775-588-4092
www.lakesideinn.com • e-mail: mail@lakesideinn.com
May 26, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Subject: Sierra Colina Village EIS & Project Approval

Dear Ms. Avance:

As someone who vacations in Lake Tahoe, I write in support of the Sierra Colina Village project. I am a resident of the State of Michigan. Our economy is in decline and unemployment is high.

For Lake Tahoe to remain an attractive destination for visitors and a wonderful place for fulltime residents to live, a healthy economy is essential. The Sierra Colina project will create local jobs, and many of them will be green jobs because this project is trying to be the first residential neighborhood in Tahoe to have all its homes be LEED green.

By Certifying the Sierra Colina Village EIS and approving the project, the TRPA will bring environmental and economic benefits to Lake Tahoe (we know from experience in Michigan that the two are linked).

Thank you for your consideration.

Very respectfully yours,

[Signature]

Ruth Schluckbier
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in South Lake Tahoe and believe we have a shortage of quality homes in a variety of price ranges on the South Shore. I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project because Sierra Colina is proposing moderate-income homes and market homes (reasonably sized), all within walking distance of many local employers and services such as the Stateline Clinic, Transit Center and Douglas County Kahle Recreation Center.

The proximity of Sierra Colina Village to so many businesses, employers, government services, and recreation is an environmental benefit to Lake Tahoe because homeowners who live in Sierra Colina Village will hopefully typically need to drive fewer miles than those who live outside the urban core.

Sincerely,

[Signature]

Donald S. Sharp
Name
Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I am a 10 year classified employee at Zephyr Cove Elementary School and a 30 year South Lake Tahoe resident.

Sierra Colina Village proposes to create Moderate Income homes which would make living in Tahoe affordable to teachers. Reasonably priced homes near our work place would also have the environmental benefit of reducing traffic into the Basin.

The TRPA should encourage the creation of Moderate Income homes at the Lake and I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

H. Jay Shelton
Eric W. Shinault  
861 Lapham Drive  
South Lake Tahoe CA 96150  

May 21, 2009  

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449  

Re: Sierra Colina Village EIS Certification and Project Approval  

Dear Ms. Avance,  

For its environmentally conscious efforts to create LEED certified “green” homes in the Tahoe Basin, I wish to express my support for the Sierra Colina Village project. LEED certified homes have reduced energy use, are constructed with environmentally preferable materials, have innovative storm water management systems, reduce greenhouse gases, reduce toxic emissions and provide improved health for homeowners.  

There was much acclaim within the Basin when the U.C. Davis Tahoe Environmental Research Center opened the Tahoe Center for Environmental Sciences Building on the campus of the Sierra Nevada College. Some of the public praise for this Building derived from its having achieved LEED certification. Similar encouragement should be extended from the TRPA for those striving to build green in the residential sector.  

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project to encourage others to build green homes in the Tahoe Basin.  

Respectfully,  

Eric Shinault
June 3, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project

Dear Ms. Avance:

The Sierra Colina Village project is proposing water quality improvements to a disturbed urban parcel, new bicycle and pedestrian trails, over 10 acres of conservation land, SEZ restoration in the Burke Creek watershed, new LEED green homes, job creation during a recession and green jobs into the future to sustain the neighborhood after it is built.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project.

Respectfully yours,

[Signature]

Name: Julie Shinn
Address: 620 W 54th St.
City LA State CA Zip 89703
May 21, 2009

Lukasz Sieprowski
P.O. box 3932
Stateline, NV 89449

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

Because I am a resident of Stateline, Nevada I am familiar with the location of the proposed Sierra Colina Village. I support the Sierra Colina Village project because it will create quality homes that are much needed in Stateline. As an environmental benefit, Sierra Colina homes will be walking distance to many employers, public services and recreation.

Sierra Colina is also proposing to create 4 new bicycle and pedestrian trails that will be open to the public. For the public to have recreation access to this parcel that has been private property for many decades is a benefit to this entire community, and especially to those who live close to Sierra Colina and who frequent the Kahle Recreation Center next to Sierra Colina.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the project because it proposes to provide numerous recreation and community enhancements to Stateline.

