

REC'D MAY 15 2009

**SOUTH NEVADA COUNTY NEIGHBORS  
OPPOSED TO RINCON DEL RIO**

To: Nevada County Planning Department and  
Nevada County Board of Supervisors

We, the undersigned south Nevada County residents who are neighbors to, and who will be most immediately affected by, the proposed Rincon Del Rio project proposed by the Young's and located at 10358 Rincon Way, Auburn, California, wish to express our opposition to the County's approval of the project.

The subject property is currently zoned RA-3-PD as it was designed in the last General Plan update. For the most part, and with few exceptions, the surrounding parcels on Rincon, the Hidden Ranch subdivision and the Lake of the Pines Ranchos in south Nevada County are at least five acres. To our knowledge, the parcels in north Placer County along the Bear River are also at least five acres.

Most of us have lived in South Nevada County for many years and we purchased our property in Nevada County in large part for the rural, unspoiled, scenic and quiet lifestyle we have enjoyed and hope to continue to enjoy. The Rincon del Rio project is not in keeping with the surrounding land use in south Nevada County or north Placer County nor is it appropriate for the existing topography. We have no objections to the Young's developing their property within the confines of the existing zoning designation of RA-3-PD which was in effect when they purchased the property a few years ago. This project, when fully developed, will destroy the very lifestyle that brought us here in the first place and have a negative impact on our property values and our quiet enjoyment. It will create additional noise, light and other pollution and put an added strain on existing fire/ambulance resources. We feel that the current three-acre designation should remain in effect and is appropriate for the not only the surrounding parcels but the topography and close proximity to the Bear River.

Rincon Road is a private road over which the Young's have the right of ingress and egress is not constructed to handle the amount and kinds of traffic that it would be subjected to if this project were built. Even if the road were widened and improved, the Highway 49/Rincon Road access is already a dangerous intersection. In order to enter and exit Highway 49, it requires the residents to pull out in front of cars going 65+ mph. The increased traffic from this project will only serve to increase an already dangerous situation and put not only our lives but all who travel on this section of Highway 49 at risk for serious injury or death. It will pose

an especially serious threat to the lives of seniors who have to negotiate these dangerous traffic conditions. It will also create increased traffic and congestion on Highway 49 which has already reached undesirable levels. The proposed fire road exit connecting to Rodeo Flat in the Ranchos poses additional traffic problems as well.

While we are aware of the importance of affordable senior housing, (some of us are seniors) this project will not provide "affordable" senior housing as based on the projected development costs and the return on investment that will be needed. Rincon Road is not an appropriate location for a project of this magnitude nor is it in the best interests of any seniors or the existing neighbors or residents of south Nevada County.

We feel that you, our elected officials, have a duty to protect not only the neighboring landowners who already live and pay taxes here as well as the public and should not capitulate to one couple's desire to overdevelop their property and enrich themselves at our expense.

We have not attempted to address all of our concerns regarding this project herein and reserve the right to raise additional issues and concerns, however, we respectfully request the County to deny the application for this project and retain the current RA-3-PD zoning designation which is more in keeping with the surrounding parcels and the topographical nature of this area.

Patricia + Benton Seely 25326 Rodeo Flat Rd

Jay & Lisa Adamson 25270 Rodeo Flat Rd

Jon + Stacey Satter 23832 Grey Partridge Ln.

Thyda Bearry 26370 Table Meadow Rd

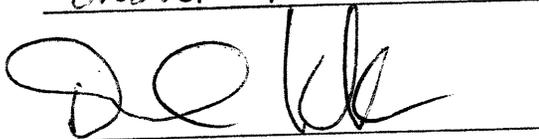
Mike & Nicole Greene 26550 Table Meadow Rd

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While we are aware of the importance of affordable senior housing, (some of us are seniors) this project will not provide "affordable" senior housing as based on the projected development costs and the return on investment that will be needed. Rincon Road is not an appropriate location for a project of this magnitude due to the lack of amenities required for seniors nor is it in the best interests of any seniors or the existing neighbors or residents of south Nevada County.

