

Rincon Del Rio Project

Martin Mortensen [morxsenputts@yahoo.com]

Sent: Wednesday, May 13, 2009 12:37 PM

To: Jessica Hankins

Jessica Hankins, Planning Department:

Last evening I and my wife attended the Town Hall Meeting near LOP. We live at 24040 Timber Ridge Drive in the Lake of the Pines Ranchos. For the first time since the early inception of this Del Rio Project, we have just now heard about the project very near to our home of 24 years. To say without reservation, we were both not very happy to hear about this project and how the increase in traffic will affect our private roads and our remote way of life in this community. If Rincon Road connects to Rodeo Flat Road in the future, a traffic nightmare will exist on our road (Timber Ridge). How can the County of Nevada consider the approval of a project like this without a traffic impact study within the 6.2 miles of private roads in the Ranchos? We have never been contacted regarding this project and we would like to register our objections.

We would like to be notified in writing as to the planning and progress of your department if approval continues for this project. Thanking you in advance,

Martin & Gail Mortensen

Opposition To Rincon Del Rio / Issues and Concerns

There are many issues and concerns regarding the Rincon Del Rio project that can only be fully addressed in an Environmental Impact Report (EIR). First and foremost the existing RA-3-PD zoning of the subject property should not be arbitrarily changed without the completion of an EIR. Nor should this property owner be able to specify verbiage be added to the existing zoning codes which would basically create a "loophole" that could allow them to bypass the many procedural approvals required to amend The General Plan for this project. Every Nevada County property owner should be subject to all of the proper procedures and requirements when attempting to make changes to The General Plan that will affect all surrounding properties and the general public at large. The county (our elected officials) owe a duty to us collectively and should not capitulate to one couple who is seeking to overdevelop their property to the detriment of all surrounding property owners and residents.

Our basic concerns are as follows:

Public Safety Issues Caused By Traffic

Dangerous intersection at Highway 49 and Rincon Way

Increased traffic (high density residential and commercial) from this project will compound an already dangerous situation at this intersection. Puts all who travel this section of Highway 49 at risk for serious injury or death as drivers are forced to pull out in front of vehicles travelling 65+ mph. Poses an imminent threat to seniors having to navigate these dangerous traffic conditions especially without the assistance of a traffic signal light.

Thoroughfare traffic caused as a result of the proposed fire/emergency road connecting Rincon Way to the Ranchos/Comble

Induces high speed "short cut" traffic through the surrounding rural neighborhoods. Commercial and thoroughfare traffic will travel at higher speeds than the existing rural (dead end) residential traffic. Limited visibility on the rural roads intersecting Rincon Way creates unsafe conditions for all who travel these routes. School children catching daily school busses at Rincon Way and Highway 49 are especially vulnerable with these increased speeds and limited visibility. Current residents walk the rural roads of existing neighborhoods and will also be put at risk by the increased vehicle speeds and limited visibility issues. Increases the likelihood of alcohol impaired drivers on nearby rural roads and Highway 49 as there will be at least four full service bars within the subdivision.

Transient "curious" traffic into the rural neighborhoods off Rincon Way and Rodeo Flat Rd

Provides uninvited public access to the Bear River and NID access roads that run behind and through the surrounding residential properties. Increases likelihood of home burglaries and possible assaults in the surrounding rural neighborhoods which are currently fairly safe and private. Puts local children at higher risk for abduction or assault by strangers traveling through our neighborhoods...basically destroys our safe and private existence.

Traffic Congestion Issues

This project will increase traffic congestion on Highway 49 which has already reached undesirable levels as follows:

High Density Residential Traffic (residents, family members, friends and guests from a neighborhood that could house over 640 residents).

- 53 two-four bedroom two bath homes
- 66 two bedroom two bath duplexes
- 63 two bedroom two bath apartments
- 4 group homes each with 6 bedrooms and 7 bathrooms
- Large Commercial complex (6 buildings) with 126 two bedroom two bath units
- Proposed on-site employee housing...unit sizes, specifications and locations not yet clarified
- 156 of the units will have private garages, 7 large units have ground level parking garages (200 spaces) and there are 20 parking lots (237 spaces).

Large Utility Trucks And Vehicles (frequency greatly increased by high "turn-over" in senior population and commercial actives).

