

Rincon del Rio project comment period

Virginia Akers [vakers@sbcglobal.net]

Sent: Tuesday, June 29, 2010 9:20 PM

To: Jessica Hankins

Dear Ms. Hankins:

My husband, Peter Guilbert and Benton Seeley, already met with you and were told that we really didn't need to submit comments at this time. However, out of an abundance of caution, we would like to submit the following general concerns about the Rincon del Rio project to be considered. First, we are vehemently opposed to any changes in zoning or use and most especially any designation of Senior Living Retirement Community, Continuing Care Retirement Community or any other use outside of the present zoning and use permitted. A senior member of the Planning Department has already questioned the generous zoning allocation granted in the last General Plan. As we have stated before, this area of Nevada County is completely incompatible with such a development for lack of infrastructure, services and the surrounding zoned parcels. I don't believe this is the time to go into detail on those subjects but we reserve the right to do so at a later and more appropriate time.

Second, we are also very concerned about any request for an exception to the road standards. As I am sure you are aware, Rincon del Rio is accessed over a private road for which the Young's hold an easement for ingress and egress. Even assuming arguendo that the Young's had a proper easement over Rincon and Hidden Ranch Road, our position is that this project will overburden the easement. As you know, neither Hidden Ranch nor Rincon can currently accommodate emergency equipment and vehicular traffic at the same time. In the event of a fire or other emergency requiring evacuation, there is no way that emergency vehicles could enter Hidden Ranch or Rincon and allow residents to evacuate at the same time. With elderly citizens, disabled or other medical dependents living in the Rincon del Rio project, evacuation would be impossible for not only existing residents but the project's residents as well. These fire and safety issues and traffic impact issues definitely need to be addressed in any EIR. A high density population adjacent to the Bear River with its attendant pollution, run-off and potential sewer accidents also need to be addressed. What happens if the power goes out for an extended period of time and there is snow on the ground as occurred in the early 1990's. How can sewer be pumped uphill with no power? We are also concerned that there will not be enough sewer allotments for the project as she would like it to be upon build-out. With several other failed projects in Nevada County, the last thing we need is another one.

At a recent Board meeting, it was learned that State fire codes prohibit fire access roads to have locked gates. Mr. Seeley brought up the Rincon del Rio project with its so-called fire access road on Rodeo Flat Road through the Lake of the Pines Ranchos. It has been represented to the surrounding landowners that this access gate would be locked. If State law prohibits it from being locked, what is to prevent through traffic from using this road and creating an even bigger traffic nightmare onto Highway 49? Just as no exception to the Road Standards should be granted for Rincon/Hidden Ranch, none should be made for use of Rodeo Flat regardless of its so-called designation as a fire access road.

Any and all issues that affect public health and safety need to be specifically addressed in the EIR.

While this letter by no means addresses all of our concerns, it is a guideline to be considered along with prior letters of concern that have been submitted to the County regarding this ill-conceived project.

Thank you for your professional handling of this project and our concerns. If you have any other issues that we need to address at this time, I would welcome your suggestions and comments.

Very sincerely,

Virginia Akers Guilbert