

June 25, 2010

Jessica Hankins
Nevada County Planning Department
950 Maidu Ave.
Nevada City, CA 95959

Re: Rincon del Rio Project

I am a member of the Board of the Lake of the Pines Ranchos Community Services District. I am writing this letter as a private citizen but I will be bringing these concerns to the Board so that we as a body can raise these and other of our concerns to the County. It will be my recommendation to the Board that we vigorously oppose this plan in its current configuration.

Let me state that I am not universally opposed to development in our County. My position is that the County has both a legal and ethical obligation to proceed on planning issues in a manner that does not create financial and safety burdens on the surrounding areas to new development. This project, as currently presented causes both these negative impacts for the Lake of the Pines Ranchos neighborhood.

The current plan would create a significant financial drain on our community.

The roads in our neighborhood are of substandard quality and were built only to be used for neighborhood circulation. The developer of the Ranchos offered the roads to become part of the County system but because they are substandard the County has refused to put them into the County system. We maintain our own roads at a cost of \$200 per year, per parcel. If the County approves this plan with the current configuration, then Rodeo Flat/Timber Ridge/Table Meadow would become thoroughfares. The additional traffic would degrade the roads and create a significant financial burden for our community. Since the road from Rincon del Rio through the Ranchos would not be gated it would quickly become an alternate route to Lake of the Pines, shopping in the Combie commercial center, Dark Horse, and Forest Lake School.

The safety of both our neighbors and the Rincon del Rio residents would be jeopardized.

The roads in the Ranchos are narrow and often winding. The roads are not wide enough to have a center stripe. Meeting another car on a sharp curve is sometimes scary. In addition, Rodeo Flat and Timber Ridge are narrow, winding and steep. In the winter, there is often ice on these roads making the trip down the hill hazardous. There are days when the roads are not passable without chains. The elderly residents of Rincon Del Rio would not be well served by the use of these roads.

The access to Rodeo Flat has been deemed a fire escape route but that makes no sense. In case of a fire in the area you would likely be sending the Rincon del Rio residents into the fire since fire usually travels uphill. What mountain community would build a fire escape that goes into the forest? A fire escape route should send residents directly to the nearest main escape artery, preferably to an area with few trees and lots of concrete.

THERE IS AN ALTERNATIVE

The ideal escape route would lead directly from the Rincon Del Rio project to the area of the CVS Pharmacy center and the proposed Higgins Market Place. This would not only be safer and more direct for the Rincon del Rio residents in case of fire but would reduce traffic on all our roads on a daily basis. It would be both more convenient and safer for the Rincon del Rio residents. I am sure the developer would not welcome the additional expense, but is it ethical for the County to increase the profits of the developer at the expense of the Ranchos residents? This is especially egregious since the "safety" plan compromises the safety of both the current residents of the Ranchos and the future residents of Rincon Del Rio.

Thank you for your consideration of these important issues.

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