



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**

Building  
Planning  
Public Works  
Sanitation  
Environmental Health  
Agricultural Commissioner

**DATE:** May 18, 2009  
**TO:** Jessica Hankins, Project Planner  
**FROM:** Tom Martin, County Surveyor



**FILE:** FM 09-01

**SUBJECT: Tentative Final Map for Young/Rincon Del Rio (FM 09-01)**

**Background:**

This project is proposing to subdivide approximately 215 acres into nine (9) large lots on property that is zoned RA-3-PD. The project has access from State Route 49, a publicly maintained highway via Hidden Ranch Road and Rincon Way, which are privately maintained roads. The project is also proposing to use Rodeo Flat Road for secondary access, and Timber Ridge Road, for utility purposes. These two roads are also privately maintained roads. The project would connect Hidden Ranch Road and Rincon Way with Rodeo Flat Road through the project site and thereby providing secondary Fire Safe access for this project. However, the project proposes to gate these roads, preventing their use except in the case of an emergency. Due to potential safety impacts, the Department of Public Works recommends that an Environmental Impact Report (EIR) and a Development Agreement be prepared for this project. Anticipating that these documents will be prepared for this project, this memo includes some recommended conditions of approval for the project as well as areas that should be addressed by the two documents. Final recommendations will be submitted by the Department of Public Works when the environmental review process is completed.

**Environmental Impact Report (EIR):**

1. General Plan Policies:

- As submitted, the project does not comply with General Plan Policy 4.19 (Access via lowest classified roadway). That policy is intended to improve the safety of new roadway connections by locating them where there will be the least number of potential conflicts. The EIR should therefore include a safety analysis to identify potential mitigations for non-compliance of this policy.
- The project appears to comply with General Plan Policies 4.18 (Roads in existing neighborhoods) and 4.24 (Continuity in the local road system). These policies should be considered in the evaluation of project alternatives in the EIR.
- The EIR's analysis of public service should address the proposal for gated roadways and their effect of fire protection of the project site.
- The EIR should address the impacts of concentrated storm water discharge from the additional impervious surfaces and measures that would mitigate these impacts to the Bear River water shed.

2. Easements and Rights-of-Way:

The applicant should identify necessary off-site easements that are adequate for the construction of required infrastructure. The acquisition of these easements will be the responsibility of the subdivider.

3. Road Improvements:

The on-site and off-site primary access road should conform, at a minimum, to the Nevada County Collector Road standard (as described in Tables I & II of Chapter XVII, Article 3: Road Design Standards, of the Nevada County Land Use and Development Code) The secondary access road should conform, at a minimum, to the Fire Safe Access Road standards.

4. Road Maintenance:

The project shall provide a maintenance entity and the funding mechanism that will be responsible for maintaining both the on-site and off-site roads that serve this project, and possibly other infrastructure that is required for the project.

**Development Agreement:**

1. Off-site Easements:

The Development Agreement shall include an agreement that all necessary off-site easements will be obtained by the subdivider prior to commencement of work on any phase of the project.

2. Phasing:

The Development Agreement shall include an agreement that all road, sewer, water and electrical infrastructure will be constructed with the first phase of the project.

If you have any questions, please contact me at extension 7022.

TM:kw