- Ambulances and Fire Engines (sirens from these vehicles are also a noise pollution concern)
- PG&E and various propane/gas utility trucks
- Multiple phone and cable/Satellite TV vendor's trucks



Commercial Traffic (hundreds of employees/staff required to operate daily business related activities and services).

Commercial/Business Facilities

- 3 large commercial kitchens (2 in main commercial complex and 1 in community clubhouse)
- 3 restaurants and bars (one in main commercial complex, one in community clubhouse and one in the 26 unit apartment complex)
- Coffee house and pub in main commercial complex
- Large admin office (main complex) and 6 small admin offices (one in 26 unit apartment complex, each group home and in community clubhouse)
- General business office in main commercial complex
- Offices/stations for doctors, nurses, therapists and all other medical personnel
- Post office and 4 large retail spaces (retail specifics not provided at this point)
- Salon and spa (location not yet specified...will most likely be either in the main commercial complex or the community clubhouse)
- Service bays located in lower level garages of all 6 main commercial complex buildings (specific "services" to be provided not yet clarified)
- Community clubhouse (14,000 square feet with restaurant, bar, multiple private offices, theatre, 13 bathrooms, a gym and a pool)
- Neighborhood clubhouse...various activity/conference areas, large kitchen, service/janitorial area, public restrooms and parking lot
- Barn...various livestock stalls, tack/utility room, service/janitorial area, public restrooms and a parking lot
- Hobby garage...various vehicle stalls, a tool/utility room, hazardous waste disposal center, service/janitorial area, public restrooms and parking lot

Commercial Employees/Staff

- Administration/concierge/personal shoppers
- Building and grounds maintenance staff
- Security/patrol staff
- Janitorial staff and private housekeepers
- Restaurant/bar staff (3 large commercial kitchens - chefs, short order cooks, wait staff, bartenders, dishwashers, cashiers and managers)
- Retail staff (multiple units - service and sales people, cashiers and managers)
- Doctors and nursing staff (multiple units - many with 24 hour shifts especially in the assisted living areas)
- Salon/spa staff, personal trainers, yoga instructor, lifeguard and miscellaneous gym staff
- Garage/Parking valets and service mechanics
- Real estate agents, appraisers and inspectors (frequency greatly increased by usually high turn over of senior residents)
- Guests, friends and family members visiting facility's employees/staff

Freight/Supplies Delivery Traffic (multiple large freight trucks delivering supplies required to operate commercial facility)

- Food and beverage deliveries
- Medical supply deliveries
- Office/Admin supply deliveries
- Janitorial supply deliveries
- Retail/Textile deliveries
- Building/Grounds maintenance supply deliveries

Incidental Traffic (buses, shuttles and limousines)

- Day trip buses and shuttles (Thunder Valley, Red Hawk, Reno, Tahoe, Napa, Bay Area etc...)
- Personal shuttles/limos provided by commercial facility
- Local buses that regularly travel the Highway 49 corridor (there is a county bus stop being proposed for inside the development)

Environmental Concerns

Pollution Issues

Noise Pollution

- Traffic noise from **all** vehicle sources previously mentioned in Public Safety/Traffic Issues section.
- Siren noise from frequent ambulance and fire vehicle arrivals and departures.
- Substantial increase in noise from large commercial construction job site.
- Barking from the high population of dogs that could reside within the 332 living units.
- Various noise related to high density population and all commercial activities.

Light Pollution

- Continuous stream of headlights from all vehicles traveling in, out and around the development.
- Street lights located throughout the subdivision.
- Overhead high voltage lights for approximately 20 parking lots.
- All light sources from the 3-story apartment complex and the six 3-story commercial complexes and all seven lower level parking garages.
- Bright flashing lights from frequent arrivals and departures of ambulances and fire engines.
- Various light from all sources related to a high density population and all commercial activities.
- All light sources combined will adversely affect day night time views in the area.

Air Pollution/Ozone

- Emissions from **all** vehicle sources previously mentioned in Public Safety/Traffic Issues section.
- Ozone caused by all asphalt parking lots (at least 20 proposed) when subjected to high temperatures.
- Excessive air pollution and ozone caused by industrial size air conditioning systems that will be used within all large commercial complexes.
- Hazardous chemicals involved in commercial/medical activities.
- Objectionable odor and possible malfunction of sewer.
- Smoke from burning during and after construction.
- Air pollution and ozone from all sources related to a high density population and all commercial activities.

