

June 25, 2010

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Jessica Hankins
Nevada County Planning Department
950 Maidu Ave.
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Subject: Rincon Del Rio Senior Living Project

Dear Ms. Hankins,

As a member of the Board of the Lake of the Pines Ranchos Community Service District (CSD), as a resident the Ranchos (LOPR), and as a citizen of Nevada County, I am writing to voice my concerns about the Rincon Del Rio Senior Living Project (RDR). I am concerned about the impact of the RDR plan on the roads and quality of life in the Ranchos. I question whether Rincon Del Rio is a benefit to Nevada County.

Dennis Salter's letter of June 17th, 2010 clearly outlines the impact of the RDR development on the Lake of the Pines Ranchos (LOPR) roads and quality of life. I fully support his position.

The Nevada County Board of Supervisors prohibition of gated fire egress/access roads will change a narrow, dead-end road into a throughway with the RDR plan as currently submitted. The roads in our Community Services District (CSD) are so narrow no centerline is permitted; of insufficient base, asphalt and width to handle the increased traffic load from Dark Horse, Lake Combie Estates, Forest Lake Christian School and Bear River High School to Highway 49; and steep enough to be impassable in the winter without chains. I understand Nevada County has not accepted the LOPR's road system into the County's road system due to the substandard condition of the installed 6.2 miles of road. RDR's Petition for Exceptions to Road Standards on portions of Rodeo Flat Road that exceed 16% grade will endanger the public and should not be approved. Any petition for exception to road standards must be made to the Board of Director's of the CSD.

Both Timber Ridge and Rodeo Flat Road have significant foot, bike and horse traffic. Bus stops are at the base of both Timber Ridge and Rodeo Flat Road resulting in unsupervised children walking these roads morning and afternoon. Extensive horse paths crisscross these roads and are used on a daily basis. Neighborhood biking and walking groups can be seen using the roads any time of the day. The quality of life and the safety of the citizens of the Ranchos would be seriously compromised by RDR's current plan.

Any senior development should be close to hospitals and medical offices, which Rincon Del Rio is not. RDR will not serve the typical aging resident of Nevada County as the units are too expensive. Also, in light of such notorious developer failures as Dark Horse Estates, Nevada County would be irresponsible to sign the Development Agreement submitted by RDR without requiring the developer to install the requisite infrastructure prior to individual permits being let.

Sincerely,
Glen Fuller