

Rincon Del Rio

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To: Jessica Hankins

Jessica Hankins, Associate Planner
Nevada County Planning Dept

Dear Ms. Hankins

I am astounded that the Rincon Del Rio project is apparently still alive and moving forward. This project is wrong for the area on so many points I am just flabbergasted that the county is still even considering this.

Farmlands-

We have 112 acres on Hidden Ranch Road with seven family homes on it. We moved to the area because we wanted space. We run cattle on our land just like the 215 acres USED too. It is a good grazing area. If not cattle then deer and other wildlife. The Heritage oaks in the area (that they haven't already cut down) are treasures. Take a look at an Aerial. As well directly uprooting the wildlife under the project the air and light pollution generated by it in this vicinity will harshly impact the rest of the wildlife along the river canyon and on surrounding lands.

Affordable Housing- Hah at a \$525,000 median price! Older folks in our county don't have the money for, and I quote Carol Young herself, "Del Web on steroids". And that is just the housing costs, what about the "Continuing Care" costs? The developers have been caught by the county "omitting" or oops miscounting density/ residences. They have tried to do things in the wrong order, after they had already been reminded of the correct sequence and requirements. They are playing by their own set of rules, pushing forward with an arrogance of a financial superiority that they seem to feel entitles them to have their way regardless of the negative impact this would have on the area, and because they seem to feel that the county's approval is a forgone conclusion and "politically" they have this in the bag. What else has been "missed", "omitted" or misrepresented?

Fire Danger-

Eek this project is right on the canyon- a firestorm waiting to happen. Look at the 49er and the 49 fires. In just the a snap of the fingers many houses and acres were gone. Even at the more accessible Hilltop Manor Convalescent Hospital in Auburn on Shale Ridge was severely threatened by the 49 fire. People panicked and got trapped, some caregivers I am sorry to say I know, abandoned their patients in an effort to escape. A helicopter set down to assist in the cutting open of fences to allow people to escape. I know how fast that fire burned- my husband, Steve Jones (former firefighter) and I stopped to help just as the fire began. We saved the North Fork Veterinary Clinic from burning. We would have saved more of Schultz Tires if we would have had enough water. The fire was so hot and fierce that when it blew over the top of us in a firestorm and landed on top of the Motorcycle shop and burned it to the ground. Literally it took our breath away. The evacuation of Hilltop was not a simple task and it is located in a semi industrial area. If you look at an aerial of Hilltop you will see that it is in a much less wooded area then the proposed RDR site.

Traffic-

This section is not set up to handle the additional traffic. My family has had 3 major accidents right at this intersection. Accidents that were not their faults. Caltrans says no Traffic light. Add 900 trips per day and a little age and what do you get. Caltrans says if it becomes a problem the will make it a right turn only exit. Ooookay... But I work in Auburn so I need to go left. No problem I'll just turn right and make a U-TURN on Hwy 49 at oh maybe Gautier or Streeter Rd. Now add 900 trips per day and a little age and what do you get. Oh and don't forget the 2 Bar/Lounges they want to build. Lets see... 900 trips per day, a little age and a little booze and what do you get. Oh and all this is at the school bus stop.

Zoning-

Amongst all of the worst of their proposals is the re-zoning. Smart people got together and made a Master Plan for Nevada County. If the zoning changes, can I now assume that on our 112 acres of cattle land that I could now build 112 CCRC houses or more instead of the current 22 (?RA) that would be allowed? That would be crazy and

irresponsible of the county to allow that to happen. There is a reason we have zoning rules and committees. Changing the Master plan will have harmful repercussions that will badly affect Nevada County for years to come.

Alternatives!

How many dead projects are there in the county right now? Projects that scarred the land, eyesores that left the wildlife homeless, beautiful Heritage Oaks cut down. Projects that should never have moved forward. Dark Horse, Winchester and the absolutely disastrous Saddle Oak on Combie/ Magnolia Rd.

Now that would be a better place for this project! - the Saddle Oaks lot. The land is already graded, the county already approved a project there so the zoning should be right. There is proper access to services, facilities, utilities and public transportation. As RDR is now being proposed, the resident's access to services will be like buying from "the Company store" ...and most of them will be hostages "owing their soul". But if that is part of the money hungry plan, how about the now or soon to be vacant Pleasant Ridge Elementary School! Hmmm Zoning should be good... the neighbors bought their homes next to a school - they knew what they were getting into... 400 or so noisy young voices, traffic, buses, lights at night, parties (back to School night!) Why would they object to a generally quieter crowd? Additionally they are far enough out of town that they might appreciate having the CCRC Grocery store, Hair salon or Bar closer to them.

I am sorry that the economy prevented the Young's from selling their Spec house as they had originally planned to do, but to be frank, a lot of people have been hit hard. The Young's need to do what the rest of us are doing ... Such it up and wait it out. Their house will sell eventually and in the meantime, Nevada County is a WONDERFUL PLACE TO LIVE.

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