Water Pollution

- Proximity to the Bear River causes many environmental concerns with this project in regard to water pollution.
- Storm water run off into and around the Bear River.
- Hazardous chemicals from grounds maintenance and commercial/medical activities leaching into water tables.
- Possible sewer lift station malfunctions leading to seepage into water table and into the Bear River.
- Litter and pollutants in and around Bear River from public access via the thoroughfare connecting Rincon Way and Rodeo Flat Rd.

Biological Issues

Wildlife

- High density impact on an area of sensitive habitat (wetlands and wildlife nesting/nursery grounds).
- Damage to surrounding riparian and wetland areas.
- Adverse affect on fishes and wildlife living in and around the Bear River.
- Negative impact on local wildlife caused by destruction of habitat and modification of migration patterns.
- Severe impact on local small wildlife (songbirds, lizards, frogs etc...) due to high population cats that could reside within 332 living units.
- Increased danger of accidental wild land fires in a high risk area.

Water Sources

- High density impact on an area of sensitive habitat (Bear River and NID canals).
- Pollution to ground water tables from run off and seepage.
- Possible rupture of local water tables caused by heavy construction involved with large multiple level complexes.
- Altering existing drainage patterns which could cause harm to the Bear River and surrounding riparian areas.

Land/Foliage Issues

- High density impact on an area of sensitive habitat (woodland/wetland area).
- Removal and transplant of sensitive native plant species.
- Removal of large native heritage (old growth) and canopy oak trees.
- Imminent demise of many remaining oaks as a result of overwatering and chemical run off from an over developed subdivision.
- Destruction of prime agricultural lands.
- Destruction of scenic vista of all surrounding properties.

General Concerns

High Density Population/Commercial Business Operation Issues

Drain On Local Water Resources - NID and Bear River (in an area already affected by drought).

1. The south county is considered "dry" by NID and our water supply already reaches very low levels each summer.
2. There will be up to 693 private bathrooms (640 full and 53 half baths), 25 public restrooms (21 single and 4 large industrial size multi-fixture).
3. There will be up to 332 full service private kitchens, 5 communal Kitchens and 4 large commercial/Industrial size kitchens.
4. There will be up to 182 private laundry rooms, 4 communal multi-fixture laundry rooms and 2 industrial size multi-fixture laundry rooms.
5. The 3 restaurants, 3 bars, coffee house and pub will all require substantial amounts of water to operate their businesses daily.
6. The daily janitorial/housekeeping and building/grounds maintenance needs of the project will also consume substantial amounts of water.
7. There will need to be fire hydrants located throughout the subdivision due to the increased danger of wild land fires in the area.
8. A substantial amount of water will be used by residents in the single homes and duplexes for watering private yards and gardens.

Excessive Burden On LOP Sewer Treatment Plant (some of the following information is redundant due to water consumption issues stated above).

1. Sewer lines for Dark Horse subdivision recently had to be routed to the LOP treatment plant due to contractor bankruptcy on that project.
2. Current LOP residents would have to pay for additional upgrades/services added to their treatment plant.
3. There will be up to 693 private bathrooms (640 full and 53 half baths), 25 public restrooms (21 single and 4 large industrial size multi-fixture).
4. There will be up to 332 full service private kitchens, 5 communal kitchens and 4 large industrial size kitchens.
5. There will be up to 182 private laundry rooms, 4 communal multi-fixture laundry rooms and 2 industrial size multi-fixture laundry rooms.
6. The 3 restaurants, 3 bars, coffee house and pub will all add substantial amounts of sewage needing to be pumped out on a daily basis.
7. The daily janitorial/housekeeping and building/grounds maintenance will also create sewage and hazardous materials that must be disposed of.