Sincerely,

Lukasz Sieprowski
Ed Slater  
18405 Aurora Avenue North  
Suite H#11  
Shoreline, WA 98133  

May 29, 2009  

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449  

Re: Support for Sierra Colina Project  

Dear Ms. Avance:  

I now live in Shoreline, Washington. I lived in the Lake Tahoe Basin from 2003-2005. I have always been active in my community. Before I retired and moved to Lake Tahoe I was an Executive Director of different YMCA’s. In that capacity I was involved in leadership activities in the communities where I worked and lived, activities that involved accessing the community needs and developing strategies to meet those needs.  

I was a member of the 2003 Leadership Lake Tahoe class. One of the major problems in the Basin which I learned about in our Leadership class is the shortage of quality affordable housing in Lake Tahoe. There are currently no moderate for-sale homes in Douglas County at that Lake, and I strongly support Sierra Colina for stepping up to help address this problem. Their project is particularly impressive because they are building these 9 moderate homes voluntarily.  

In addition, I appreciate the donation of 2/3 of their parcel to the public for open space as well as the 4 public access trails for bicyclists and pedestrians that they are providing. When you layer in the project’s water quality improvements, it is indeed rare to see so many needs of the community and the environment positively addressed in a single project.  

Please certify the thorough EIS and approve the Sierra Colina project as proposed. Thank you.  

Sincerely,  

Ed Slater
May 18, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV 89449  

Dear Theresa:  

Re: Sierra Colina Village EIS Certification and Project Approval  

My family and I have been full time residents of Lake Tahoe and the Lake Tahoe area for over 37 years. I was an employee of the Tahoe Douglas Fire Protection District for 30 years, the last seven serving as the Fire Chief. After my retirement from the fire district, I served as Douglas County Commissioner for four years representing the Tahoe Township and while a commissioner served on the TRPA Governing Board, sitting as chairman for over a year.  

As a member of the fire district, Douglas County Commission, and TRPA I had the opportunity to see many proposed projects come before me, some good, some not so good. I have watched the Sierra Colina project progress from its very beginning stages to the current proposal before you now and consider it one of the best projects I have seen.  

I am expressing my support for the project. I know that you and the board receive volumes of correspondence regarding items like this so I will not detail all of the fire safety, environmental, open space and public access benefits it provides.  

I urge the Governing Board to approve the project as presented.  

Sincerely,  

Tim Smith
Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  

Re: Support for Sierra Colina  

Dear Ms. Avance,  

I own a general contracting business in Gardnerville, NV. We primarily build upscale residential homes in both the Lake Tahoe Basin and the Carson Valley. Specifically, Douglas County is our primary basis of operations. I am familiar with the Sierra Colina project and give the project our strong support.  

In these hard economic times, I believe that good projects which benefit the environment, the community and the economy should be encouraged. The fifty LEED green homes proposed by Sierra Colina will provide many trades people and subcontractors with millions of dollars of work and will create dozens and dozens of green jobs during and after construction. The sustainable homes being built by Sierra Colina will be a model for future contractors and developers in the Lake Tahoe Basin. Sierra Colina is building their project the right way.  

The approval of the Sierra Colina project would be a greatly needed infusion of jobs to the local workforce and the resulting income streams to all local businesses. We support the financial commitments made by Sierra Colina and the benefits to the community as a result. Please approve the project. Thank you.  

Sincerely,  

Tom Smith  
6/9/09
May 20, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

Signature

Kolby Sommers

Name
May 28, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

As a long time resident of South Lake Tahoe, business owner, and active member of our community, I am writing to demonstrate my support of Sierra Colina Village.

After reviewing all of the proposed community as well as environmental improvements of this project the TRPA Governing Board should support and approve of the Kenningers’ efforts. They have shown their commitment to this area over the last 7 years and obviously share all of our concerns about bettering our environment.

Their plans to not only repair damage created in the past by restoring a portion of Burke Creek but to improve the clarity of the lake by their intended state-of-the-art water retention system should be applauded.

We need to sustain ourselves in these economic times, improve our tax base and create jobs. Sierra Colina’s high quality LEED green and energy rated moderate income homes will allow those integral members of our work force to live here whilst they serve our community.

This is a win-win for Tahoe and I am sure I speak for many when I say I feel confident that you the Governing Board will stand up and be counted and approve the Sierra Colina Village as proposed.

Sincerely,

[Signature]

Dan Spano
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I have worked with Sunbasin Landscape & Nursery for the last 24 years. I’ve been a resident of the lower Kingsbury area for 17 years and I am concerned about protecting the environment. The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will resolve many of the runoff problems on the parcel today, and I believe it will be a water quality improvement over existing conditions.

