

## Rincon Del Rio Opposition

Karen M Abbott [kmabbott@mac.com]

**Sent:** Friday, May 22, 2009 1:59 PM

**To:** Jessica Hankins

**Cc:** kmabbott@mac.com

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Hi,

Here's a copy of the letter my husband sent to the regular planning commission email address. He's a little concerned that you did not receive it. I told him he should send future correspondence directly to your email. You have addressed all of the issues in his email so this is just for the paper trail involved with Rincon Del Rio.

Anyway, here it is...

From: wmabbott22@hotmail.com  
To: planning@co.nevada.ca.us  
Subject: Rincon Del Rio opposition  
Date: Wed, 13 May 2009 19:52:23 -0700

Planning Commission Members:

As a neighbor of the proposed development, I oppose the Rincon del Rio's application for the following reasons:

An EIR and a thorough review by all affected agencies, especially Cal Trans, must be conducted prior to any vote on amending the zoning.

The applicant's Zoning Text Amendment Request states the village is "designed to ensure that the land use and intensity is less than or equal to what the current zoning and general plan allows for..." Further, the applicant states that a SRLC is considered equivalent to 60% of a single-family residence. Given these statements, the maximum # of units must not exceed 120 (214.56 Acres/ 3/.60). Granting the Density Bonuses per Table L-II 3.20 and Section L-II 3.16 of the Nevada County Land Use Development Code is not feasible given the impact to existing infrastructure and resources, such as traffic and sewer. Further, one could argue the validity of the 60% equivalency, since it does not take into account the impact of "village" employees, such as medical, food services, maintenance and supporting retail & business facilities.

The market analysis prepared by Senior Traditions for the Primary Market Area (PMA) is flawed. It's report states that 75% of the senior population would come from the PMA. Based on the applicant's own information, the typical seniors in our area can not afford to live there.

Local property owners have been given the false impression that the village facilities would be available for their use. Per the Nevada County LUDC, "all on-site facilities may only be used for the private use of the residents living on-site and their invited guests". The applicant must notify all adjacent property owners that their access to the "village" would be prohibited.

The Project Justification mentions that existing vacant lots that can serve a senior housing facility are not served by public sewer. Remember, the Rincon Del Rio property did NOT have public sewer at the time the Young's bought the property. So why doesn't the applicant just buy the vacant lots and have public

sewer installed.

In summary, the maximum number of units must not exceed 120 to comply with the existing zoning and general plan.

Thank you for the opportunity to voice my concern.

Bill Abbott  
22595 Hidden Ranch Road  
Auburn, CA