Miscellaneous Issues

- Excessive wear and tear on surface roads and highways.
- Frequency of need for ambulance, fire and police services.
- Threat to seniors who will have to travel long distances to get to major medical facilities for catastrophic health issues.
- Public safety issues involved with evacuation of 1000 plus individuals (many elderly and or handicapped) in case of fire or other disaster.
- High volume of solid waste products...the demand on the local waste processing center increases ten fold when commercial/Industrial waste is involved.
- Hazardous waste handling, disposal and transport to and from a commercial/medical facility...this is both a health and safety issue in the area.
- Proposed on-site employee housing violates the "senior community" designation by allowing residence to younger individuals and their family members.
- Verbiage stated within project's application allowing residence to adult children (18 yrs +) of seniors also violates the "senior community" designation.
- Destruction of rural, unspoiled, scenic and quiet lifestyle of the area...this rural lifestyle is why we chose Nevada County as our place of residence.
- Negative impact upon and lowering of surrounding property values...we bought our properties based on the General Plan's rural requirement for this area.

We believe that the aforementioned issues and concerns make it abundantly clear that due to the subject property's proximity to the Bear River, the topography of this rural area along with the negative impact the project will have on traffic, public safety, surrounding property values and the environment it is not in the best interest of seniors, existing neighbors or residents of South Nevada county to allow this huge commercial project to be built on the proposed RA-3-PD rural residential land. A commercial/senior living project of this magnitude would be much better served if it were located within city limits where commercial business and senior related amenities are readily available and accordingly zoned for.

REC'D MAY 15 2009

**NEVADA COUNTY RESIDENTS
OPPOSED TO RINCON DEL RIO**

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

We, the undersigned Nevada County residents, wish to express our opposition to the County's approval of the project known as Rincon Del Rio located at 10358 Rincon Way, Auburn, California.

The subject property is currently zoned RA-3-PD as it was designed in the last General Plan update. With few exceptions, the surrounding parcels in this part of south Nevada County and north Placer County are at least five acres and we feel that the current three-acre designation is appropriate and should remain in effect.

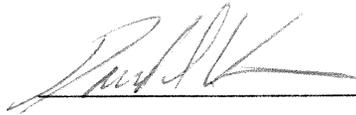
Rincon Road is not constructed to handle the amount and kinds of traffic that it would be subjected to if this project is built. Even if the road were improved, the Highway 49/Rincon Road access is already a dangerous intersection and in order to enter and exit Highway 49, it would require the residents to pull out in front of cars going 65+ mph. The increased traffic from this project will only serve to compound an already dangerous situation. It will also create increased traffic and congestion on Highway 49 which has already reached undesirable levels.

We purchased our property in Nevada County for the rural, unspoiled, scenic and quiet lifestyle we have enjoyed and hope to continue to enjoy. The Rincon del Rio project will destroy the 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 and light pollution and put an added strain on existing fire/ambulance resources. We feel that our elected officials owe a duty to us collectively and should not capitulate to one couple who seeks to overdevelop their property to our detriment. We cannot attempt to address here all of the issues in opposition that we have with this project.

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. While we are aware of the importance of affordable senior housing, placing such a project on 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 residents of south Nevada County.

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

David Vian
22350 Hidden Ranch Rd



MARK VIAN
22406 Hidden Ranch
Carol & Donald Vian
Auburn



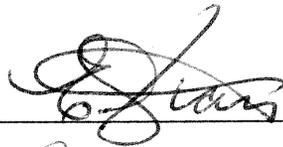
22358 DEER TRAIL Ct
CHANCE & LAUREL VIAN



