

Brian Wirtz [brwirtz@yahoo.com]

Sent: Wednesday, June 30, 2010 9:30 AM

To: Jessica Hankins

25145 Rodeo Flat Road • Auburn CA 95602 • email: brwirtz@yahoo.com

June 30, 2010

Jessica Hankins
Nevada County Planning Department
950 Maidu Ave.
Nevada City, CA 95959
Email: jessica.hankins@co.nevada.ca.us

Subject: Rincon Del Rio Senior Living Project

Dear Ms. Hankins,

I do not know when the deadline for submitting comments to the above project is (or was), but in light of the recent outcry from my neighbors, I feel compelled to weigh in as well. I ask that you give these comments due consideration during the planning of the Rincon Del Rio project.

You have received an email from my wife, Maria Wirtz, who represents our concerns quite well. We have lived in the Lake of the Pines Ranchos for seven years. One of the reasons we purchased this particular property (after looking at over 50 different properties in the Auburn/Grass Valley area) was that it was located on a dead-end road, was quiet, and the lack of traffic made it attractive to us for our daily walks to and from the mailbox, located up the road a ways.

We have had the rare but frustrating problem with speeders along Rodeo Flat Road - it's narrow and steep in places, and doesn't meet the County standards for inclusion into the County maintained roads system - there are limited sight lines in places as well, making reduced speeds essential for the safety of the residents who walk these roads (which include virtually every resident here). As I said, we've had the occasional speeder, but given the fact that it's a dead-end road, we either know who it is, or know who that person went to visit. Usually, a quick polite phone call to a neighbor is all that is needed to preserve the safety and keep speeds low.

I understand that the County has adopted a "no gates on fire roads" policy, which will mean that the Rincon Del Rio fire road that would tie into the end of Rodeo Flat would be open to traffic. While that policy no doubt makes Fire Chiefs happy, it also introduces the probability that Rodeo Flat Road will start to be used as a thoroughfare for people wanting to get to Dark Horse, Table Meadow, etc. who want to avoid the Combie Road / Highway 49 interchange. Once the proposed shopping center at Combie is approved, traffic congestion will increase, with a corresponding increase in likelihood that more people will attempt to bypass this area by using the fire road to get to Rodeo Flat and points beyond. We will be subjected to increased traffic, increased speed, and without knowing the identity of the individual drivers we will not be able to self-police the speeds with a phone call. Since the roads are not in the County maintained system, the chances of getting Sheriff Patrols to police speeds on these roads is unlikely at best.

If the Rincon Del Rio fire road is approved without a gate, we will have to take other measures to reduce speeds for non-neighbors. The only real possible solution (outside of screaming at a passing car, which could escalate) I will vigorously lobby our local Road District to have speed bumps installed - the speed bumps on John Born Road in Penn Vally is what I'm talking about. They have a significant impact on keeping speeds on that road to a reasonable rate. I strongly encourage you to analyze the impact that speed bumps along both Rodeo Flat Road and Timber Ridge would have on fire response times, and compare that to the time it would take for fire to wait for an automatic gate to open. If the fire chiefs are worried about quick access, I'm pretty sure that an automatic gate with a passcode would take much less time to operate than it would take to slow down for multiple speed bumps.

In addition, the increase in traffic by those who do not pay for the maintenance of these roads would further strain our limited resources. Opening up this road to additional (and non-fee-paying) individuals is patently unfair to those of us who have to foot the bill to keep these roads maintained. Will the developer of Rincon Del Rio agree to pay into our road fund annually for the privilege of using these roads? If the fire road is to remain open, any condition of approval must include compensation to the road fund for the expected increase in traffic.

There are alternatives to an open fire road, which have been adequately discussed by my wife, Maria Wirtz, in her letter to you, and I do not need to repeat them here.

I would like to conclude by requesting that the Planning Department consider the above comments, and analyze the potential impacts this project would have on the roads mentioned herein. Finally, please also consider the potential impact that speed bumps would have on fire response.

Sincerely,

Brian Wirtz
25145 Rodeo Flat Road
Auburn, CA 95602