

Concerns over Rincon Project

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

To: Jessica Hankins

Cc: Ron Gustavson [gustavsonron@gmail.com]; David & Susan Kirk [kirkbros@att.net]; Joe Ranalla [josephranalla2000@yahoo.com]

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
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