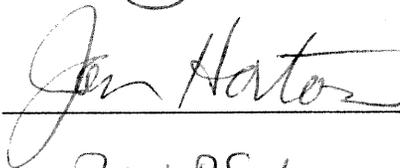
22590 Hidden Ranch Rd



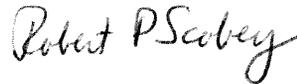
ELIZABETH VIAN
22990 Hidden Ranch Rd



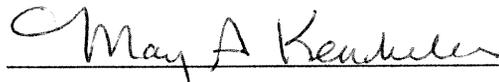
Jen Horton
22801 Hidden Ranch Rd



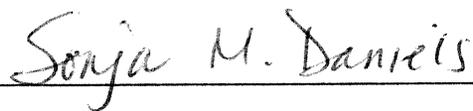
Robert P Scotney
22801 Hidden Ranch Rd



Mary A. Kendrelle



Sonja M. Daniels



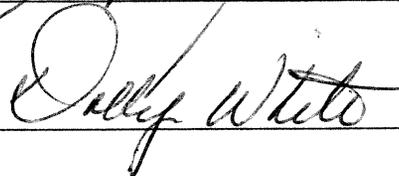
Jeanine Kendall Garcia



Lavinia Phillips



DOLLY WHITE



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

REC'D MAY 15 2009

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

We, the undersigned south Nevada County residents, wish to express our opposition to the County's approval of the project known as Rincon Del Rio located at 10358 Rincon Way in Auburn California. The subject property is currently zoned RA-3-PD as it was designed in the last General Plan update and should remain with that designation in keeping with the surrounding parcels in south Nevada County and north Placer County.

Specifically, some of our concerns are as follows and can only be addressed in an Environmental Impact Report:

- Dangerous intersection at Rincon Way and Highway 49
- Increased traffic and congestion on Highway 49
- Increased traffic through the Ranchos subdivision
- Increased air pollution from all additional traffic
- High density impact on an area of sensitive habitat
- Close proximity to the Bear River
- Pollution and storm water run off into the Bear River
- Damage to surrounding riparian areas
- Negative impact on all local wildlife
- Increased danger of wildfires in high risk area
- Increased demand on fire and ambulance services
- Threat to seniors due to distance from hospitals or major medical facilities
- Noise pollution from high density population and commercial activities
- Light pollution from all sources
- Sewer odor and possible malfunctions leading to seepage
- Ground water table pollution and corruption
- Increased strain on local water resources in drought affected area
- Destruction of rural, unspoiled, scenic and quiet lifestyle of the area
- Negative impact upon and lowering of surrounding property values

We feel that our elected officials owe a duty to us collectively and should not capitulate to **one** couple who seeks to overdevelop their property to our detriment.

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

Sue Main

Sue Main

Sherry Warren

Sherry Warren

Tim D. Warren

Terry Warren

Margaret Main

MARGARET MAIN

Nora Poole

NORA POOLE

Elaine Tampras

ELAINE TAMPRAS

Lane Hooper

Lane Hooper

Vivian Earls

Vivian Earls

Stephen Markham

STEPHEN MARKHAM

Linda M. Spencer

Linda M. Spencer

Madilynn Fitzgerald

Madilynn Fitzgerald

Paul Anderson

PAUL ANDERSON

J. J. Johnson

J. J. JOHNSON

Norbert W. Schiffer

NORBERT W. SCHIFFER

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

REC'D MAY 15 2009

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 Rincon Del Rio project proposed by the Youngs and located at 10358 Rincon Way in Auburn California wish to express our opposition to the County's approval of said project.

While we are aware of the importance of affordable senior housing for our Nevada County seniors, based on the projected development costs and return on investment ratios it is highly unlikely this project will actually provide the majority of existing Nevada County seniors with that "affordable" senior housing. That aside, a commercial/senior living project of this magnitude would be much better served if it were located within city limits where commercial business and senior related amenities are readily available and accordingly zoned for.

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.

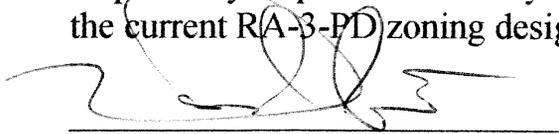
Most of us have lived in South Nevada County for many years and we purchased our property in Nevada County in large part for the rural, unspoiled, scenic and quiet lifestyle offered here which we hope to continue to enjoy. The Rincon Del Rio project is not in keeping with the surrounding land use in south Nevada County or north Placer County, nor is it appropriate for the existing topography. We have no objections to the Youngs 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 and have a negative impact on our property values and our basic quiet enjoyment. It will create additional noise, light and other pollution and put an added strain on existing community resources. We feel that the current three acre designation should remain in effect and is appropriate not only in keeping with the surrounding parcels but for the topography and close proximity to the Bear River of the subject property.