I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signed]

Signature

Name: Sheila Stanton
May 20, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I live in the Carson Valley but enjoy spending time in the Lake Tahoe Basin. It is my understanding that the Sierra Colina Village project is proposing to create the first all LEED certified residential neighborhood in the Basin.

TRPA should encourage building green for commercial and residential properties. For that reason, I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

Christopher B. Stevens

Name
May 28, 2009

Stacey Stevens
P.O. Box 20818
Carson City, NV 89721

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

I grew up in the Tahoe Basin and now live in Carson City where I raise my children. My husband and I both work full-time. As a family, we enjoy recreation in the Tahoe area. As a parent, I encourage my children’s physical fitness and participation in the sports programs through our local school district.

Because my job brings me to the Tahoe Basin on a regular basis, I am aware of changes that have occurred in communities around the Basin since my youth. The development of the Kahle Community Recreation Center was a significant positive addition in the Stateline area. As a parent, I now appreciate more than ever the importance of children having safe recreation opportunities near their homes.

I write in support of the proposed Sierra Colina Village because it is ideally situated for families with children, by virtue of being located on a parcel next to the Kahle Community Recreation Center where families have year-around physical fitness opportunities. The fact that the future residents of Sierra Colina Village are within walking distance of the community recreation center (no need to drive) is also an environmental benefit of this project.

The proposed Sierra Colina Village homes are also trying to become LEED certified. This would be a positive health factor for the future homeowners. For the above reasons, I write to request that the TRPA certify the Sierra Colina Village EIS and approve this project.

Sincerely,

Stacey Stevens
May 26, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

I have worked as a RN at Barton Hospital for 3-1/2 years. I commute from Minden, NV to my job in South Lake Tahoe.

I wish to express my support for the Sierra Colina Village project for its efforts to bring moderate-income deed-restricted homes to the Basin. Reasonably priced homes available for sale nearby where we work would also have the environmental benefit of reducing traffic.

The TRPA Governing Board should certify the Sierra Colina Village EIS and to approve the project.

Sincerely,

Sharon Stevens, RN, CCM
May 9, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a business owner in this community. Achieving future environmental goals for the Basin will require attracting and retaining successful businesses.

The Sierra Colina Village project is addressing the future needs of Tahoe by seeking to provide water quality improvements, generating local jobs, and creating needed quality housing. I wish to express my support for the Sierra Colina project, and hope that the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the economic and environmental contributions it will bring to the Basin.

Respectfully submitted,

[Signature]

Name: Wayne Stone
Address: 276 Kingsbury Grade #106
City: Stateline State: NV Zip: 89449
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

Signature

Antonio R. Sunzeri

Name: Antonio R. Sunzeri

Address: 3386 Beckee Dr.

City SLT State CA Zip 96150
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

________________________
Signature

Name: Catherine M. Sunzeri

Address: PO Box 10392
City: South Lake Tahoe
State: CA
Zip: 96158
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name: Jennifer Sunzeri
Address: 3386 Becka Dr.
City S.L.T.  State CA  Zip 96150
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name: [Signature]
Address: P.O. Box 10392
City: [City] State: CA Zip: 96158
June 1, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

**Re: Sierra Colina Village EIS Certification and Project Approval**

I have been a member of the business community for over 25 years and a business owner for the past nine years in the Tahoe Basin. Although now a resident of Alpine County, as a business and property owner in the Lake Village Professional Building, the proposed Sierra Colina Village project will be my neighbor.

The Sierra Colina Village project has gained my support for the following reasons: implementation of a storm water management plan which will help address the existing erosion and water quality issues from Lake Village Drive; the restoration of the portion of Burke Creek located on the parcel; the creation of permanent open space of 10 acres for public access and conservation and their proposal to create moderate income homes which would make living in the Basin affordable to members of our work force.

My support is for the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the project.

Sincerely,

Gail Taylor

775-586-4544 (Telephone)  
Mindingyourbiz@aol.com  
(775) 586-4528 (Facsimile)
May 22, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name: [Signature]  
Address: 1961 Lake Tahoe Blvd.  
City: South Lake Tahoe  State: CA  Zip: 96150
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

Name: Rick Taylor
Address: 1961 Larkspur Blvd
City: SLT State: CA Zip: 96150
May 9, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a business owner in this community. Achieving future environmental goals for the Basin will require attracting and retaining successful businesses.

