

RE: Concerns over Rincon Project

Ron Gustavson [gustavsonron@gmail.com]

Sent: Wednesday, June 30, 2010 8:37 AM**To:** Jessica Hankins**Cc:** David & Susan Kirk [kirkbros@att.net]; Joe Ranalla [josephranalla2000@yahoo.com]; mmortensen@suddenlink.net

Jessica Hankins, Associate Planner
Nevada County Planning Department

We are writing you with a major concern about the proposed Rincon Project and impact the proposed connection to Rodeo Flat would have on our lives and our wonderful community. We have lived In the Lake of the Pines Ranchos since 2001 and plan on continuing to stay here for many years to come. The reason we moved here was because of the quiet and peaceful surroundings that Lake of the Pines Ranchos offered. We thought with CC&R's and private roads something like this would never occur. I am not sure who "authorized" the tie in to Rodeo Flat Road, but not one of the Lake of the Pines Rancho homeowners I know were previously contacted about this or have agreed to this tie in.

Connecting this project to Rodeo Flat (ultimately Highway 49) and our area will create a though fare that is completely unacceptable to our family and our neighbors. Having a multitude of cars traveling up and down our hillside street will create noise, speed, and pollution. Additionally, because we are on a hillside, the increase in cars traveling down Timber Ridge Dr., going 45+ miles per hour, will create an unsafe environment for our family and neighbors.

Not only is this proposed connection unsafe and unhealthy for our family and the families who live in Lake of the Pines Ranchos, but this is not what living in Nevada County is about.

Thank you for accepting our request to say NO to this connection.

Sincerely,
Ron, Sandee, Erik, and Katee Gustavson
24102 Timber Ridge Dr.
Auburn, CA 95602

From: Martin Mortensen [mailto:mmortensen@suddenlink.net]

Sent: Tuesday, June 29, 2010 7:58 AM

To: jessica.hankins@co.nevada.ca.us

Cc: Ron Gustavson; David & Susan Kirk; Joe Ranalla

Subject: Concerns over Rincon Project

Jessica Hankins, Associate Planner:

I have received and reviewed your letter of 6/10/2010 regarding the Rincon Project and as a resident of 25 years living on Timber Ridge Drive, I have some major concerns regarding this Rincon Project.

The petition for exceptions to road standards (item 6) has me wondering why this change is being requested. The only reason that I can envision is that Rincon Road is scheduled to connect to Rodeo Flat to complete a direct route from Highway 49 to Combie Road through the Lake of the Pines Ranchos. This is totally unacceptable to the homeowners that live on Rodeo Flat and Timber Ridge Drive. If you were to drive up to Rodeo Flat Road and Timber Ridge Drive, you would see that Timber Ridge Drive has a steeper grade (over 16%) and can result in downhill speeds of 45+ miles per hour if one does not ride the brakes to

control their vehicle speed.

If a road connection is made to Rodeo Flat, then Timber Ridge Drive will turn into a downhill race track and will become "unsafe at any speed" for the homeowners living on Timber Ridge Drive as Timber Ridge was never designed for continuous traffic volume of any type. As a concerned, tax paying Nevada County homeowner, I request that NO road connection to through traffic be made to Rodeo Flat on this Rincon Project.

Thanking you in advance for your consideration of this request,

Martin Mortensen
24040 Timbe Ridge Drive
Auburn, CA 95602-8933