

EDS ECONOMIC & DEVELOPMENT SPECIALIST

ECONOMIC DEVELOPMENT • CITY PLANNING • REDEVELOPMENT • ZONING

June 27, 2010

Jessica Hankins
Nevada County Planning Department
950 Maidu Ave.
Nevada City, CA 95959

Re: Rincon del Rio Project Proposal

I have not yet devoted the time required to properly review the County's General Plan, road plans or other documents which would allow me to respond the way I would like to the Rincon del Rio Project. However, I will be monitoring the continued attempts to get the Rincon del Rio project approved by the Board of Supervisors. The letter provided you by Mr. Salter dated June 17 begin to outline some of the issues which must be addressed as the Rincon del Rio project goes forward through the entitlement process. These and other concerns must be addressed as part of the environmental impact report which will be required as part of the California Environmental Quality Act (CEQA). We will be requesting environmental scoping to make sure our concerns are voiced as provided under the Public Resources Code.

At times I or others from Lake of the Pines Ranchos (LOPR) will be requesting public records and document as provided under Government Code §§ 6250-6276.48. We will also be requesting access to the County's procedures for amending the General Plan, County codes and other adopted procedures.

I have a few questions for you to help me begin to assess how the Rincon del Rio proposal will adhere with County plans and policies. The application by Rincon del Rio was found to be incomplete. Has Rincon formally re-submitted and application for development? If so please direct me to the County web site which shows the documents submitted. Has the County's Housing Element been certified by the State Housing and Community Development Department?

Sincerely;

Art Rangel, AICP

24511 Rodeo Flat Rd.
Auburn, Cal. 95602

arangel@edsconsultant.com

Voice: 213.300.5171

Fax: 866.624.3445