The Sierra Colina Village project is addressing the future needs of Tahoe by seeking to provide water quality improvements, generating local jobs, and creating needed quality housing. I wish to express my support for the Sierra Colina project, and hope that the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the economic and environmental contributions it will bring to the Basin.

Respectfully submitted,

[Signature]

Name: [Name]
Address: [Address]
City: [City] State: [State] Zip: [Zip]

[Postmark Address]
Thai Delight
177 Highway 50
Stateline, NV 89449

May 12, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of Thai Delight, located in Stateline, Nevada on the property next to the proposed Sierra Colina Village. At Thai Delight we create fresh, home-made meals for our customers.

As part of the local workforce committed to assisting people make healthy life-style choices, I appreciate the fact that the proposed Sierra Colina Village is seeking to become LEED “green” Certified. The energy savings of LEED homes are an environmental benefit to the community and to Lake Tahoe, and also provide quality of life health benefits to the homeowners.

I hope the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

THANA
Print Name
May 29, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I live in Nevada outside the Basin, partly due to housing costs in Tahoe. Sierra Colina Village is a project that will create environmentally friendly homes with varying prices, including some “moderate” homes that will be sold significantly below market value as an opportunity for local workers to live in Tahoe.

Sierra Colina is voluntarily creating moderate-income homes without any TRPA requirement to do it. Certifying the Sierra Colina Village EIS and approving this project will help resolve related environmental problems of commuter traffic and limited workforce housing in Tahoe.

A small number of obstructionists have been the dominant voice in this community for too long, preventing or slowing good projects the local workforce would welcome. I believe the TRPA Governing Board should approve Sierra Colina Village.

Sincerely,

[Signature]

Name: Joyce Thompson
Address: P.O. Box 1824
City [ ] State [ ] Zip [ ]
June 5, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449

Re: Sierra Colina Project Support

Dear Ms. Avance:

I am a real estate partner in the Paul Hastings law firm in its San Francisco office and represent institutional real estate investors and opportunity funds which invest equity capital throughout the United States and the world. I have also been involved, both personally and professionally, in many real estate development projects, including public/private partnerships. I am active in community affairs, last year serving as the chair of the board of the YMCA of San Francisco, and am a former member of the executive committee of the United Way of Los Angeles. My family and I have a home in Truckee and visit the Lake Tahoe area frequently.

I believe that the public sector no longer has adequate capital to restore the Basin, and that the future of Lake Tahoe depends in material part on the private and public sectors working together to employ private capital. For these reasons I favor the Sierra Colina project.

This project meets or exceeds all applicable codes and ordinances according to the Sierra Colina EIS. The EIS determines that all project impacts are either less than significant, or after mitigation, less than significant. Further, it states that the project provides many net, environmental benefits, including reducing existing pollutant loads in the Burke Creek watershed. Finally, the project provides many community, recreational and housing benefits, including providing 4 public pedestrian and bicyclist pathways through the parcel; contributing 2/3 of the parcel to the public for conservation and open space; and constructing 9 moderate-income homes to protect the fabric of the community.

Please send a positive message to investors: “You are welcome in Lake Tahoe!” I would like to pass the good word, so please certify the EIS and approve the project as proposed.

Sincerely,

Charles V. Thornton

Charles V. Thornton
28 April 2009

Ms Theresa Avance  
TRPA  
POB 5310  
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms Avance:

As a longtime resident of the Carson Valley and a practitioner of environmental protection in both my personal and professional life, I wish to express my support for Sierra Colina Village.

Through a well conceived, multi-faceted plan, this project restores a section of Burke Creek, decreases fire hazards, manages storm water effectively, decreases pollutants from existing levels, preserves open space, and repairs damage created in the past. Ultimately, this will improve water clarity and preserve a sensitive area for years to come. This is exactly the sort of sustainable mitigation project that the Tahoe Basin needs.

It is my hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and will approve and certify the Sierra Colina Village project.

Sincerely,

Suzanne Towse
May 27, 2009

Tahoe Regional Planning Agency
Attention: Theresa Avance
PO Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Theresa:

Please accept this correspondence as my support for the proposed Sierra Colina Project. Q.M.O. and Steve Kenniger have met and worked hard with the local community and Agencies to design a well balanced project. The proposed project meets the requirements of Burke Creek, provides affordable housing, includes a donation of open space land to Douglas County, and proposes the first Tahoe Basin LEED certified housing development project.

“I believe that the TRPA Governing Board should certify the Sierra Colina Village EIS and approved the Sierra Colina Village project”.

