

To: Nevada County Planning Dept, attn. Jessica Hankins

From: Peter Goering, Ananda Village

Re: Justification for petition for exception to road standards for Ananda CMP update

March 8, 2017

The Ananda Village Comprehensive Master Plan Update includes a petition for exception (MI15-005) to the Nevada County Road Standards to allow a 100-foot section of Village Drive to exceed the 16% standard, up to 18% road grade. This memo provides further information on the basis for this request.

Village Drive runs north from the Ananda Village Center to intersect Almora Way in Cluster B. After leaving the Village Center, Village Drive is a fire road that provides a secondary egress to cluster B. A short section of the road just south of the intersection of Village Drive with Almora Way has a grade of 16-18% which exceeds the maximum design grade of 16% for Fire Safe standard roads under current Nevada County Road ordinances (Sec. L-XVII 3.4). This portion of road is proposed as the access to Cluster K in the current CMP update (see Exhibit A, *Ananda Comprehensive Master Plan Overall Site Plan/ Environmental Constraints*, and for greater detail POC-2, *Cluster K Road and Utility Site Plan Proof of Concept*.)

There have been no accidents on this road and traffic even at full build out will remain light (<100ADT).

The road will be improved to meet current Fire Safe Standards as required by proposed project phasing. It will not be possible to decrease the grade to below 16% on approximately 100 feet of roadway due to the nature of the topography and existing development. The land to the east of this section of roadway drops steeply to a drainage swale and is further classified as an oak woodland. There is an existing residence to the west of the road. Protecting the setbacks and integrity of the existing residence and avoiding impact to the steep slopes and drainage area preclude introducing a curve that would reduce the grade to below 16%.

The section of road in questions is near the center of the Ananda Village property and is well buffered to neighboring properties (1300' to the closest boundary). No neighboring property owners will use this roadway.

The road was an approved fire road at the time of its construction and is similar to many such roads existing in the rural area of the San Juan Ridge. Representatives of the North San Juan Fire Protection District have inspected the road and driven it in the largest piece of equipment the district operates (a water tender). The small section of road over 16% was not seen as an impediment to providing fire protection services in the area. The Nevada County Fire Planner in consultation with North San Juan Fire and Cal Fire also examined this section of roadway and agreed that a grade up to 18% on the section in question was acceptable (memo from Matt Furtado, NC Fire Planner to Tod Herman, senior planner Nevada County Planning Department, April 20, 2015).