The access road being proposed for this project is Rincon Way which is a private road over which the Youngs have the right of ingress and egress. It is not constructed to handle the amount and type of traffic that it will be subject to if this project is built. Also, thoroughfare traffic caused as a result of the proposed fire and emergency road connecting Rincon Way to Rodeo Flat Road in the Ranchos/Combie poses additional traffic and public safety issues. Even if Rincon Way is widened and improved, this new high density residential, commercial and thoroughfare traffic will have to enter a dangerous intersection at Highway 49. Drivers are required to pull out in front of vehicles traveling 65+ mph without the assistance of a signal light. The increased traffic from this project will compound 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 poses an especially serious threat to the lives of the seniors who will have to navigate these dangerous traffic conditions. Additionally it will increase the traffic congestion on Highway 49 which has already reached undesirable levels.

In summation, due to the subject property's proximity to the Bear River, the topography of this rural area along with the negative impact the project will have on traffic, public safety, surrounding property values and the environment we do not feel that it is in the best interests of the seniors, existing neighbors or residents of south Nevada county to allow this huge commercial project to be built on the proposed RA-3-PD rural residential land.

We feel that you, our elected officials, have a duty to protect not only the neighboring landowners who already live and pay taxes here, but also the general public at large. You should not capitulate to one couple's desire to overdevelop their property and enrich themselves at all of 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 for the subject property.



Denise Autrey 5/9/09

Kimberley Stewart Autrey Kimberley Stewart Autrey 5/9/09

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 Saley 25326 Rodeo Flat Rd

Jay & Lisa Adamson 25270 Rodeo Flat Rd

Jon & Stacey Satter 23832 Gray Partridge Ln.

Thyda Bearry 26370 Table Meadow Rd

Mike & Nicole Greene 25586 Table Meadow Rd

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 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.

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 as well as rural nature of this area.

<u>Susan Kirk</u>	SUSAN KIRK 24031 Timber Ridge Dr. Auburn 95602
<u>[Signature]</u>	DAVID KIRK 24031 TIMBER RIDGE DR. 95602
<u>Carrol Elkins</u>	26871 Table Meadow
<u>Vernon Elkins</u>	aub. Ca. 95602
<u>_____</u>	<u>_____</u>

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.

SHARON WALBERG
26554 TABLE MEADOW RD
AUBURN CA 95602

Mary Quinlan
25939 Table Meadow Rd
Auburn Ca 95602

Nancy Gysen
26778 Table Meadow
Auburn, CA 95602

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

Suzi Uyema
10513 Katy 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 Merano 25720 Tablemeadow Rd, Auburn

Mark & Audrey Shamm Jordan 25221 Rodeo Flat Rd, Auburn, 95602

Dennis & Mary Hunt 24873 Rodeo Flat Rd. Auburn, 95602

Hugh & Norma MacIntyre 24942-Rodeo Flat Rd, Auburn,

Frank & Faye 24717 Rodeo FLAT AUBURN 95602

Juan Turner 24441 Timber Ridge Dr. Auburn 95602

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

Michael Pelt 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. 95602 AUBURN, CA

Dennis Little 24025 Seestreebung LN AUBURN CA 95602

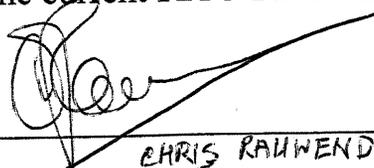
Joseph N. Ranalla
23937 Timber Ridge
Auburn, Calif 95602

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. Runne

25074 Rodeo Flat Rd.


Hans Anderson

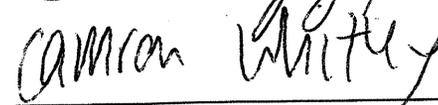
24981 Rodeo Flat Rd.


Nancy Hoagland

24654 Rodeo Flat Rd


Beverly J. Sanders

24550 Rodeo Flat Rd.


Cameron Whitley

25315 Rodeo Flat Rd


Glen Fuller

25024 Rodeo Flat Rd

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

REC'D MAY 15 2009

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 Rincon Del Rio project proposed by the Youngs and located at 10358 Rincon Way in Auburn California wish to express our opposition to the County's approval of said project.

While we are aware of the importance of affordable senior housing for our Nevada County seniors, based on the projected development costs and return on investment ratios it is highly unlikely this project will actually provide the majority of existing Nevada County seniors with that "affordable" senior housing. That aside, a commercial/senior living project of this magnitude would be much better served if it were located within city limits where commercial business and senior related amenities are readily available and accordingly zoned for.