Very truly yours,

[Signature]

Ronald W. Turner, PLS 3519
President

RWT/jal
May 12, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am an employee of a business with one of its facilities located here in Stateline, Nevada. In order for our dry cleaning business to succeed and to continue to employ local workers, we need residential customers in this area of Stateline.

Sierra Colina Village is proposing to build homes whose future owners will be in our primary market area, hopefully as our potential future customers. In addition to the fact that having more homeowners in this area will help existing businesses in Stateline, the creation of Sierra Colina Village will also create more local jobs to build, maintain and service the homes.

It is my understanding that Sierra Colina Village is seeking to have all of its homes become LEED green certified. For its economic and environmental benefits, I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Print Name: **SHARON GURDEA**
May 14, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a full-time resident of Lake Tahoe for well over 20 years. By training, I am an engineer. I was the co-founder of the Lake Tahoe Business Referral Network – holding active weekly meetings for over 15 years. I am also active in a number of local community organizations and was with Coldwell Banker for over 15 years. I am a conservationist.

Sierra Colina Village proposes to create nine Moderate-Income Deed-Restricted homes. These are the types of homes that would make living in the Basin affordable to teachers, firemen, policemen, casino employees, and even government workers.

Reasonably priced homes available for sale nearby where local employees work would also have the environmental benefit of reducing traffic in the Basin. Further, the capital infusion from this project will create both sustainable mitigation dollars and direct spending in the millions of dollars when our economy needs it most.

I ask that the TRPA Governing Board certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Klaus Utecht
Round Hill NV
May 9, 2009

Ms. Theresa Avance  
TRPA  
P.O. Box 5310  
Stateline, NV  89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I am a business owner in this community. Achieving future environmental goals for the Basin will require attracting and retaining successful businesses.

The Sierra Colina Village project is addressing the future needs of Tahoe by seeking to provide water quality improvements, generating local jobs, and creating needed quality housing. I wish to express my support for the Sierra Colina project, and hope that the TRPA Governing Board will both certify the Sierra Colina Village EIS and approve the project for the economic and environmental contributions it will bring to the Basin.

Respectfully submitted,

[Signature]

Name: LINDA VAN DAM  
Address: P.O. Box 503  
City Zephyr Cove  State NV  Zip 89448
May 24, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, Nevada 89449

Re: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance,

I arrived here from San Francisco 34 years ago and am 52 years old. I have lived in the same house for 34 years and have been with Barton Memorial Hospital all of this time.

I wish to express my support for the Sierra Colina Village project for its efforts to bring quality housing so that emergency personnel can support the needs of our community.

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and to approve the project.

Sincerely,

[Signature]

Cheri Van Horn
June 1, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Project

Dear Ms. Avance:

I have always been active in my community, including after years of service being honored as a Life Trustee of the Aspen Music Festival & School and an Honorary Life Director of the National Multiple Sclerosis Society. I currently serve as President of the Aspen Writers Foundation and Secretary-Treasurer of the Friends of Marolt Park & Open Space in Colorado. I am also a trustee of the Jaquish and Kenninger Foundation.

I vacationed often in Lake Tahoe when I was a young man. More recently, I have been attending writers' workshops at the Stanford Sierra Camp and have stayed with friends at the Lake. I have seen the haphazard development of the 60's and 70's in the Basin. The oversight of TRPA and significant government funding have helped begin to repair the environment. Now, however, the Lake needs the private sector's involvement.

I am a socially conscious investor and have successfully invested with the principals of Sierra Colina for over twenty years. I was an investor in Steve's 400 room Embassy Suites Hotel at Stateline project in 1990. It was the first major redevelopment project in Lake Tahoe. Its cost was $75 million. As the managing partner, Steve assembled a $24 Million equity investor group which allowed the project to be completed on schedule and on budget.

It is my opinion, after 35 years as a practicing attorney, that the Sierra Colina project's three year environmental review process has been thorough and complete. The Sierra Colina project will do much to benefit the environment and to improve the community. Please certify the EIS and approve the project. Thank you for your consideration.

Very truly yours,

Dennis Vaughn
June 1, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Support for Sierra Colina Project

Dear Ms. Avance:

I live in Aspen, Colorado where I am an active supporter of work force housing. Our community has created hundreds of employee, deed-restricted ownership and rental housing which has helped us to be a more balanced and vibrant community. If people have the opportunity to live where they work, in quality, affordable housing, the community as a whole benefits and is enriched.

