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I am writing with concerns that I have regarding the Canyon Springs Development DEIR.

**TRAFFIC**

According to the DEIR the “significant” impact that the increased traffic this development would bring primarily will effect certain intersections and the section of Glenshire Drive between Martis Peak Road & Hirschdale, but that Glenshire Drive between Glenshire and downtown Truckee could handle this influx of traffic.

In its present condition Glenshire Drive is a hazard during the winter season. The wheel ruts are so deep that the plow blades cannot effectively remove pack & ice as the blades contact only the highest sections of the road. When it rains, the water runs lengthwise down the road following the wheel ruts.

This road needs to be ground down and rebuilt. Additional traffic will only exacerbate this problem.

What mitigation is planned for roadway improvement and ongoing maintenance if this project is approved and who will pay for it?

**NOISE:**

The DEIR states that noise impacts related to this project would be “less than significant”.

Traffic is noise. Construction is noise. Construction traffic is noise. The influx of a significant number of residents is noise.

The noise impact report should take into account the fact that OHVs (Off Highway Vehicles) have become one of the fastest growing outdoor activities in the U.S. and are very popular (dirt motorbikes, snowmobiles, quads, etc.) in this area.

If this project is approved, the increase of noise will be very significant and will no doubt negatively affect property values and quality of life for existing residents in Glenshire.

Thanks for your time and help.

Neil Pankler