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 offered here which we 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 Youngs 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 and have a negative impact on our property values and our basic quiet enjoyment. It will create additional noise, light and other pollution and put an added strain on existing community resources. We feel that the current three acre designation should remain in effect and is appropriate not only in keeping with the surrounding parcels but for the topography and close proximity to the Bear River of the subject property.

The access road being proposed for this project is Rincon Way which is a private road over which the Youngs have the right of ingress and egress. It is not constructed to handle the amount and type of traffic that it will be subject to if this project is built. Also, thoroughfare traffic caused as a result of the proposed fire and emergency road connecting Rincon Way to Rodeo Flat Road in the Ranchos/Combie poses additional traffic and public safety issues. Even if Rincon Way is widened and improved, this new high density residential, commercial and thoroughfare traffic will have to enter a dangerous intersection at Highway 49. Drivers are required to pull out in front of vehicles traveling 65+ mph without the assistance of a signal light. The increased traffic from this project will compound 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 poses an especially serious threat to the lives of the seniors who will have to navigate these dangerous traffic conditions. Additionally it will increase the traffic congestion on Highway 49 which has already reached undesirable levels.

In summation, due to the subject property's proximity to the Bear River, the topography of this rural area along with the negative impact the project will have on traffic, public safety, surrounding property values and the environment we do not feel that it is in the best interests of the seniors, existing neighbors or residents of south Nevada county to allow this huge commercial project to be built on the proposed RA-3-PD rural residential land.

We feel that you, our elected officials, have a duty to protect not only the neighboring landowners who already live and pay taxes here, but also the general public at large. You should not capitulate to one couple's desire to overdevelop their property and enrich themselves at all of 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 for the subject property.

Bill Abbott

Carl

Karen M Abbott

Pat Archer

Keneth P. Callaghan

WJ Cole

Tom Callaghan

Felicia Ecker

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

REC'D MAY 15 2009

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 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 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.

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 as well as rural nature of this area.

<u>Virginia Gilbert</u>	<u>Wright McLaughlin</u>
<u>Kent L. Taylor</u>	<u>Jessie Combs</u>
<u>Julia Evans Taylor</u>	<u>Wendy Smith</u>
<u>Greg Bell</u>	<u>Connie Davis</u>
<u>Deene McLaughlin</u>	<u>Crystal Dawn</u>

Ray Davis

Kentz Buyer

Bob Gull

REC'D MAY 15 2009

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

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

We, the undersigned south Nevada County residents, wish to express our opposition to the County's approval of the project known as Rincon Del Rio located at 10358 Rincon Way, Auburn, California. The subject property is currently zoned RA-3-PD as it was designed in the last General Plan update and should remain with that designation in keeping with the surrounding parcels in south Nevada County and north Placer County.

Specifically, some of our concerns are as follows and can only be addressed in an Environmental Impact Report:

- Increased traffic and congestion on Highway 49
- Dangerous intersection of Rincon Road and Highway 49
- Increased traffic through the Ranchos
- High density impact on an area of sensitive habitat
- Close proximity to the Bear River and drainage
- Damage to surrounding riparian areas
- Light pollution from all sources
- Noise pollution from high density population and commercial activities
- Increased air pollution from additional traffic
- Increased air pollution from burning
- Sewer smell and possible malfunctions
- Pollution and run-off into the Bear River
- Increased demand on fire and ambulance services
- Increased noise from sirens
- Negative impact on local wildlife
- Destruction of rural, unspoiled, scenic and quiet lifestyle of the area
- Negative impact upon and lowering of surrounding property values
- Distance from hospitals or major medical facilities required by seniors

We feel that our elected officials owe a duty to us collectively and should not capitulate to **one** couple who seeks to overdevelop their property to our detriment.

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

Elsie Akers

Velma Winn

Judith Leetham

Frank Leetham

Loetta Wingy

Daniel Wingy

Roy M. Goodman

Leah T. Goodman

Lorayne Whiting

Mark Whiting

Kathleen Carson

B. Au

Debra

Jerry Melvin

Jerry Melvin

Carol Ogden

David Ogden

Thomas Barber

Judy Skilling