I understand that there is a pressing need for deed-restricted homes in Lake Tahoe and that Sierra Colina’s homes would be the first, for-sale moderate homes in Douglas County. I am impressed and gratified to learn that The Sierra Colina project voluntarily proposes to construct 9 moderate-income, deed-restricted homes with no public funding or grants, whereas the developers of virtually all of our Aspen work force housing received very substantial public subsidies and grants to make it financially viable.

Please certify the EIS and approve the project. Its merits are many. Besides the affordable housing, the Sierra Colina project provides many net environmental benefits, including fixing numerous water quality problems on the parcel that hurt the Lake every day they exist. In addition, the project may encourage other responsible private investors to Lake Tahoe whose projects would help the environment and the community.

Very truly yours,

Linda Vaughn
May 27, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a teacher at Zephyr Cove Elementary School for over 11 years and commute to my job from the Valley.

Sierra Colina village proposes to create moderate income deed restricted homes. These are the types of homes that would make living in the Basin affordable to teachers. There would also be the environmental benefit of reducing traffic in the Basin which is very important.

I think that the TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Kaye Vibe

Kaye Vibe
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name: Randy Volkman
Address: 1719 Grizzly
City: South Lake Tahoe State: Cal. Zip: 96150
May 22, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Re: Sierra Colina Village EIS Certification & Project Approval

Dear Ms. Avance:

I live and work in South Lake Tahoe. Local government officials need to balance the needs of the environment, our economy and the people who live here. My understanding of the Sierra Colina Village project is that it is proposing water quality improvements, will create new jobs and plans to develop new public recreation trails. This is the kind of responsible development that should be encouraged.

In my opinion, the TRPA Governing Board should certify the Sierra Colina Village EIS and approve this project. We need more investment in our community.

Respectfully yours,

[Signature]

Name: Wenay Volkmer
Address: 1719 Carizzo Mt Dr.
City: South Lake Tahoe State: CA Zip: 96150
April 26, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My wife and I have owned our residence at 185 Clubhouse Circle in Lake Village for twenty years.

Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the entrance to the Lake Village complex.

The Sierra Colina Village project will bring water quality improvements to our neighborhood through the water detention basin Sierra Colina plans to build that will treat some of the public storm water runoff from Lake Village Drive.

We hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Arthur Warshawski (MD)
June 5, 2009

Ms. Theresa Avance
TRPA
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village EIS Certification & Project Approval

Dear Theresa:

Having recently served as Mayor of South Lake Tahoe and as a Member of the TRPA Governing Board, I am familiar with the proposed Sierra Colina Village project. I respectfully offer the following comments for the current TRPA Board’s consideration. The Sierra Colina Village project is remarkable for its combination of water quality improvement innovations and generous community benefits. The Sierra Colina Village Final EIS is perhaps the most extensive and thorough I have seen.

This project will be a first of its kind in the Basin in several regards. The project will provide storm water technology far exceeding the current TRPA Code. It will be the first residential project here in Tahoe to implement TMDL Tier 2 (the highest level of storm water runoff treatment now being conceived for the future regional plan). This public-private partnership with Douglas County will also treat public storm water runoff in a shared treatment facility constructed and maintained at Sierra Colina’s expense on a private parcel, thereby providing a significant regional water quality benefit. This is the type of public-private cooperation the Basin will need to achieve future TRPA water quality goals. Sierra Colina initiated the “EIP #679 Phase II Lake Village Drive” by providing $25,000 in initial funding for a preliminary engineering analysis that has resulted in the awarding of over $2.0 Million of SNPLMA EIP design and construction funds to resolve a significant regional water quality problem. The County’s funding application estimated that the EIP would result in annual sediment load reductions of 74 tons per year.

In addition to the first of its kind advanced water quality treatment system that Sierra Colina Village will implement, the public benefits proposed for this project are impressive. Sierra Colina Village seeks to become the first all LEED certified residential neighborhood in the Basin (with a mixture of market and moderate homes - also unprecedented in Tahoe). If approved, it will also become the first residential neighborhood in the Basin to have all its homes contain fire sprinklers, although the codes would not require this due to the smaller size of some of the proposed Sierra Colina homes. By virtue of its location in the urban core of Stateline, Sierra Colina Village is TOD (transit oriented development), and also offers 4 new bicycle/pedestrian pathways to make this private parcel next to the Community Recreation Center legally accessible to the public for the first time. Beyond all of the above, this project includes a proposed generous donation of over 2/3 of the parcel to Douglas County to be preserved forever as conservation land.

