

## Oppose Rincon del Rio Project

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**Sent:** Sunday, June 27, 2010 4:02 PM

**To:** Jessica Hankins

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

Re: Rincon del Rio Project

I am writing this letter as a private citizen who resides in the Ranchos and wanted to share my concerns to the Board. It is my recommendation to the Board that the Board vigorously oppose this plan in its current configuration.

The current plan would create a significant financial drain on the community along with causing a rural community to become a thoroughfare for traffic. I believe 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 due to new development. This project, as currently presented causes both these negative impacts for the Lake of the Pines Ranchos neighborhood.

The roads in the neighborhood are currently 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 but now the County wants to control the outcome of our neighborhood and roads. The citizens in the Ranchos maintain the 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 with huge traffic issues. 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.

As a horse owner who just purchased property in the Ranchos with the goal to live in a rural environment that allows me to ride my horse I believe the safety of both our neighbors and the Rincon del Rio residents would be jeopardized. The roads on Rodeo Flat and Timber Ridge are narrow, winding and steep which has been scary when riding my horse. In the winter, there is often ice on these roads making the trip down the hill impossible. There are days when the roads are not passable without chains.

The access to Rodeo Flat has been deemed a fire escape route but that makes no sense. What County Board 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.

Is the Board open to a Win-Win Solution?

I believe the Board should be trying to find a safer and more direct route for the Rincon del Rio residents in case of fire but would reduce traffic on the Rancho roads on a daily basis. 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 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 Rancho residents who are also tax paying citizens in the county. The "safety" plan compromises the safety of both the current residents of the Rancho and the future residents of Rincon Del Rio.

Thank you for your consideration of my concerns,

Debra A. Brown  
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