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Susan Kirk  


SUSAN KIRK  
24031 Timber Ridge Dr. Auburn 95602  
DAVID KIRK  
24031 TIMBER RIDGE DR. 95602

Carrol Elkins

26871 Table Meadow

Vernon Elkins

Aub. Ca. 95602

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SHARON WALBERG  
26554 TABLE MEADOW RD  
AUBURN CA 95602

Mary Quinlan  
25739 Table Meadow Rd  
Auburn Ca 95602

Nancy Gyson  
26778 Table Meadow  
Auburn, CA 95602

Cathy Garten  
22353 E. Hacienda Dr.  
Grass Valley, CA 95949

Suzi Heyna  
10513 Kelly Ln  
Grass Valley CA 95949

Lynn Paswa  
21383 Caballero Ct  
Grass Valley CA 95949

Amy TRAYNOR  
24474 TIMBER RIDGE DRIVE  
AUBURN, CA 95602

TOM TRAYNOR  
24474 TIMBER RIDGE DRIVE  
AUBURN, CA 95602

Noelle Hayes  
24164 Timber Ridge Dr.  
Auburn, CA 95602

Ron Gustavson  
24402 Timber Ridge Dr  
Auburn CA 95602

Steve & Janis Senano 25720 Tablemeadow Rd, Auburn

Mark Jendew & Sharon Jendew 25221 Rodeo Flat Rd, Auburn, 95602

Dennis & Mary Hunt 24875 Rodeo Flat Rd. Auburn, 95602

Hugh & Norma McIntyre 24942 Rodeo Flat Rd, Auburn, 95602

Jack & Effie 24717 Rodeo FLAT AUBURN 95602

Jesse Turner 24441 Timber Ridge Dr. Auburn 95602

Dale A. Turner 24441 Timber Ridge Dr Auburn, CA 95602

Michael Pol 25363 RODEO FLAT RD AUBURN

Cathy Pyle 25363 Rodeo Flat Rd. 95602

M & M 24220 TIMBER RIDGE DR. AUBURN, CA 95602

MARTIN & GAIL MORTENSEN 24040 TIMBER RIDGE DR. AUBURN, CA 95602

Dennis Satter 24025 SCOTTSBURG LN AUBURN CA 95602

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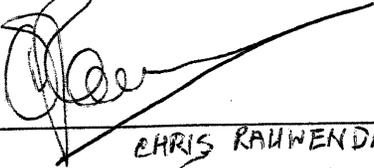
Joseph N. Ranalla  
23937 Timber Ridge  
Auburn, Calif 95602

Cheryl A. Ranalla

Daniel R. Edwards  
24862 Rodeo Plot Rd  
Auburn, Ca 95602

Patsy Edwards

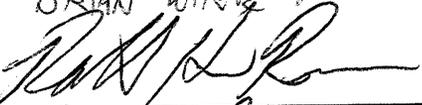
We therefore respectfully request the County to deny the application for this project and retain the current RA-3-PD zoning designation.

  
CHRIS RAUWENDAAL

25066 Rodeo Flat Rd

  
BRIAN WIRTZ

25145 RODEO FLAT ROAD

  
Robert H. Rumm

25074 Rodeo Flat Rd.

  
Alan Anderson

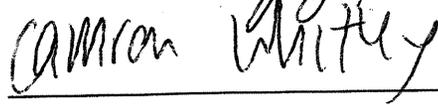
24981 Rodeo Flat Rd.

  
Nancy Hoagland

24654 Rodeo Flat Rd

  
Beverly J. Sanders

24550 Rodeo Flat Rd.

  
Camron Whitley

25315 Rodeo Flat Rd

  
Glen Fuller

25024 Rodeo Flat Rd

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