

**Laura Dabe**

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**Subject:** FW: Canyon Springs comments

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From: David Manahan [dmanahan@truckeecharterschool.org]  
Sent: Tuesday, February 26, 2013 9:45 PM  
To: Danyelle Nishimori  
Subject: Canyon Springs comments

Dear Danyelle,

I would like to share my thoughts on the proposed Canyon Springs development project.

I appreciate the effort the developers have put in to planning out the build-up of an area in which they hope to make money. At first look, all seems well thought-out.

That said, I oppose the project for several reasons, outlined below:

- 1) Much of what I read in the EIR seemed (not completely sure since it was never clear) to be based on what the area would be like once finished: rec area, public use trails, landscaping in places, erosion control measures, etc. Yet, as stated, the expected timeline to completion is 20+ years. My questions: What will the area look like during these 2 decades? Why does there appear to be no monitoring or controls throughout development? Will the site be monitored every 2 or 3 years, or could it be a "construction zone" for much of time (and with all the environmental degradations that entails)?
- 2) In conjunction with above, where is the outline of what happens if the developers default or end building? Without a complete "failure" plan in place, the site could (would?) be left with long-term environmental issues, particularly erosion and water pollution.
- 3) While the EIR contained lots of traffic data, I did not see anything mentioned about the deep ruts on Glenshire Dr between Donner Pass Rd and the Truckee River bridge. These ruts are incredibly dangerous, and with the increased traffic of the proposed project, they will only intensify. Additionally, once the road is fixed, it will only deteriorate quicker. Are there plans for the developers to contribute to the long-term maintenance of this roadway artery?
- 4) Seems there are already 2 or 3 developments in Glenshire in need of buyers. Are we to now have another area of partial construction (see point 1 above)? Maybe the owners should think about selling the land to the Truckee Donner Land Trust so it remains accessible to Glenshire's inhabitants. This is a wonderful recreation area and would far better serve the community as open space with access.

Again, potential buyers already have many options of available land to purchase in Glenshire.

With so many issues surrounding the Canyon Springs proposal, seems your decision should favor the community at large (who is pretty strongly against it) rather than a developer or two.

David Manahan

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