This is not raw land that should be preserved as some might try to tell you and the only significant wildlife that has occupied this area prior to the current owners taking possession were the local teenagers who would hang out partying and building campfires while jeopardizing the safety of the area and the basin. On the contrary this land is a perfect example of an urban infill situated between a 52 acre parcel with over 300 homes on one side and the entire Kingsbury commercial area on the other.

This project will improve the existing severe negative environmental impacts from the adjoining neighborhood while providing a model for a new standard for future water quality improvement projects.
Going forward, as former executive director Jim Baetge always preached the project needs to be "the fix" to water quality and environmental improvement and Sierra Colina is certainly that. I trust the good judgment of the Governing Board to certify the Sierra Colina EIS and approve this project to improve water quality in the Burke Creek Watershed on this currently disturbed urban parcel.

Doing nothing is not an option and will never move the basin towards threshold achievement. Private investment is required to complete the environmental improvement projects that we all want and need. As a true planning agency the TRPA should embrace and encourage this kind of environmentally and community service oriented "People Habitat" needed to improve the built and natural environment.

This project embodies what TRPA aspires to encourage as the kind of environmentally responsible and community service oriented development needed in the Lake Tahoe Basin.

Sincerely,

[Signature]

Mike Weber
May 4, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I have been a full time resident in Lake Tahoe for 34 years and served as a firefighter with the Tahoe Douglas Fire Protection District for 30 years. I currently own Crossfit Lake Tahoe located in Zephyr Cove and in this capacity am a certified Firefighter Peer Fitness Trainer and have been a Fire Department Fitness Coordinator for 25 years.

I wish to express my support for Sierra Colina Village for many reasons:

- Sierra Colina plans to underground the 14.4 kV overhead electric line reducing the fire hazard which overhead high voltage lines create
- It will be the first neighborhood in the Lake Tahoe basin to have fire sprinklers in all of the homes which is beyond the requirements of the Douglas County Building Code
- The Sierra Colina site plan and access road complies with all emergency ingress and egress standards and requirements of the Tahoe Douglas Fire Protection District and of Douglas County
- The project will be constructed to qualify for LEED certification as well as Energy Star rated homes, promoting healthier living and energy conservation
- 10 acres (more than half of the 18 acre parcel) will be preserved as open space through a conservation easement to Douglas County including the entire stream environment zone associated with Burke Creek
- The project will include four new public shared access recreation trails and pathways through the parcel
- As a father of a child in the Douglas County school system I commend and support that almost 20% of the homes will be deed-restricted moderate-income priced homes which is critical to maintaining affordable housing within the basin for our teachers
- As a small business owner I recognize the necessity of the increased tax revenue which a project of this nature will provide

I urge the TRPA Governing Board to certify the Sierra Colina Village EIS and approve the Sierra Colina Village project as proposed.

Sincerely,

Steve Wetterer
April 28, 2009

Ms. Theresa Avance  
TRPA  
PO Box 5310  
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

I am a full time resident in Lake Village as well as a small business owner in Zephyr Cove, Nevada and an active member of this community.

I support the Sierra Colina Village project as it bring water quality improvements to our neighborhood through the water detention basin Sierra Colina plans to build that will treat some of the public storm water runoff from Lake Village Drive. Burke Creek will be restored as a project element.

Additionally Lake Village Drive has water runoff problems that sometimes result in flooding the east lane of Highway 50 in front of the entrance to the Lake Village complex

I believe the TRPA Governing Board should certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

Brian Williams
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work with Sunbasin Landscape & Nursery and am concerned about protecting the environment. The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will resolve many of the runoff problems on the parcel today, and will be a water quality improvement over existing conditions.

I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Name: Nancy Wittman
May 29, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I’ve lived and worked in the Tahoe Basin for many years. Locals know how long and difficult the TRPA environmental review process can be. Sierra Colina Village has now completed a detailed 3-year Environmental Impact Statement (EIS).

Sierra Colina Village is a project that has many positive attributes. It contains water quality improvements, new bicycle trails, a significant donation of conservation land, and different types of homes for our workforce.

I ask the TRPA Governing Board to certify the EIS and to approve the Sierra Colina Village project. This project embodies future environmental, economic and community goals for Tahoe.

