



July 30, 2019

Trisha Tillotson
County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

Re: ***Justification for Petition of Exceptions to Waive Subdivision and/or Road Standards***
Rincon del Rio
SCO Job No. 200803

Dear Trisha,

We are submitting this letter in conformance with County of Nevada requirements to provide the existing road standards and conditions which exist to justify a petition of exception for the Rincon del Rio project.

A. STANDARD(S) TO BE WAIVED

An amendment to the residential roadway standard to reduce Roadway right-of-width from 50-feet to 40-feet and roadway shoulder width from 4-feet to 2-feet with when AC Dike is used. See Circulation Exhibit, Roadway Sections A and A2 for proposed specifics.

B. ROAD STANDARDS

1. **Existing Conditions:** Describe the existing facility (if any), including number of lanes and the median, shoulder, right-of-way and surfacing widths. Attach an exhibit showing existing conditions and any constraints precluding the required improvements.

The roadways have not been constructed. The request is being made to achieve traffic calming and reduce grading impacts associated with the Rincon del Rio development project.

2. **Accidents, 3-Year Period:** Describe the number and types of accidents that are occurring and what effect the design exception is expected to have on them.

No accidents have occurred. Roadway travel lanes will have the same Standard

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County Width of 10-foot with 4-foot gravel shoulders except for where AC Dike is utilized.

3. **Design Year Traffic Volumes:** Use a 20-year design period.

Roadway Design Standard and traffic volume will not change based upon this request.

4. **Describe Additional Work to Enhance Safety:** Describe any additional work being constructed in the location of the design exception which would qualify as a safety enhancement, i.e. guardrail upgrade, slope flattening, super-elevation correction, etc.

The reduced right-of-way will allow the residential units to be constructed closer to the travel way encouraging slower speeds and with residential porches to be oriented toward the street frontage to enhance a more pedestrian feel. The shoulder width proposed allows less of a graded roadway section which helps reduce overall site disturbance.

5. **(For County-Funded Projects Only) Cost of Providing Standard:** Detail the cost of meeting the standard for which the exception is being requested.

Not applicable.

C. JUSTIFICATION FOR AN EXCEPTION

1. There are special circumstances or conditions affecting the subject property

The clustered design and Planned Development require extensive grading in certain areas of the project site. The reduced right-of-way and shoulder width will minimize grading on the uphill side and where roadways are constructed and traverse steeper slopes.

2. The exception is necessary for the preservation of a substantial property right of the petitioner

The revised roadway right-of-way width and shoulder width reduction allows the petitioner to better design the project to fit the site's existing topography. Travel lane width, vehicle volume and design speed will not be compromised.

3. The exception will not be detrimental or injurious to other property in the area

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The proposed exceptions will not be detrimental or injurious to any other properties in the area since all improvements will be on site only and within the Rincon del Rio property.

4. The exceptions will not constitute a grant of special privilege inconsistent with the limitations placed upon similar properties; and

The proposed exception will be a grant of special privilege since the basic residential roadway design standard is being met and are proposed not to reduce the roadway usage or effectiveness to rather help to reduce grading, preserve the design interest of the project.

5. In the case of waiving a State Fire Safe Road Standard, cite the health, safety, environmental, historical or physical site limitation reason that prevents the standard from being provided. You must also propose a substituted means of fire protection that provides the "same overall practical effect" of fire protection. Your same practical effect measures must be approved by the California Department of Forestry in order for the Advisory Agency to approve your Exception.

The proposed exception to the right-of-way width and shoulder width does not reduce the state Fire Safe Road Standard. The final road design exceeds the Fire Safe Road Standard of 20-feet. The exception design will allow for two 10-foot lanes with a 4-foot shoulder on one side and a 2-foot shoulder with AC Dike on the other suitable for good access for all emergency vehicles.

Sincerely,

SCO PLANNING & ENGINEERING, INC.



Martin D. Wood, P.L.S.

Principal

MDW/ddc

CC: Name, Company