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 & Dennis Saly 25326 Rodeo Flat Rd

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Jay & Lisa Adamson 25270 Rodeo Flat Rd

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Jon & Stacy Satter 23852 Grey Partridge Ln

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Thyda Bearry 26370 Table Meadow Rd

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Mike & Nicole Greene 26550 Table Meadow Rd
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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.

Susan Kirk
24031 Timber Ridge Dr, Auburn 95602

David Kirk
24031 Timber Ridge Dr, 95602

Carrol Elkins

Vernon Elkins

26871 Table Meadow
Auburn, Ca. 95602
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SHARON WELBERG
20554 TABLE MEADOW RD
AUBURN CA 95602

Amy Traynor
24474 TIMBER RIDGE DRIVE
AUBURN, CA 95602

Lynn Pasqua
27383 CABALLERO CT
GRASS VALLEY CA 95949

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24474 TIMBER RIDGE DRIVE
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Amy Traynor
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Tom Traynor
24474 TIMBER RIDGE DRIVE
AUBURN, CA 95602

Noelle Hayes
24164 TIMBER RIDGE DR
AUBURN, CA 95602

Kathy Garden
22353 E. HACIENDA DR
GRASS VALLEY, CA 95945

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Dennis & Mary Hunt 24875 Rodeo Flat Rd, Auburn, 95602
Hugh & Norma MacIntyre 24192 Rodeo Flat Rd, Auburn,
Laurel
Jasen Turner
Dale A. Turner 24717 Rodeo Flat Aubur, 95602
Michael Poe
Cathy Poe 24441 Timber Ridge Dr, Auburn, 95602
MARTIN & GAIL MORTENSEN 24040 Timber Ridge Dr, 95602
Dennis Lothren
24875 Scooterbug Ln, Auburn, 95602


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