Sincerely,

__________________________
Signature

Name:  William  WELKER
Address:  910 Southshore Dr.
City  Stateline  State  CA  Zip  86150
May 28, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, treatment of public and private storm-water runoff, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will help resolve an existing regional storm-water runoff problem that contributes to flooding on Highway 50 after storms. Installing the proposed advanced water quality treatment system inside Sierra Colina Village will provide a water quality improvement over existing conditions.

The Sierra Colina project also offers water quality improvement connectivity to the 2008 TRPA approved Tahoe Beach Club, downstream from Sierra Colina in the same Burke Creek watershed in which both projects are located.

Respectfully, I request that the TRPA Governing Board certify the Sierra Colina Village EIS and approve this project.

Sincerely,

[Signature]

Name: Risk Wharton
Address: 1894 Talbot Place
City: South Lake Tahoe State CA Zip 96150
May 29, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Support for Sierra Colina Village Project Approval

Dear Ms. Avance:

I’ve lived and worked in the Tahoe Basin for many years. Locals know how long and difficult the TRPA environmental review process can be. Sierra Colina Village has now completed a detailed 3-year Environmental Impact Statement (EIS).

Sierra Colina Village is a project that has many positive attributes. It contains water quality improvements, new bicycle trails, a significant donation of conservation land, and different types of homes for our workforce.

I ask the TRPA Governing Board to certify the EIS and to approve the Sierra Colina Village project. This project embodies future environmental, economic and community goals for Tahoe.

Sincerely,

[Signature]

Name: Tim C. Wheeler
Address: 191 Willow DR
City: Zephyr Cove State: NV Zip: 89449
May 1, 2009

Ms. Theresa Avance
TRPA
PO Box 5310
Stateline, NV 89449

Dear Ms. Avance:

Re: Sierra Colina Village EIS Certification and Project Approval

My wife and I are both educators at the Lake – Zephyr Cove Elementary and Whittell High Schools. I was formerly the administrator at Kingsbury Middle School, next to the Sierra Colina site and am very familiar with the project. My wife and I currently rent in Skyland, Zephyr Cove.

Sierra Colina Village proposes to create Moderate Income homes which would make living in Tahoe affordable to teachers. Reasonably priced homes near our work place would also have the environmental benefit of reducing traffic into the Basin.

The TRPA should encourage the creation of Moderate Income homes at the Lake and I hope that the TRPA Governing Board will certify the Sierra Colina Village EIS and approve the Sierra Colina Village project.

Sincerely,

[Signature]

Dan Wold
May 19, 2009

Ms. Theresa Avance
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV  89449

RE: Sierra Colina Village EIS Certification and Project Approval

Dear Ms. Avance:

I work with Sunbasin Landscape & Nursery and am concerned about protecting the environment. The Sierra Colina Village project will bring environmental benefits to Lake Tahoe through water quality improvements, reduction in soil erosion, and enhancing the SEZ inside the parcel. Implementation of Sierra Colina Village will resolve many of the runoff problems on the parcel today, and will be a water quality improvement over existing conditions.

I support the TRPA Governing Board certifying the Sierra Colina Village EIS and approving the project.

Sincerely,

[Signature]

Name: Phillip D Woods

Phone (775) 588-8326 • Fax (775) 588-6888 • E-mail: sunbasin@verizon.net
www.sunbasinlandscape.com
May 23, 2009

Ms. Theresa Avance  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV  89449

Sierra Colina EIS & Project Approval

Dear Ms. Avance:

I live outside the Tahoe Basin and am very upset that a few vocal next door neighbors to the Sierra Colina project seem to be putting their own interests ahead of those of the Lake’s and the community’s. Doing nothing doesn’t help the Lake. It hurts the Lake.

The Sierra Colina EIS is very thorough, and concludes that the project will have no significant environmental impacts and that it will create a number of environmental benefits. These include improving water quality in the Burke Creek watershed, providing much needed moderate income housing and providing recreation benefits through the donation of 2/3 of the parcel for conservation/open space and the creation of 4 public access shared pedestrian and bicyclist trails.

Existing conditions on the parcel are environmentally harmful. The project fixes these harmful conditions and brings many environmental improvements and public benefits to the community. Since public funds are no longer plentiful to clean up Lake Tahoe, we need to encourage the private sector to step up. Sierra Colina is doing that.

Please certify the EIS and approve this project. Thank you.

Very truly yours,

Margit Yahn